

FOUNDED 1868

REAL ESTATE RECORD AND BUILDERS GUIDE

DEVOTED TO REAL ESTATE, BUILDING MANAGEMENT AND CONSTRUCTION IN GREATER NEW YORK AND VICINITY

NEW YORK, JANUARY 7, 1922

GEO. R. READ & CO.

Member Real Estate Board, N. Y.

*Real Estate*30 NASSAU STREET
3 EAST 35TH STREET

Established 1853

**HORACE S. ELY
& COMPANY***Real Estate*BISHOP BUILDING
76 WILLIAM STREET**J. ROMAINE BROWN CO.**

Member Real Estate Board, N. Y.

*Real Estate*J. Romaine Brown, Pres. Elliott L. Brown, Treas.
Nathan H. Gregory, Vice-Pres. Morris E. Kinnan, Secy.ESTABLISHED 1856
10 EAST 43d STREET**CRUIKSHANK COMPANY**

Member Real Estate Board, N. Y.

*Real Estate*Managers of Estates — Brokers — Appraisers
Established 1794 Incorporated 1903
141 BROADWAY**WM. CRUIKSHANK'S
SONS**

Member Real Estate Board, N. Y.

*Real Estate*Brokers, Appraisers, and the
General Management of Real Estate
85 LIBERTY STREET**BUTLER & BALDWIN
INCORPORATED**

Member Real Estate Board, N. Y.

*Real Estate**Building Management*

15 EAST 47th ST. Tel. Murray Hill 6632

PEASE & ELLIMAN

Member Real Estate Board, N. Y.

*Real Estate—Insurance**Managers of Estates, Brokers
and Appraisers*340 MADISON AVENUE
55 LIBERTY ST. 165 WEST 72D ST.**F. & G. PFLOMM**

Member Real Estate Board, N. Y.

*Real Estate**Agents—Brokers—Appraisers*

1333 BROADWAY Tel. 2127 Fitz Roy

PORTER & CO.

Geo. W. Short

Chas. F. Porter

Real Estate

Renting and Collecting a Specialty

159 WEST 125TH STREET

CHAS. F. NOYES CO.

Member Real Estate Board, N. Y.

*Real Estate**Agents and Brokers*Downtown Business Property
a Specialty

118 WILLIAM STREET

Established 1869

D. KEMPNER & SON, Inc.*Real Estate Investments*I. H. KEMPNER, President
522 FIFTH AVENUE**J. EDGAR LEAYCRAFT
& CO.**

Member Real Estate Board, N. Y.

*Real Estate**Agents, Brokers, Appraisers
Insurance*

30 EAST 42D STREET

BRETT & GOODE CO.*Real Estate*

Specialists in Business Properties

582 FIFTH AVENUE

WOOD, DOLSON COMPANY

INCORPORATED

Member Real Estate Board, N. Y.

*Real Estate*Mortgage Loans - Insurance
Management of PropertiesBROADWAY, AT 80TH STREET
Downtown Office: 141 Broadway**WM. H. WHITING & CO.**

Member Real Estate Board, N. Y.

*Real Estate*Rental, Management and Sale
of Business Property

41 PARK ROW

CROSS & BROWN CO.

Member Real Estate Board, N. Y.

*Real Estate**Building Management*18 EAST 41st STREET
409 BROADWAY
175 FIFTH AVENUE
FISK BUILDING, 57th STREET**M. & L. HESS, Inc.***Business Property**Rental-Sale-Management*907 B'WAY
Cor. 20th St.Stuyvesant
4200**WM. A. WHITE & SONS***The Management of Real Estate,
Sales, Rentals and
Mortgage Loans*

46 CEDAR STREET TEL. 5700 JOHN

Established 1868

MEMBERS REAL ESTATE BOARD OF NEW YORK

Established 1881
AMES & COMPANY

REAL ESTATE
26 WEST 31ST ST. Tel. 4810 Longacre

A. V. AMY & CO.

ECONOMICAL AND EFFICIENT
MANAGEMENT OF PROPERTY
160 WEST 72ND ST. Phone 5809-6810 Columbus.

JAMES S. ANDERSON & CO.

REAL ESTATE
Management—Leasing—Rentals—Insurance
Over twenty-five years' experience in
the management of property.
Offices: 82-84 NASSAU STREET
John 0079

Established 1852
ASHFORTH & CO.

Incorporated
REAL ESTATE
Agents—Brokers
501 FIFTH AVE., AT 42nd ST.
Murray Hill 0142-0143

JOHN J. BOYLAN

Real Estate Agent, Broker and Appraiser
409 WEST 51ST STREET Circle 7756
277 BROADWAY - - - Worth 1823

EUGENE J. BUSHER CO.
INCORPORATED

Real Estate—Insurance
Mortgages, Appraising, Management
N. W. Cor. East 149th St. and Courtlandt
Ave., Bronx
Phone: Mott Haven 1216 Established 1895

**CAMMANN, VOORHEES
& FLOYD**

MANAGEMENT OF ESTATES
84 WILLIAM STREET NEW YORK
BROKERS, APPRAISERS, AGENTS

FIRM OF
LEONARD J. CARPENTER
Agents Brokers Appraisers

75 MAIDEN LANE
Branch: Corner Third Ave. and 68th St.
Entire Charge of Property
D. Y. Swainson A. H. Carpenter C. L. Carpenter

**THE CHAUNCEY
REAL ESTATE CO., Ltd.**
BROOKLYN'S OLDEST
REAL ESTATE OFFICE

187 MONTAGUE ST. BROOKLYN
Appraisers—Auctioneers—Brokers

CUDNER REAL ESTATE CO.

BROKERS and MANAGERS
254 WEST 23RD ST. Tel. Chelsea 1276

ARTHUR CUTLER & CO.

Real Estate
291 BROADWAY, Suite 1904 Worth 6365

HARRY B. CUTNER

REAL ESTATE
1181 BROADWAY, AT 28TH ST.
Telephone: Watkins 4585-6

W. E. DEAN & CO.

Specialists in Lower Manhattan
REAL ESTATE
3 Coenties Slip, New York Tel. Broad 2582

Joseph Day

Auctioneer

67 LIBERTY ST.
N. Y. CITY

Telephone:
Cort. 0744

O. D. & H. V. DIKE

Specialists in the
Management of Income-Producing
PROPERTIES
CANDLER BUILDING
220 WEST 42ND STREET
BRANCH: 271 WEST 23RD STREET

DUROSS COMPANY

Real Estate
155 WEST 14TH ST. 261 BROADWAY

CHARLES G. EDWARDS CO.

Real Estate—Insurance
Specialist in Downtown Dry Goods District
321-323 BROADWAY
Phone: Worth 8420
Uptown Office: 425 FIFTH AVENUE

J. B. ENGLISH

REAL ESTATE BROKER
INSURANCE
ESTATES MANAGED
RENT COLLECTED
HOUSES FOR SALE
AND TO LET
1531-7 Broadway
N. W. corner 45th St.
Astor Theatre Building
Phone: Bryant 4773

J. ARTHUR FISCHER

Real Estate and Mortgages
Longacre 7176-7-8 690 SIXTH AVE., near 40th St.

FRED'K FOX & CO., Inc.

Business Building Brokers
297 MADISON AVENUE
Southeast Corner 41st Street
Vanderbilt 0540
793 BROADWAY
Near 11th Street
Stuyvesant 2510

GOODWIN & GOODWIN

REAL ESTATE and INSURANCE
Management of Estates a Specialty
148 WEST 57TH STREET
Near Carnegie Hall Telephone: Circle 0095
240 LENOX AVENUE
N. E. Cor. 128th Street Telephone: Harlem 6500

C. BERTRAM HUBBARD

INCORPORATED
REAL ESTATE—INSURANCE
MANAGEMENT
489 FIFTH AVENUE
Tel. Murray Hill 458-3339

HENRY G. LEIST

REAL ESTATE—INSURANCE
APPRAISER—ESTATES MANAGED
204 East 86th Street Established 1887

Edgar A. Manning Anton L. Trunk
MANNING & TRUNK

REAL ESTATE
489 Fifth Avenue Phone: Murray Hill 6834

SAMUEL H. MARTIN

Real Estate and Insurance
Management Specialist
1974 BROADWAY Phone: Columbus 0896

LEWIS H. MAY CO.

SPECIALIZING
23rd to 34th St., Lexington to Seventh Ave.
18 WEST 27TH ST. Phone: Watkins 2125

F. BRONSON MONELL

Real Estate—Insurance
MANAGEMENT SPECIALIST
71-73 NASSAU ST. Phone: Cortlandt 0001

J. K. MOORS

REAL ESTATE BROKERAGE
MANAGEMENT—LEASING—INSURANCE
315 WEST 57TH STREET
Phones Circle 9800-1-2

MORRIS MOORE'S SONS

Incorporated
SPECIALIZING IN WEST HARLEM
AND HEIGHTS PROPERTY
THE KNICKERBOCKER BUILDING
152 West 42nd Street, Suite 923-924

NEHRING BROTHERS

INCORPORATED
Real Estate—Insurance
ST. NICHOLAS AVE. AND 182D STREET

OGDEN & CLARKSON

Corporation
Real Estate and Insurance
One East 49th St. Plaza 6955

O'REILLY & DAHN

Real Estate—Management
YORKVILLE SECTION
124 EAST 86th ST. Phone: Lenox 3001

GEO. J. RYAN

Queens Borough Real Estate
AGENT BROKER APPRAISER
Member Real Estate Board of New York
46 Jackson Avenue, Long Island City
Telephone: Hunters Point 3451-2

SPOTTS & STARR, Inc.

Real Estate—Insurance
Management
TIMES BUILDING
Phone Bryant 4000

J. IRVING WALSH

SPECIALIST
Washington Square and Greenwich Village
73 WEST 11TH STREET

JAMES N. WELLS' SONS

(James P. Eadie)
Real Estate and Insurance
Since 1835 at No. 191 NINTH AVENUE
Established 1819 Phone: Watkins 5200

WALTER C. WYCKOFF

Real Estate—Insurance
Management
403 MADISON AVENUE

FRED'K ZITTEL & SONS

Real Estate and Insurance
BROADWAY at 79TH STREET
THE APTHORP
Schuyler 9700 Established 1903

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; W. D. HADSELL, Vice-President; E. S. DODGE, Vice-President; J. W. FRANK, Secretary-Treas.

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

Copyright, 1922, by The Record and Guide Company

119 West 40th Street, New York (Telephone: Bryant 4800)

VOL. CIX
NO. 1 (2808)

NEW YORK, JANUARY 7, 1922

25c. A COPY
\$12.00 A YEAR

Advertising Index

	Page
A. B. See Electric Elevator 4th Cover	
Ackerly, Orville B.	17
Adams & Co.	16
Adler, Ernest N.	17
American Bond & Mortgage Co.	27
American Bureau of R. E.	17
American Enameled Brick & Tile Co.	23
Ames & Co.	2d Cover
Amy & Co., A. V.	2d Cover
Anderson & Co., James S.	2d Cover
Anderson Brick & Supply Co.	4th Cover
Armstrong & Armstrong	17
Ashforth & Co.	2d Cover
Atlantic Terra Cotta Co.	24
Automatic Fire Alarm Co.	24
Balter, Alexander	16
Bauer, Milbank & Molloy.	16
Bechman, A. G.	16
Bell Co., H. W.	27
Biltmore Realty Corp.	16
Boyd, James	14
Boylan, John J.	2d Cover
Brennan, Edmund M.	17
Brensam Realty Corp.	14
Brett & Goode Co.	Front Cover
Brook, Inc., Louis	29
Brooks & Momand	14
Brown Co., J. Romaine, Front Cover	
Builders' Brick & Supply Co.	4th Cover
Bulkley & Horton Co.	16
Busher & Co., Eugene J.	2d Cover
Butler & Baldwin	Front Cover
Cammann, Voorhees & Floyd	2d Cover
Carpenter, Leonard J.	2d Cover
Chauncey Real Estate.	2d Cover
Chesley Co., Inc., A. C.	29
City Investing Co.	4
Classified Advertisements	15
Coburn, Alfred P.	16
Cross & Brown	Front Cover
Cruikshank Sons, Wm.	Front Cover
Cudner R. E. Co.	2d Cover
Cusack Company	16
Cutler & Co., Arthur.	2d Cover
Cutner, Harry B.	2d Cover
Dailey, Clarke G.	4
Davies, J. Clarence	18
Day, Joseph P.	2d Cover
Dean & Co., W. E.	2d Cover
Dike, O. D. & H. V.	2d Cover
Dodge Co., F. W.	10
Dowd, James A.	17
Dubois, Chas. A.	16
Duffy Co., J. P.	24
Dunlap & Lloyd	16
Duross Co.	2d Cover
Edwards Co., Charles G.	2d Cover
Edwards, Dowdney & Richart.	4
Elliman & Co., Douglas L.	14
Ely & Co., Horace S.	Front Cover
Empire Brick & Supply Co.	4th Cover
English, J. B.	2d Cover
Finch & Co., Chas. H.	26
Finkelstein & Son, Jacob.	17

TABLE OF CONTENTS

Editorials	5
Governor Miller Urges Further Economy at Albany	7
Tax Exemption Little Help to People of Moderate Incomes	8
Miss Annie Mathews New York's First Woman Register	9
Review of Real Estate Market for the Current Week	11
Private Sales of the Week	11
Statistical Table of the Week	18
Manhattan Building Costs in 1921 Aggregate \$142,448,868	19
N. Y. City Contracts Awarded in 1921 Total \$394,754,400	20
Personal and Trade Notes	20
Recent Awards Indicate Active Building Next Spring	21
Trade and Technical Society Events	21
Building Materials Markets	22
Current Building Operations	22
Contemplated Construction	24
Plans Filed for New Construction	27

	Page		Page
Fischer, J. Arthur	2d Cover	Kohler, Chas. S.	4
Fisher, James B.	16	Kopp & Co., H. C.	16
Fox & Co., Fredk.	2d Cover	Lackman, Otto	16
Goodwin & Goodwin	2d Cover	Lawyers Title & Trust Co.	13
Grunert, Robert G.	17	Lawrence, Blake & Jewell.	4
Gulden, Royal Scott	16	Lawrence Cement Co.	4th Cover
Harris Exchange	17	Leacycraft & Co., Edgar, J.	Front Cover
Hecla Iron Works	26	Leist, Henry G.	2d Cover
Hess M. & L., Ins.	Front Cover	Lesch & Johnson	24
Holmes Elec. Protective	4th Cover	Levers, Robert	16
Holt & Merrill, Inc.	17	Losere, L. G.	16
Home Title & Insurance Co.	4	Manning & Trunk	2d Cover
Hubbard, C. Bertram	2d Cover	Martin, Samuel H.	2d Cover
Jones & Son, William P.	17	Maurer & Son, Henry	27
Kane Co., John P.	4th Cover	May Co., Lewis H.	2d Cover
Keller, Charles G.	16	McMahon, Joseph T.	18
Kelley, T. H.	16	Milner, Joseph	17
Kelly, Albert E.	16	Mississippi Wire Glass.	4th Cover
Kempner & Son, Inc., D.	Front Cover	Monell, F. Bronson	2d Cover
Kilpatrick, Wm. D.	4	Moore, John Constable	17
Kissling, J. P. & L. A.	16	Moore's Sons, Morris, Inc.	2d Cover
Kloes, F. J.	27	Moors, J. K.	2d Cover

Advertising Index

	Page
Morgan Co., Leonard	17
Muhlik, Arthur G.	17
Murray & Sons, Inc., John A.	22
Murtha & Schmohl	4th Cover
Nail & Parker	4
Natason, Max N.	18
Nehring Bros.	2d Cover
New York Edison Co., The.	25
New York Title & Mortgage Co.	4
Niewenhaus Co., Inc.	13
Noyes & Co., Chas. F.	Front Cover
Ogden & Clarkson Corp.	2d Cover
O'Hare, Geo. L.	4
Oppenheimer, Fred	16
O'Reilly & Dahn	2d Cover
Payton, Jr., Co., Philip A.	18
Pease & Elliman	Front Cover
Pell & Co., S. Osgood.	27
Pendergast, John F., Jr.	16
Pepe & Bro.	14
Pfomm, F. & G.	Front Cover
Phelps, Albert D.	16
Pomeroy Co., Inc., S. H.	24
Porter & Co.	Front Cover
Quell & Quell	16
Read & Co., Geo. R.	Front Cover
Realty Co. of America.	4
Rickett-Brown Realty Co.	22
Rinaldo, Hiram	16
Rose & Co., J.	26
Ross, Frank U.	24
Runk, Geo. S.	16
Ryan, George J.	2d Cover
Schindler & Liebler	16
Schwamm, Dr. H.	14
Schweibert, Henry	16
Seaman & Pendergast.	16
Shaw, Arthur L.	17
Shaw, Rockwell & Sanford.	16
Sherman & Kirschner.	17
Simberg, A. J.	15
Smith, Gerritt, Mrs.	18
Smith, Inc., Malcolm E.	16
Solar Engineering Co.	26
Solove, R.	13
Spear & Co.	16
Speyers, Inc., James B.	17
Spotts & Starr	2d Cover
Sterling Mortgage Co.	15
Tabolt, Jacob J.	16
Title Guarantee & Trust Co.	4
Tyng & Co., Stephen H., Jr.	4
Union Stove Works.	29
Van Valen, Chas. B.	14
Walsh, J. Irving	2d Cover
Watson Elevator Co., Inc.	4th Cover
Weill Co., H. M.	14
Wells Architectural Iron Co.	29
Wells Sons, James N.	2d Cover
West Side Y. M. C. A.	12
Westergren, Inc., M. F.	4th Cover
White & Sons, Wm. A.	Front Cover
Whiting & Co., Wm. H.	Front Cover
Whitney-Foster Corp.	16
Williams-Dexter Co.	17
Winter, Benjamin	14
Wood-Dolson Co.	Front Cover
Wolff Gas Radiator Co., A.	22
Wyckoff, Walter C.	2d Cover
Zittel & Sons, Fred'k.	2d Cover

Getting Set for 1922!

1922 is going to be a fine year for business. If we all think so, say so, and *ACT* so, *we can make it so*. It is encouraging to see how many far-sighted, long-headed business men have already drafted their plans for an intensive advertising campaign—they are *getting set for 1922* and at the crack of the pistol will be off to a lead that their less aggressive competitors can never wear down. And you—*YOUR* schedule, like theirs, must surely include

THE RECORD AND GUIDE

for more than fifty-three years the recognized authority in Real Estate and Building.

Phone Bryant 4800 and a representative will call.

Title Insurance and
Mortgage Loans
for the Real Estate Owner

Protection in
Placing Loans
for the Broker

Guaranteed First Mort-
gages and Certificates
for the Investor

New York Title
& Mortgage Company

Manhattan	-	135 Broadway
Brooklyn	-	203 Montague St.
Jamaica	-	375 Fulton St.
Richmond	-	24 Bay St.
White Plains	-	163 Main St.
Mt. Vernon	-	3 South 3d St.

**EDWARDS,
DOWDNEY & RICHART**
**REAL ESTATE
AND
MORTGAGE
LOANS**

156 Broadway, New York

Tel. Cortland 1571-1572
Member Real Estate Board, N. Y.

STEPHEN H. TYNG H. OAKLEY HALL
Stephen H. Tyng, Jr., & Co.

Incorporated
Member Real Estate Board, N. Y.

**REAL ESTATE
MANAGEMENT OF
BUSINESS PROPERTY**
41 Union Square West
22 EAST 17TH STREET
Telephone: Stuyvesant 4000

Established 1887
CHAS. S. KOHLER, Inc.
**Real Estate
Insurance**

**Broker and Manager of
Estates**

MAIN OFFICE:
991 Columbus Ave.—Corner 104th St.
BRANCH OFFICE:
1428 St. Nicholas Ave.—Near 181st St.
NEW YORK

Lawrence, Blake & Jewell
Mortgage Loans

115 Broadway
Tel. 4080 Rector

Member Real Estate Board, N. Y.

Exceptional Security

We do all that we can for our banking customers. This includes advice on investment, finance and general business.

We are, however, pre-eminently a safe bank, our resources being very large in proportion to our deposits.

For every million dollars deposited with us, we have half a million of capital and surplus of our own in addition—all for the protection of our depositors and clients.

This is a wealth of security offered by very few banking institutions.

**TITLE GUARANTEE
& TRUST CO**

Capital \$6,000,000
Surplus \$11,000,000

176 Broadway, New York
175 Remsen St., 196 Montague St., Brooklyn
350 Fulton St., Jamaica 67 Jackson Ave., L. I. City

GEORGE L. O'HARE
MEMBER REAL ESTATE BOARD OF N. Y.

REAL ESTATE

EXCEPTIONAL INVESTMENTS
SELLING—RENTING—BUSINESS AND
APARTMENT BUILDINGS

SPECIALIZING IN LEASEHOLDS
MORTGAGE LOANS
FULL EQUIPPED DEPT. FOR EXCHANGING

489 FIFTH AVE.
TEL. VANDERBILT 5092-6441

**Specialists in Harlem
and
Colored Tenement
Properties**
NAIL & PARKER
REAL ESTATE
145 West 135th Street
New York City

JOHN E. NAIL Telephone 7682
HENRY C. PARKER Morningside 7683

William D. Kilpatrick

**REAL ESTATE
OPERATOR**

149 BROADWAY

SAMUEL KILPATRICK

**BROADWAY STORE
FOR RENT**

Located in Breslin Hotel, East Side of
Broadway, near 29th St. Size: 15x50.

For details apply to

CLARKE G. DAILEY

115 BROADWAY Rector 4300
Full Commission to Brokers

**The
Realty Company
of America**

FRANKLIN PETTIT
President

**TRANSACTS A GEN-
ERAL BUSINESS IN
THE PURCHASE AND
SALE OF NEW YORK
CITY REAL ESTATE**

2 WALL STREET, NEW YORK CITY
Rector 0275-0276

The Finest Investment for 1922

Guaranteed First Mortgages of the Home Title Insurance Company yield 5½%, payable semi-annually. They are the finest investment for the new year. Principal and interest guaranteed.

HOME TITLE INSURANCE CO.

Willoughby and Jay Streets
Brooklyn

Post Office Building
Jamaica

**City Investing
Company**

61 Broadway, New York

Telephone: Bowling Green 8530

Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

Mayor Hylan's Second Administration

Mayor Hylan was in happy mood last Monday when he entered upon his second term as Chief Executive of this great city. Much can fairly be said in praise of, and less in criticism of, his second inaugural address. In most respects Mayor Hylan put his best foot forward and unquestionably he pleased the great majority of New Yorkers by his call to everyone to "Boost the Metropolis." Mr. Hylan contends, and undoubtedly he is right, that there has been too much knocking of this imperial city by some of its residents. It would be a great deal better, as he points out, if the knockers would turn boosters and thus make unanimous the effort for a greater and better New York.

Mayor Hylan talked good common sense to his heads of departments and to all other city employees. "Our plain duty to the people," he said, "is to see to it that taxation is reduced to the minimum expenditure required for an economical operation of government. This is common honesty. With this in mind, every item of departmental expenditure must be limited to the lowest point consistent with effective service; all unnecessary positions should be abolished and the employment of any individual whose services are of scant or doubtful value should be discontinued forthwith." These are laudable sentiments and the RECORD AND GUIDE hopes that the Mayor will enforce them.

Mayor Hylan's inaugural address would not have been complete, of course, if he had failed to utter a new protest against the heavy burdens imposed upon the people of this city by the State rulers at Albany. His demand for a greater measure of Home Rule in the metropolis undoubtedly is backed by a large majority of our citizens. This fact was amply attested at the recent election and it seems reasonable to expect that the Mayor's desires will have due consideration, because the commission recently appointed to revise the charter gives evidence of its purpose to provide genuine Home Rule for New York City. Public interest in this matter has been so thoroughly aroused that New Yorkers will be satisfied with nothing less. Mayor Hylan expressed the belief that if New York had enjoyed heretofore the same right to govern itself as prevails in second and third-class cities up the State, it would have been possible for the city administration to effect economies and to make more efficient the transaction of city business.

On the same day that Mayor Hylan began his second term in the City Hall, another well-known Mayor, Mr. Edwin W. Fiske, entered upon his ninth term as Mayor of Mount Vernon. Mount Vernon adjoins New York City on the north and conditions there are not dissimilar from those which prevail in the metropolis. It is interesting to note, therefore, that Mayor Fiske started out by reducing his own salary ten per cent. along with that of several other important city officials, at the same time abolishing several positions which he considered useless. Reference is made to this action of the Mount Vernon Mayor because it illustrates one way in which Mayor Hylan can give that more

economical government of which he treated in his inaugural address. No one would suggest, of course, that Mayor Hylan should set the example of reducing his own salary, but he could accomplish a great deal for the taxpayers of the city if he would emulate that other feature of Mayor Fiske's action and have stricken from the city pay roll the name of every unnecessary employee. Along that line lies one method of cutting the city budget down to a figure well within the legal limit.

Ambitious Boston and the Census

Boston has been importuning the Census Bureau to revise its count of population, which was given out as 748,000. What the civic authorities of the Hub want is for the census officials to include, in their enumeration of its citizens, all the inhabitants of its numerous suburban colonies within a radius of about fifteen miles from the State House. If this were done, Boston would have a population of 1,772,254 and rank as fourth city in the country, being outnumbered only by New York, Chicago and Philadelphia, instead of seventh in line, below, Detroit, Cleveland and St. Louis.

That there is merit in the contention of the Mayor and other citizens of the municipality having a codfish on its escutcheon is borne out by the action of the National Geographic Society, which has gone on record as favoring the measurement of population by the group method rather than according to the strict demarkation of municipal boundary lines.

For a community that had the enterprise and hardihood to successfully bring off a certain celebrated Tea Party, it is inconceivable that Boston will not eventually find a way to get itself higher up in the census scale. Chicago, it may be certified, took in the whole of Cook County in its mad endeavor to minimize New York's supremacy. Other cities have gradually garnered voters and their dependents by annexation. New York, it may be admitted, welcomed Brooklyn to more intimate civic association.

Why then should not Boston take into its municipal bosom Wellesley Hills, Newton, Somerville, Malden, Duxbury, Roxbury, Lynn, Brockton and other outlying but closely linked communities? Probably this comparatively easy way to become the fourth city in point of population has never appealed to the conservatism that is figuratively set forth by a century or more of addiction to brown bread and beans for Sunday Morning Breakfast.

Miss Mathews Becomes Register

New Yorkers in general, and those having realty interests in particular, felt a special interest in the induction into office of Miss Annie Mathews as Register of New York County on New Year's Day. Register Mathews is the first woman chosen to an elective office in New York County or New York City, which is a notable distinction in itself. Any woman who attains to an outstanding position in society, business or public affairs becomes an interesting personality from the public viewpoint. To be the first of her sex to gain high official position makes the case of Miss

Mathews especially interesting. And, it must be admitted, the special touches of femininity which attended her inauguration furnished a good sign in themselves, adding as they did dignity to the occasion and expanding the new spirit which was reflected in the adoption of equal suffrage.

The office of which Miss Mathews has just assumed control is a very important one, and its successful management calls for executive ability of the first order. The RECORD AND GUIDE, while appreciating fully the importance of the Register's office to the realty owners which it represents, does not share in the old-fashioned belief of some that the business of the office can be handled properly only by a man. On the contrary, there seemed no occasion for uneasiness during the recent campaign because of the fact that each of the leading political parties had nominated as its candidate for Register a woman. Miss Mathews, who

won the election, and Miss Boswell, who was defeated, were both recognized by well-informed citizens as women of unusual capabilities, either of them very well qualified to conduct successfully the important office to which they aspired.

Register Mathews enters upon her new duties with the cordial good wishes of all who favor competent administration of public affairs. The RECORD AND GUIDE is confident that she will prove entirely equal to her new opportunities, and that her administration will give satisfaction to all having business in the Register's office, and at the same time reflect credit on her sex. New York City has many women of high character and ability filling important executive positions and making good in them, just as Miss Mathews, who happens to be the first of them to assume an important public office, will make good in it.

William L. De Bost Clears Up Facts About Macy Site

Editor of the RECORD AND GUIDE:

I have read with much interest the article on page 807 of the RECORD AND GUIDE, issue of December 24th, on the new records set for land rentals in the Metropolis. Referring especially to that portion of the article regarding the renewal of the R. H. Macy & Co. leaseholds on Broadway, West 34th and West 35th streets, I should like to take this opportunity of correcting in your next issue some errors in this article, especially in respect to the ownership of the properties.

The firm of R. H. Macy & Co. are the lessees of the whole property occupied by their store and this large plot is divided into twelve individual plots, each one covered by different leases. Mr. Frederick Brown is the owner in fee of the Plots Nos. 1317 Broadway and 109 West 34th street and 115-121 West 34th street, and also owns a one-quarter interest in the Plots Nos. 1323 Broadway and 113 West 34th street, 141-147 West 34th street and 134-138 West 35th street. The balance of the property, with the exception of minor interests which have been acquired by R. H. Macy & Co., the tenants, is owned by the Hegeman, Ayer, Grinnel, Lillibridge families and others.

Under the terms of these twelve leases, the first twenty-one year term of which expires May 1st, 1922, it was necessary to fix the rentals for the next term of twenty-one years by arbitration and the arbitrators were instructed to fix this rent at the fair rental value of the property.

Mr. Frederick Brown appointed Mr. Frank D. Ames to represent him in the two plots which he owned in fee and all of the other owners of the balance of the property, including Mr. Frederick Brown, owning a one-quarter interest in certain parcels, appointed Mr. William L. De Bost, vice-president of Cruikshank Company, to represent them as their arbitrator and R. H. Macy & Co. appointed Mr. Lawson Purdy to represent them as tenants in the arbitration.

As Mr. Ames and Mr. De Bost could not agree with Mr.

Purdy as to the fair rental value, by mutual agreement, they appointed Mr. Clarence H. Kelsey, president of the Title Guarantee & Trust Company, to act as third appraiser or umpire and by this process an agreement was finally reached, fixing the rents as mentioned in your article, at \$395,000 per annum net for twenty-one years, commencing May 1st, 1922, or a total rental for the term of \$8,295,000 net, that is, the tenants paying taxes and all other charges.

From the intensive study which it was necessary for me to give to this property during the arbitration, and which lasted for a period of over six months, I concluded that the site of the R. H. Macy & Co. store is, without doubt, the finest location for a retail store. There is no other section of New York which is reached by so many transit lines; the Pennsylvania Railroad station is within a block of the property and it is within the great hotel centre, accommodating thousands of people who come to New York daily to shop.

You have covered in your article the activities now going on in the neighborhood, that is, the new lease of the Saks' store and the old Herald Building, but an inspection of the location will show that there are many other smaller improvements now actually in progress or in contemplation, both on 34th street and adjacent streets.

I was prompted to write this letter to you especially for the reason that your article gave the impression that R. H. Macy & Co. were practically the owners of the balance of the property not owned by Mr. Frederick Brown.

The following law firms were active in the arbitration: Charles M. Bleecker, 49 Wall Street, and Fraser & Speer, 16 Exchange Place, representing the majority of the owners; Messrs. Marks and Marks, of 358 Fifth Avenue, representing Mr. Brown; Wise & Seligsberg, 15 William street, representing R. H. Macy & Co. Laurence McGuire and Charles F. Noyes Co. sold the interests in the property to Mr. Brown.

New York, Dec. 27, 1921.

WILLIAM L. DE BOST.

Joseph P. Day Reviews Auction Market of Past Year

Joseph P. Day, in discussing the remarkable interest shown by the public generally during 1921 in the sale of building sites, declared that the year just closed will go down in history as a record-breaking auction period.

"Since last Spring," said Mr. Day, "I have sold more lots and houses and at better prices than ever before, and the totals of my sales aggregate a volume of business larger by many millions of dollars than in any other corresponding year.

"After one of the most strenuous lot sale years in the history of the market, it seemed a fitting climax to hold the record breaking auction sale of all time and sell 1,898 houses for the United States Government.

"The auction lot market is in a healthy condition, the housing shortage being a large contributing factor. Today, the demand is far from satisfied. The 'Build Your Own Home' move-

ment is well under way, and, in my opinion, many more thousands of lots will be purchased on the auction block for the erection of new homes.

"Since last May I have sold about 13,000 lots, located in every section of New York City and surrounding territory—Manhattan, the Bronx, Brooklyn, Long Island City, Nassau and Westchester counties, and New Jersey. These lot sales have totaled about \$28,000,000. In addition, I have sold about 2,500 houses for almost \$7,000,000.

"1920 was a record year in the auction market and few people thought that the 1921 totals would even equal it. That they were mistaken is now a matter of history, and 1921 will certainly go down as a banner year. The home and lot buying movement is in full swing. The demand is far from satisfied and I look to see great activity during the next year."

REAL ESTATE SECTION

Governor Miller Urges Further Economy at Albany

In Annual Message to Legislature of 1922 the State Executive Outlines Plan to Lessen Burden on Real Estate by \$22,500,000

(Special to the RECORD AND GUIDE)

Albany, Jan. 4.

IN the longest annual message sent from the Executive Chamber in recent years, Governor Miller today advised the Legislature of 1922 as to the condition of state affairs and his suggestions for their management during the next fiscal year. Adhering to the policy which he outlined in his message to the Legislature of 1921, Governor Miller urged further economies in state expenditures and the consolidation of various state departments not effected during the first year of his administration.

The Governor followed an established custom in opening his message with a summary of the state's financial condition. His statement showed a surplus of \$43,613,077.85, as of July 1, 1921, adding that this greatly exceeded the estimates of a year ago. After pointing out that the departmental requests for the next fiscal year total about \$145,000,000, as against \$201,000,000 a year ago, the Governor continued:

If the appropriations can be kept within approximately \$125,000,000 it will only be necessary to levy a direct tax of \$12,181,895.49 for debt service, thus relieving real estate of the burden of the direct tax of \$22,500,000 for teachers' salaries. That result can be obtained without impairing the efficiency of any activity of the State, provided no new or unusual expenditures be undertaken, and if attained the public business will then be upon such a basis that it can reasonably be expected that under normal conditions the present sources of revenue, with the direct tax for debt service, will be adequate to meet the expenses of the government and that the normal increase in such revenue will adequately provide for the inevitable expansion in the needs of the State government.

It is not just to the taxpayers to accumulate an unnecessary surplus, and it is sound policy to use the existing surplus to tide us over the present period of lean revenues. The total amount of appropriations requested by each State department will be transmitted as requested without revision. The departmental studies made by the newly created bureau set up by the Board of Estimate and Control were not completed in time to be available for a revision of the requests before submitting them to the Legislature. Indeed, those studies are still incomplete. Detailed reports of examinations, with the comments thereon by department heads, are available for the information of the Legislature.

The requests as compiled total \$145,019,665.08, which is \$56,624,627.35 less than the requests submitted last year, totaling \$201,644,292.43, and not including requirements which had to be met of \$4,621,545.61.

That comparison is the best evidence of the new spirit which pervades the public administration and demonstrates that notwithstanding the drastic reductions made last year the actual needs of the State were amply provided for.

"A significant absence of the usual requests for deficiency appropriations for administrative expenses will also be noted. Department heads and institutions have administered their functions within the appropriations, and instead of asking for deficiencies, many will show surpluses at the end of the year.

Governor Miller's message contained many recommendations of importance, not only as to the consolidation of state departments, but urging the establishment of a central purchasing body to buy all supplies for every state department and institution; open competition for state printing; a comprehensive welfare program; obligatory use of voting machines in cities of the first and second class, better distribution and regulation of the water power of the State; reforms in the operation of prison industries, and the sale of 1,600 parcels of non-revenue producing State lands.

Governor Miller gave considerable attention to the subject of taxation, declaring:

With the task of reducing the expenditures of the State government to a point where its revenues may be expected to keep pace with its expenditures nearing completion we should now seriously address ourselves to the problem of removing the inequalities and injustices of our tax laws by a careful revision of them. This is a task which must be approached with caution and worked out by degrees so as to produce no serious derangement of the State's revenues. We are not confronted with the necessity of seeking new revenues. The construction of a just and equitable tax system is our problem. The report paves the way for such a piece of constructive work, which I trust will be accomplished as soon as the subject has received the consideration which its importance and intricacy demand.

Although the direct State tax was reduced this year \$12,802,815.94, there was in many counties little net reduction in taxation and in some counties

there were actual increases, the saving effected by the State administration being thus in whole or in part absorbed by the increased cost of local governments. The great burden from direct tax resting upon real estate results from the cost of local, county, town and municipal governments, and that cost has been increasing at a time when it has been demonstrated to be practicable to reduce the cost of government. The demand for a change in methods of local administration led to the adoption of a constitutional amendment at the last election relating to only two counties in the State. It may be that the need was greatest in those two counties because of developments incident to their proximity to the City of New York, but I have no doubt that there is some need, though possibly of varying degree, in every county in the State. I recommend that provision be made for an inquiry into the causes of the excessive cost of local governments and the remedies therefor. The Joint Committee on Taxation is well organized to conduct such an inquiry.

Governor Miller urged the Legislature to postpone action on all local legislation affecting the City of New York, explaining:

The New York Charter Commission recently appointed by me is now engaged in the work of revising the Charter of the City of New York. I hope that it will be able to report to the present Legislature, in which case I shall convene it in extraordinary session. In view of that work I recommend that, except to provide for emergencies, all proposed local legislation affecting the City of New York be held for consideration together with the report of the Charter Commission.

The Governor also recommended various election reforms and the equal participation of men and women in party management. Taking up the State's institutional problem Governor Miller groups this in three sections, (1) the hospitals, (2) the penal institutions and (3) the asylums for mental defectives. The message said that housing, food and clothing conditions in all classes of State institutions are good. Concerning hospitals the Governor holds that the chief problem lays with the curative side and advances the belief that the number of discharged and paroled inmates should be increased. In 1921, the increase in the number of patients in State hospitals was 1,337, as against only 299 in the preceding year.

Regarding the assembling of ex-service men in the new Kings Park Hospital the Governor declared:

There are within the metropolitan district 530 ex-service men in the State hospitals, excluding paroles. The Federal Government makes compensation for the care of 257 of them. There are at Kings Park two units admirably suited for the care and treatment of the ex-service men. One hundred and seventy-two are now being cared for in one of such units. There is nearing completion at Kings Park a reception hospital which is believed to embody the last word in modern psychiatry. It is desirable, if possible, to assemble the ex-service men from the metropolitan district at one place, so that the assistance in therapeutic work and occupational training which the Federal Government is willing to render may be utilized to the maximum. I am advised by the officers of the State department of the American Legion that the executive committee of that organization, after a thorough investigation, approves of the bringing together, if possible, of the ex-service men in the metropolitan district at Kings Park Hospital, and at my request the Hospital Commission now has under consideration the method of effecting the necessary transfers to make that possible.

Governor Miller did not discuss in his annual message the plans of the New York Port Authority, but informed the Legislature that he would treat this subject in a later communication to that body.

"The State," says the message, "is the owner of tax titles to 1,600 parcels of real estate; it has acquired title to 113 parcels by foreclosure of United States loan mortgages; it is the owner of 607 mortgages on real estate and has other miscellaneous holdings, not devoted to public use and not within the forest preserve counties. It receives from all of its real estate an annual rental of about \$1,400. The land acquired at foreclosure sale has been owned by the State from sixteen to seventy-five years. It owns mortgages which are more than eighty years old, many of them for small sums.

"The Commissioners of the Land Office have the power to sell real estate owned by the State not within the forest preserve and not devoted to public use, but it is obvious that that power is inadequate to deal with the situation.

"I recommend the adoption of some simple procedure to have the State-owned property appraised and sold with as little formality and red tape as possible. I also recommend that the Comptroller be authorized to accept transfers of title to mortgaged property with the approval of the Land Board."

After the reading of the Governor's message, both houses of the Legislature adjourned until next week.

Tax Exemption Little Help to People of Moderate Incomes

Measure Stimulated Building, Says Frank Bailey, But New Construction Has Been Almost Entirely of High Priced Apartments

FRANK BAILEY, vice-president of the Title Guarantee and Trust Company, discussing the housing situation in its relation to high prices generally, declares that the exemption from taxation of new houses for ten years have not relieved the people for whom relief was most necessary.

"Tax exemption," said Mr. Bailey, "has stimulated building to a great degree, but the new construction has been entirely of that class which is not available because of its cost to the people of moderate incomes.

"In Greater New York at the present time those having moderated incomes are under greater pressure for rent than ever before, and as incomes decrease the high rents of cheaper apartments will day by day oppress more people. At the present time it is absolutely impossible to produce a house which can be occupied by a tenant who can afford to pay a maximum of \$12 a room, and when one remembers that the greatest number of people are in the class that can pay \$12 or less a room, then it is perfectly obvious that the poor man is not approaching cheaper rents, but is approaching higher rents.

"There has been immense relief in the construction of houses where the rent is from \$20 a room up, and the peak of prices of that class of apartment has long since passed.

"The exemption from taxation has produced so much construction that the labor unions have been able to work their

will with the builders, until the cost of construction is but a little under the so-called war prices. As long as this enormous construction of buildings for the more wealthy continues and is stimulated, prices for materials and for labor will probably continue and the poor man will receive no relief.

"Relief of housing will be worked out in two ways, and in two ways only, in my judgment. One is by stopping the stimulation of construction which is no longer in great demand, to wit, the higher priced apartments. Second, by the American people rising superior to the domination of people who work as little as they can for wages away beyond those they are entitled to earn, and thereby inflict upon the people of Greater New York almost a calamity.

"Eighteen dollars a day for plasterers with the wage scale of \$10; bricklayers handling from 600 to 1,000 brick a day against a capacity of over 2,000 for a good workman; electricians paying a gang for the privilege of working, with the ability of a builder to employ only one man to put on his lath and at any old price that man may ask; with the persistent strikes for no reason whatsoever—the poor people and those who can pay moderate rents can hope for no relief.

"There is just one old-fashioned rule which can help, and that is for 5,000,000 people to assert their independence against possibly 40,000 people.

Bryan L. Kennelly Sees Bright Outlook for 1922 Auction Market

BRYAN L. KENNELLY, president of Bryan L. Kennelly, Inc., and vice-president of the Harriman National Bank, when asked about the outlook for the real estate auction market for 1922, declared that it promised to be the brightest in the annals of New York realty.

"I am as confident of this," said Mr. Kennelly, "as I am of the ultimate results of the Washington disarmament conference. The auction market was never better than during 1921 and the market for 1922 promises to overshadow it, particularly in the volume of vacant lot transactions. And there is good reason for believing this. Civilization has begun to put its house in order again. It is recovering from the moral slump which has kept the world in a state of paralysis for almost a decade. It is turning to peace and is making its position more stable and secure. It is getting rid of disorders and restoring confidence. It is reviving trade everywhere, setting in motion all its industrial looms and creating a demand by one nation for the wares and goods and good will of another. It is extracting the dross from credit, restoring currency to its real value, and checking the sinister fluctuations of foreign exchange. A world-wide awakening to sanity is developing; unity of purpose and endeavor is being re-kindled; doubts and discouragements are being dispelled; false prophets and their vicious and misleading prophecies are being thrown into the discard.

"Other things upon which my confidence is founded is the amazing shipment of gold to the United States by foreign capitalists for investment here—a sum almost totalling a billion dollars; the enthusiastic response of the world's leading governments, rulers and statesmen to President Harding's invitation to meet in Washington and discuss ways and means to end wars and their causes; the attitude of the whole American public toward the proposal to scrap navies and eliminate further danger of general economic disaster and forestall another conflagration of anarchism; the universal joy over the prospect of the establishment of a super-government; the uniting of nations by unbreakable treaty or agreement, or by bonds of sound and unalterable friendship, so as to permanently guarantee peace and good will between all peoples whatever their race, their color, or their creed.

"That the world will some day be united in some way as the result of the epoch-making conference in Washington I am certain of as I am of the wave of prosperity that will sweep over America and the rest of the world before another year is past. With the coming of this wave of prosperity there will naturally eventuate a great business boom, widespread good times, and an unprecedented outpouring of home-seekers, investors, speculators, developers, operators and builders to absorb vacant land in New York City and all other sections in the metropolitan area.

"Added strength is given to my faith in the future of the real estate auction market in the return of investors to the field of realty and their active participation in most of the important transactions. For several years past they have held aloof, devoting most of their attention to stocks and bonds and other securities. They lost sight of the solidarity of New York real estate and of real estate as a source of constant and steady income. Having sustained tremendous losses in other fields, which they had been led to believe offered fabulous profits, the truth has dawned upon a large number of investors that the safest kind of an investment is improved real property which produces substantial returns.

"Let me say that investment in the real estate market during the 1914-1918 conflict against militarism and during the post-war period to date has meant the conservation or saving of fortunes for many American citizens, because of the soundness of real estate and its ability to stand up against even so great a catastrophe as the World War. It is truly remarkable that while everything else virtually went to smash, real estate, especially New York real estate, stood the shock without once feeling it.

"When one considers Manhattan real estate by itself, what equals it from an investment standpoint? There is no spot on the Island whose value of the moment is not fixed and whose greater value of the future is not assured.

than ever before, and they realize more than ever before the
 "My confidence in the future of the real estate auction market is also strengthened by the increasing number of women investors, operators and speculators at all my sales.

"What is the outlook for real estate? I say, all signs point to an unprecedented volume of business in 1922."

Miss Annie Mathews New York's First Woman Register

Elected by a Decisive Plurality the First Representative of Her Sex as Head of a Department Takes Important Office

THE first woman to be the head of an important branch of the local government took office on Monday, when Miss Annie Mathews became Register of New York County, as a result of her election thereto last November. When interviewed about the duties of the office, Miss Mathews said that necessarily she could say little, as she had not been in office long enough to fully acquaint herself with its ramifications and to become fully acquainted with the entire working force.

"I do not care merely to express vague phrases about my duties," she said. "When I can say something tangible about this place I hold that is of personal interest to every property-owner and builder in town then I will be heard from. Wait until I get over the brand newness of the position. I am beginning to settle down to business. The first day or two were days of congratulations, bouquets and kind words, as they are for all new incumbents in office.

"There is this much that I can say with some sense of statement: I am deeply appreciative of the great honor which the voters of New York conferred on me by the splendid plurality (86,000) given me in the recent election. I am assuming office with a full determination to prove to the voters that they made no mistake in their choice, and that a great public office can be administered by a woman.

"I count myself fortunate in taking over from my predecessor a competent and experienced staff and feel sure that I can count on their full co-operation in the effort to make our office record, if possible, even better in the future.

"One of the most urgent problems of our day is the making of democratic institutions efficient and thus economical. I believe that at least one vital factor in the solution of this problem is the awakening in each official of a department a sense of his importance to and responsibility for the success of the whole. If we can work in this spirit, as I sincerely believe we can, I am confident we can be happy in our work, and promise the public good service with courtesy and promptness."

The new Register is a native of this city, a daughter of John and Elizabeth Gillespie Mathews. She was educated in the New York public schools. Her further education has been obtained by travel, by keen observation, by long business

experience and as an ardent advocate of woman suffrage before it became a reality. Since it has been in effect Miss Mathews has been Democratic leader of the Nineteenth Assembly District of Manhattan. She was such a good campaigner that she ran ahead of some others on the Democratic ticket as much as 5,000. Miss Mathews has traveled abroad extensively during her vacations, and she believes that is the best finishing off process that any one's education can get. As a result of her travels and her political experience she has met all kinds of persons, so that she comes into office with her powers of observation well developed.

The retiring Register, James A. Donegan, on Monday posed with his fair successor for a picture. And in turning over the office to Miss Mathews, Mr. Donegan said: "From my acquaintance with you I know you are capable and competent to discharge its most responsible duties. I know you will discharge those duties as economically as I have. The office has become self-sustaining since I came here."

Responding to the compliment, Miss Mathews said that the important thing now to do was to demonstrate to the New York public the success of good municipal principles and to prove by action in office that the era of the Czar and boss rule are over.

All of Register Mathews' immediate assistants are new incumbents, except the cashier, who was promoted from the place of assistant cashier. They are, in order, as follows: Edmund P. Holahan, Chief Deputy Register; Mrs. Josephine Flynn, Secretary to the Register; Thomas F. Murray, Cashier, and Miss Loretta Bonner, Assistant Cashier. Two of this staff reside on Washington Heights, one in Harlem and one on the West Side.

Regarding the Torrens Law confirmation of titles and the work of title insurance companies, Miss Mathews said that she would be perfectly impartial so far as the Register's office is concerned, that it is up to the property-owner affected to have any kind of search desired, without any attitude being taken in favor of the Torrens Law or against it.

Former Register Donegan is now County Clerk, succeeding William F. Schneider; while Martin Hoffman, formerly cashier to the Register, is head of the Naturalization Bureau of the County Clerk's office.

Real Estate Board to Hold Monthly Dinner Meetings

THE Real Estate Board of New York has decided to hold monthly meetings for its members. The first of these meetings will be held on the evening of Thursday, January 12, at which time the proposed development of the Port of New York will be presented by members of the Commission of the Commission, former Governor Alfred E. Smith and Mr. Simon including, it is expected, Mr. E. H. Outerbridge, Chairman Lewis H. Pounds. The proposed development of the port will be illustrated with motion pictures.

The dinner will be held at Delmonico's. It will begin promptly at 6.30 and it is planned to conclude the meeting not later than 9.30. Members have been asked to reply promptly and informed that reservations cannot be made later than Tuesday, January 3. Referring to these meetings which the Board plans to hold monthly from now on, Mr. Charles G. Edwards, President of the Board, says:

"It is the purpose of the Board of Governors to make these meetings entirely of an educational character. There are so

many important public projects of vital interest to members of the Real Estate Board that it should not be difficult to select subjects upon which our members will be glad indeed to be informed. The success of these meetings will depend entirely upon the reception by the members but it seems to me that these gatherings should prove successful from the very first.

"The development of the Port of New York, for instance, is of greater importance even than our transit problem, and yet I doubt very much whether the public generally and even members of the Real Estate Board, who are supposed to follow matters of this kind, know very much about it.

"It will probably be necessary to omit a meeting in February because of the annual banquet which the Board will hold on the evening of February 4. But the Board of Governors is determined to try out this method of interesting its members in the great business affairs of the city and they feel sure that the members will respond to the call for the meeting on January 12 and on succeeding occasions."

Improvement in Gypsum Plaster

Manufacturers of gypsum wall plaster announce that a new manufacturing process has been adopted. The statement is made that this is the first radical change in 4,000 years. The new product is known as syanized plaster. The process seals each minute particle of gypsum against atmosphere moisture.

The plaster loses none of its sand-carrying capacity, even when stored for many months. It does not go "dead" while in storage, and, being always "fresh," assures full coverage. Other economies of this plaster are the rapidity with which it takes the water in mixing, and its unusual plasticity under the trowel.

Covers 27 States

— DODGE REPORT SERVICE — Established January 1, 1892

\$2,500,000,000

is the average annual volume of construction contracts awarded in this company's territory since the war.

Last year did not quite reach this figure. This year may surpass it. The large volume of building contracts let in recent months is most encouraging.

Subscribers to Dodge Construction Reports receive daily advance information on the individual projects which roll up this enormous total.

Advance information enables you to get *your share* of the business in the highly competitive markets of today.

THE F. W. DODGE COMPANY

Have your stenographer fill out this form and mail to our New York office

WE ARE NOT OBLIGATED BY MAILING THIS FORM

THE F. W. DODGE CO.1922

Gentlemen:—We are interested in learning more about your Daily Construction Report Service for the increasing of sales in our line of business.

We operate in the following states:.....

Name.....

Address.....

Business.....

Offices of

The F. W. Dodge Company

Boston - - - - 47 Franklin Street
 New York - - - 119 West 40th Street
 Buffalo - - - 409 Niagara Life Building
 Philadelphia - - 1821 Chestnut Street
 Pittsburgh - - - - Bessemer Building
 Cleveland - 920 Citizens Bank Building
 Cincinnati - - - - 301 Gerke Building
 Detroit - - - 860 Penobscot Building
 Chicago - - - 131 No. Franklin Street
 St. Louis - 600 Title Guaranty Building
 Minneapolis - 407 South Fourth Street

Review of Real Estate Market for the Current Week

Several Large Sales in Manhattan Added Tone to Dealing There, While Sales of Apartment Houses Shared Honors With Plots in Bronx

THE New Year, in real estate, started well. The week shows transactions closed of substantial size that indicate that the market is likely to show greater strength as it progresses toward Spring. All parts of town were represented in the dealing this week. Even an old tenement house in Market Slip, a part of the city that seldom figures in the trading, changed hands for improvement. The Corn Exchange Bank acquired an improved West Bronx corner which will house a new branch of that widespread financial institution. An old builder bought another West Bronx corner for improvement with a taxpayer containing stores. One store has been leased, on the plans, to a chain grocer. This reflects the neighborhood growth steadily going on in the Bronx, especially in the western half of it, where new rapid transit routes are making themselves felt. The New Year witnessed a continuity of general buying and selling of vacant plots in the northerly borough, for improvement with apartment houses.

A new feature was the sale of some large new apartment houses, showing that investors are interested in these modern properties.

Giving impetus to this year's dealing in Manhattan was the sale of a large mercantile building at West 57th street, adjoining the Hecksher building at the corner of Fifth avenue, the sale value approaching \$1,500,000. Among other notable transactions were the sale of a large West Side plot for re-improvement with a 17-story building; the sale of the old Hôtel Grosvenor, on a lower Fifth avenue corner, and the enlargement, by purchase, of a plot near Madison avenue, owned by William R. Hearst.

The 12-story Strathmore apartment house, on an upper Riverside Drive corner, again changed hands. This, together with numerous recent sales of vacant corner plots on this

famous river front thoroughfare, shows that the Drive is in steady demand as a residential center and that it is not so remote from traffic routes as many suppose. The fee to a large loft building on a Fourth avenue corner was bought by the owners of the building, who are the tenants. A large site for a 12-story loft building in the Garment Center was bought. This, together with other site sales in that zone recently, indicates that the sky line of that new business section will be materially changed by next year and that the concentration of cloak and suit makers there will be stronger and rental values better and fee values higher.

The Sydenham Post Graduate Hospital bought a block front in West Harlem, which means that that institution will remove from the East side of the city eventually to a new million dollar structure to be built on the new site. It is not believed that this semi-fashionable part of town welcomes the coming of the hospital. But, institutions of this character must necessarily follow trend of population and settle in accessible neighborhoods.

The march of trade northward, in Madison avenue, was shown by the purchase of two fine dwellings there for the purpose of remodeling them into mercantile buildings. There was considerable dealing in fine dwellings elsewhere in town. Apartment house dealing was fairly active. Some mercantile buildings, downtown, changed hands. An old mansion on Washington Square was bought to remodel for trade.

That large summer hotel properties are still doing business, in spite of the travel by automobile, is indicated by the sale, for about \$1,000,000, of the Hotel Kaaterskill, in the Catskill Mountains, together with 600 acres of mountain land. The new State highway, along the west bank of the Hudson River, undoubtedly had much to do with the determination to acquire this large property and remodel it.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 81, as against 69 last week and 88 a year ago.

The number of sales south of 59th st was 26, as compared with 29 last week and 41 a year ago.

The number of sales north of 59th st was 55, as compared with 40 last week and 47 a year ago.

From the Bronx 35 sales at private contract were reported, as against 39 last week and 24 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 18.

Real Estate Lecture Next Week

Harry Hall, vice-president of the old and prominent brokerage firm of William A. White & Sons, will deliver the first lecture in the real estate course for 1922 of the West Side Y. M. C. A., at 318 West 57th st, on Tuesday evening, January 10.

Mr. Hall's subject will be: "As New York Grows. A Survey of the Development of New York City During the Past Century."

An open forum follows the lecture.

Monthly Dinner By R. E. Board

The Real Estate Board of New York will hold a series of monthly dinners during the winter and spring months. The first dinner will be held at Delmonico's next Thursday evening at 6:30 o'clock, and it is planned to conclude the meeting at 9:30 o'clock. Tickets are \$2.50 each and dress is informal.

The subject of discussion is the proposed development of the Port of New York, and the speakers will be the Commissioners of Port Authority, E. H. Outerbridge, chairman of the commission; former Gov. Alfred E. Smith and Lewis H. Pounds, of Brooklyn. The proposed development of the port will be illustrated with motion pictures.

Real Estate Firm Celebrates Anniversary

Last Monday the well known real estate firm of Schindler & Liebler, of 1393 Third avenue, celebrated the 25th anniversary of its establishment. Each, personally, still active, Philip A. Schindler and Jacob F. Liebler, who comprise

the partnership, received many congratulations and looked back on their silver jubilee, at a successful and gratifying business career.

The firm, during all these years, has been located in the Yorkville section, of whose real estate values it is a recognized authority. It has not confined its operations to this locality alone, but has done an extensive business throughout the entire city, making a specialty of management of estates. It still retains, as clients, a number of large estates with which it began business 25 years ago, the most important of which consists of the large real estate interests of the Hoguet family.

Taxpayers' Association Officers

At a meeting of the Greater New York Taxpayers' Association, held on December 29 last, the following were elected for the year 1922: Elias Diamond, president; Louis Roosin, first vice-president; Karl Shapiro, second vice-president; Julius Feinberg, treasurer; Samuel S. Isaacs, secretary.

Harlem Firm Opens a Bronx Branch

Shaw, Rockwell & Sanford, who for many years have maintained a general real estate office on West 125th st, have opened a Bronx branch office at 1972 Jerome av, which is fully equipped to offer complete real estate and insurance service for all parts of both the Bronx and Manhattan. The firm, until during the last year, was known as Shaw & Co., its Manhattan office being at 1 West 125th st.

Architect Member of Budget Guard

Goodhue Livingston, of Trowbridge & Livingston, has accepted appointment as Commander of the Architects' Division in the mobilization of New York business men in the "Budget Guard" being organized by the National Budget Committee, of 7 West 8th st, under direction of Sam A. Lewisohn, well-known banker and city chairman, to support the movement for national economy and lower taxes. Every trade and industry in New York City is being mobilized with the most prominent men in their respective trades as division commanders.

Columbia Stadium Site Assured

A donor, whose name is, for the present, withheld, has given the \$700,000 necessary for Columbia University to acquire a large tract of vacant land in the northern part of Manhattan as the site for a university stadium for all kinds

of athletic events. Fronting on the south shore of Harlem Ship Canal and the west shore of Harlem River, the tract embraces 26 acres. Broadway and 218th st are the other boundaries. A short distance away is Isham Park.

Its acquisition will mean that New York City will offer the greatest facilities for intercollegiate tests of every kind and for such public spectacles as the Horse Show, brigade reviews, etc. The action to acquire the tract was the result of the study of the university stadium project made by a committee consisting of representatives of officers, alumni and students appointed by President Butler on March 17 last to take up the whole question of a Stadium and athletic field, to plan how best to carry the matter forward and to recommend to President Butler for transmission to the trustees such steps as they might think desirable.

A committee of alumni and students under the chairmanship of Archibald Douglass, graduate of Columbia Law School of the class of 1897, has been working since May, 1921, to raise the needed amount. At the Columbia holiday luncheon on December 29, Dr. Butler announced that up to that time the efforts had been unsuccessful. The raising of the money by Dr. Butler at the last minute came to Columbia and to the city in the nature of a New Year's surprise.

Steps will be taken at once to develop the tract in accordance with the plan which has already been mapped out in detail. Dr. Butler made the announcement of the gift, which comes from a personal friend, in the following statement:

"It is with profound satisfaction that I am able to announce that a warm personal friend, who wishes for the time being to remain anonymous, has made a princely gift of the sum needed to enable Columbia University to acquire for an athletic field and stadium the Dyckman tract of more than 26 acres, which has been held under option since May last.

"The total cost of acquiring the property will be about \$700,000. The option to purchase was to expire at noon Saturday, December 31, and the generous donor, who had been greatly interested in the project from the time it was first brought to his attention, made his gift on Friday.

"It is difficult to exaggerate what possession of this property will mean to the health and the enjoyment of generations of Columbia University students and alumni. When developed as we plan to develop it, it will be as notable an addition to the resources of New York as a

Real Estate LECTURES

Cooperation of Many
Well-Known Authorities on Real
Estate and Related Subjects

Endorsed by the
Real Estate Board of New York

MR. WILLIAM C. DEMAREST
President, Realty Trust
HONORARY CHAIRMAN

While these fifteen lectures, for which a nominal charge is made, are intended for real estate men, they will also be of practical value to property owners and managers of real estate.

An open forum follows each lecture, offering a splendid opportunity for securing sound counsel and advice on real estate problems from these experienced men.

SCHEDULE OF LECTURES

Tuesday Evenings, Jan. 10 to Apr. 18
Auditorium, West Side Y. M. C. A.

January 10—As New York Grows. A Survey of the Development of New York City During the Past Century. Harry Hall, Vice-President, William A. White & Sons.

January 17—Real Estate Mortgages—What They Are, How They Are Made, How They Are Collected. Walter Stabler, Comptroller, Metropolitan Life Insurance Company, and Vice-President, Real Estate Board of New York.

January 24—Practical Real Estate Law. John M. Stoddard, Board of Governors, Real Estate Board of New York, and of the law firm of Stoddard & Mark.

January 31—Legislation As It Affects Real Estate. Edward P. Doyle, Manager, Bureau of Information and Research, the Real Estate Board of New York.

February 7—The Brokers' Point of View. Francis Guerlich, Secretary, Horace S. Ely & Co.

February 14—The Selling of Real Estate at Auction. Joseph P. Day, real estate auctioneer.

February 21—Modern Building Construction. Arthur S. Lukach, engineer, George Backer Construction Company.

February 28—The Operators' Point of View. Robert E. Simon, real estate operator.

March 7—The Appraising of Real Estate. William L. DeBost, Vice-President of the Crikshank Company.

March 14—The Selling of Apartment Houses and Residences. Lawrence B. Elliman, President of Pease & Elliman.

March 21—The Revision of the Greater New York Charter As It Affects Real Estate. A. C. MacNulty, Counsel, the Real Estate Board of New York.

March 28—Why Real Estate Should Be Highly Organized. Charles G. Edwards, President, Charles G. Edwards Company; President, Real Estate Board of New York.

April 4—Development of Property for Industrial Use. Martin Dodge, Manager, Industrial Bureau, The Merchants' Association of New York.

April 11—The Examination and Insurance of Titles to Real Estate. George L. Allin, Counsel, Title Guarantee and Trust Company.

April 18—The Management of Apartment Houses. L. H. Moore, Manager, Management Department, Douglas L. Elliman & Co.

Details on Request

WEST SIDE Y. M. C. A.
318 West 57th St., N. Y.

Telephone Circle 2560

KINDLY USE THIS COUPON

WEST SIDE Y. M. C. A.,
318 WEST 57TH STREET, N. Y.

Send me, without obligation, complete details of Real Estate Lecture Course and pass to opening lecture.

Name

Address

metropolitan city as has been made in many a day."

Dr. Butler stated that the committee of alumni and students who have been at work on the plans since last spring have before them a complete scheme for developing the property prepared by Eugene Klapp, engineer of the Columbia class of 1912, and Henry F. Hornbostel, architect, of the Columbia class of 1891.

Speaking of the plans for athletic fields, Dr. Butler said that they provided for a football stadium with a seating capacity of 56,000, costing \$750,000; a separate baseball field with a capacity of 10,000, costing \$125,000, and an athletic field with three tracks and a 220-yard straightaway with a capacity of 8,000 or 9,000, costing \$450,000.

A field boulevard 200 feet wide that will park from 1,000 to 1,500 automobiles will be built across the property at a cost of \$120,000. This road or boulevard will look down over the football and baseball fields on the one hand and look out on the athletic fields on the other, Dr. Butler explained.

A boathouse and rowing headquarters will be built in the extreme westerly part of the property in a cove protected from the tidal currents of the Harlem River. A sea wall costing \$135,000 is also provided for in the plans, which further contemplate the erection of a war memorial, whose cost, like that of the boathouse and a clubhouse, has not yet been estimated.

Madison Av. Dwellings for Trade

Pease & Elliman sold for Miss Cornelia Williamson, Mrs. Alice F. Bodwell and Mrs. Mary E. Bodwell to George C. Camas 683 Madison av., a 4-sty and basement brownstone dwelling, on a lot 18x86. It is the first sale of the parcel since 1879. The buyer will remodel the structure and use it for his lingerie business.

Negotiations are pending for the sale of 681 Madison av., adjoining, a dwelling on a lot 21.5x85.

Sells Fee to Fourth Av Corner

A tenant syndicate, in which Herring Bros. and J. I. Granowitz, silk and woolen merchants, are interested, has purchased from Esther E. de P. Hosmer the land, 98.7x75, at the northwest corner of Fourth av and 21st st, which it leased a few years ago and improved with a 12-sty building. Title has been acquired under the name of the Leah Realty Co.

Papers have also been recorded in which the seller allows a mortgage for \$337,500 to remain for 10 years at 5 per cent. and a further loan of \$225,000, payable in installments and bearing 6 per cent. interest is advanced by Paul Herring and others.

Evening Post Sells Its Uptown Site

It is understood that the New York Evening Post has sold the site for a contemplated new building, at 255 to 265 West 33d st, which it bought about two years ago. The name of the buyer is not disclosed. The plot is 125x98.9 and, with the exception of a 25-foot front apartment house, the site is vacant. It adjoins the northeast corner of Eighth av and is opposite the Pennsylvania Station and close to the General Post Office.

Last May the Post borrowed \$250,000 on the property from the Metropolitan Life Insurance Co. The loan becomes due in June, 1926, and bears interest at the rate of 6 per cent.

The Post has been on Vesey st for a decade or more. Soon after the paper was purchased by Thomas W. Lamont the uptown site was acquired, presumably with the intention of utilizing it for the plant when the Vesey st lease expired.

Sale of Big Broadway Corner

The 16-sty Merchants Building at the southwest corner of Broadway and 4th st, has been sold for Morris P. Altman and the Broadway Fourth Street Corporation to Joseph & Zeamans, representing a syndicate of investors. The price was reported to be in the neighborhood of \$1,000,000. William Sussman, Inc., were the brokers.

The structure, which covers a plot 80.5x110, was erected about 15 years ago by the late Philip Braender, one of the pioneer builders of steel and masonry structures in the city.

Sells Dyckman Block Front

Bernard Smyth & Sons sold to Gustavus L. Lawrence for the estate of Frederick Mead the plot of more than 21 lots, comprising the entire block front on the east side of Broadway, between Dyckman and Thayers sts, in the Dyckman section, having a frontage of 202 feet on Broadway, 282.7½ feet on Dyckman st and 250.10 feet on Thayer st. The plot will probably be divided and sold to builders for improvement.

West Side Sale Involving Old Lane

Another loft operation is indicated in the purchase of the vacant plot 67x95, at 146-152 West 37th st, 75 feet east of Seventh av, by Frederick Brown through Harry B. Cutner, as broker, from the M. Cohen & Bros. Realty Corporation.

Mr. Brown also purchased the rear gore plot, size 3.9x67, from Jefferson M. Levy, making the total depth 98.9. Mr. Levy has owned this gore plot, which was formerly an old lane running

from Broadway to Seventh av, for more than 40 years and it is the last of his holdings of this strip.

Negotiations are pending for the resale of the property by Mr. Brown to a prominent builder for the erection of a 12-sty loft building.

Sell a Cooperative Apartment

Douglas L. Elliman & Co. sold a large cooperative apartment, containing 15 rooms and 5 baths, in 290 Park av, for Edward H. Everett, of Washington, D. C., to Mrs. George S. Dearborn, who now resides at the Carlton House, 22 East 47th st.

Mystic Shriners Buy West Side Plot

The Masonic Order of The Mystic Shrine bought through Clarence H. Kelsey, president of the Title Guarantee & Trust Co., the plot 131 West 55th st, extending through to 130 West 56th st, at present covered by a 3 and 4-sty brick building, the plot 200.10 feet in depth and fronts 101 feet on 55th st and 99.6 feet on 56th st. Yale University was the seller. The purchase price is understood to be \$400,000.

The site chosen for the elaborate temple of the local organization of Shriners has recently been used as a moving picture studio by the Famous Players-Lasky Corporation. The old buildings will be razed to make room for the mosque, which is to be of the finest execution, as befits the mother of all Temples of the Ancient Arabic Order of the Nobles of the Mystic Shrine. With the cost of the plot, the new home of the Shriners of Mecca Temple will cost them nearly \$2,000,000, and it will represent one of the most expensive as well as one of the most striking works of architecture ever erected in this country for the exclusive use of a fraternal order.

Work on the Temple will be begun at once, and it is to be completed and opened in connection with the jubilee celebrating the fiftieth anniversary of the order, to be held in this city the latter part of 1922, when 12,000 representatives of the 160 Temples in North America, including Canadians and Mexicans, are expected to be present and parade through the streets of New York in their picturesque Oriental costumes.

The consummation of the real estate deal was the occasion of a quiet celebration in the evening by prominent Shriners at Mecca Temple in West 45th st, where the details of the undertaking were explained by Louis N. Donnatin, Recorder of the Temple.

"Originally we had planned to combine the new home for Mecca Temple with an office building, so that the expenses might be partly defrayed by rentals," explained Mr. Donnatin. "But we now find that our finances are in excellent shape, as is indicated by the fact that our surplus is \$75,000 in excess of that of last year, and we feel that we have an organization than can carry out the undertaking."

"We have nearly \$1,000,000, and what additional funds we may need we will raise through the Mecca Temple Holding Co., recently organized to do the underwriting. The holding company will raise additional funds by selling bonds to the members of the Mecca Temple. We have 11,080 members, and it is apparent that the cost of the mosque when pro-rated among this number represents an insignificant sum. However, we cannot expect every member to furnish his theoretical share of the cost."

"We are going to build a mosque without asking help from any other temple. It is purely an affair for the local organization and Mecca Temple will take pride in the fact that it alone built the home for the mother temple."

"Several sketches have been submitted by nobles who are skilled architects and are interested in the type of mosque that is to be constructed. But no decision has been reached as to the exact plan. The only definite decision has been that we are to have a building of our own here where the mother of all temples may be properly housed."

"Our great drawback has been the comparatively limited number of plots offered. We must build for the future. It has been the history of every temple that the original plans have proved too small by the time that the building was completed."

"Take Syria Mosque, in Pittsburgh, for instance. At the time this work was started it was declared that it would meet all requirements for years to come. Two or three months ago the trustees were empowered to purchase an additional plot on one side for the purpose of building larger foyers. It will not be possible to enlarge the auditorium, but they want to make at least standing room for those nobles who cannot gain admission to the ceremonial itself. Medina Temple, in Chicago, with her great membership is in even worse condition. They cannot enlarge."

"We do not want to make the same error, and this in part accounts for the magnitude of the undertaking. We want an auditorium that will meet the demands of the members. We will have not only an auditorium with a suitable capacity, but we will have smoking rooms, a banquet hall, committee rooms, executive offices, club rooms and a limited number of rooms for visiting Shriners."

The bonds by which it is planned to raise the necessary funds to carry out the construction of the mosque are offered to the members of Mecca

Temple in denominations of \$50, \$100, \$500 and \$1,000, by the Mecca Temple Holding Company, which includes Robert D. Williams, Charles A. Benedict, William J. Matthews, Louis N. Donatin, Henry C. Arthur, Paul Jones and R. A. Mansfield Hobbs.

Mecca Temple was founded in this city 50 years ago by William J. Florence, an old actor, who came to this country from England. The first home of the Temple was at the Old Cottage, 464 Sixth av, now occupied by Mouquin's Restaurant. In the 160 temples on the North American continent today there are 500,000 members, each of whom is assessed \$2 a year, which is to be devoted to hospitals, charities and other worthy purposes.

Robert Levers was the broker in the sale of the new Temple site. The order has long occupied a converted dwelling at 107 West 45th st.

Hearst Adds to Holdings

E. K. Van Winkle and Huberth & Huberth sold 19 East 57th st, a 6-sty apartment house with store, on lot 23x100, for the 19 East Fifty-seventh Street Co. to a client for investment. It was held at \$300,000.

The property is just west of Madison av and is understood to have been purchased in behalf of William Randolph Hearst. Last April Mr. Hearst leased through his representatives, Huberth & Huberth, the former Wilson residence at 15 East 57th st, a 43-foot parcel, for 21 years at an annual rental of \$36,000, and with an option of purchasing the property for \$500,000.

Subsequently he purchased the adjoining altered dwelling at 17 East 57th st from Stephen O. Lockwood. The latest purchase will give Mr. Hearst control of a frontage of 82 feet at this point.

Hotel Grosvenor Acquired

The old Hotel Grosvenor at the northeast corner of Fifth av and 10th st has been sold by Leonard D. and Arthur J. Baldwin to John A. McCarthy, the building material dealer who recently bought the adjoining vacant plot, 24.6x94.9, on East 10th st, which is to be utilized for a 12-sty annex to the old downtown apartment hostelry. The Grosvenor is a 7-sty structure, on a plot 80.8x100. Extensive alterations will be made to the building. The transfers have been recorded.

Valuable Dreicer Holding Sold

Dreicer Realty Co., of which the late Michael Dreicer was the head, sold to Isaac D. Levy, head of Oppenheim, Collins & Co., the 11-sty mercantile building 6-8 West 57th st, on a plot 65.6x100.5, adjoining the Hecksher building at the southwest corner of Fifth av and 57th st. The new owner has not announced his purpose in buying the property. The price was about \$1,500,000.

Site for Big School Bought

An important step toward a large headquarters and resident school building was taken this week when the National Bible Institute of 214 and 216 West 35th st (Don O. Shelton, president, Hugh R. Monroe, treasurer) acquired title to the property at 330 to 348 West 53th st. On this site are 10 dwellings with an aggregate frontage of 200 feet, located about 500 feet west of Broadway.

The building to be erected will be a 17-sty fireproof structure and will be divided into two sections, providing for the general offices of the institute and for a library, study rooms, class rooms, social rooms, dining room, an auditorium on the main floor that will seat approximately 1,200 people, and 550 rooms that will accommodate between 600 and 700 students. The site and the buildings will involve an aggregate expenditure of approximately \$1,500,000. The architects are McKenzie, Voorhees & Gmelin. The sale of the property was negotiated through the Manning-Bernhard Co.

Operator Buys Dwellings

Frederick Brown purchased as a site for an apartment house operation the three 4-sty and basement brick dwellings 147-149-151 West 74th st, covering a plot 64.6x102.2. The sellers were Alice C. Phelps, the C. A. Miunt estate and Caroline K. Burr. The Brown, Wheelock Co. were the brokers. Negotiations for a resale to a builder are pending.

Riverside Drive Corner Plot Sold

Slawson & Hobbs sold for the Liberty & Church Street Corporation, Robert E. Dowling, president, to the 610 West 110th Street Co., Benjamin P. Walker, president, the north corner of Riverside dr and 109th st, a vacant plot fronting 74 feet on the drive and 151.7 on the street.

The buyer will immediately improve the plot with a 14-sty fireproof apartment house to be ready for occupancy on October 1, next. The plot is one of several Mr. Dowling bought from the estate of Russell Sage.

Former Owner Buys Back a Parcel

Resale of the Linlithgow, a 7-sty elevator apartment house at the southeast corner of Riverside dr and 129th st, has been made by the West Heights Realty Corporation (Sol Levine president and Jacob Granat secretary and

treasurer). The purchaser is Joseph Shenk, who formerly owned the property. The house rents for about \$70,000 annually and was valued at \$400,000. It fronts 100.8 feet on the drive and 157.6 feet on 139th st, and accommodates 60 families, who occupy suites of from 4 to 6 rooms each.

Mr. Shenk disposed of the structure last March to the Ardmore Estates, Inc., from which the present selling company acquired it. The grounds of the St. Regis Convent are directly opposite.

An East Side Investment

Maurice Wertheim sold for Dennis J. McDonald, of Yonkers, N. Y., to Patrick Coughlin and John Ryan, for investment, 155 East 39th st, a 5-sty stone apartment house, on a plot 27.3x98.2; and 157 East 39th st, a 5-sty stone apartment house, known as the Edgewood, on a lot 19x91.3. The first is a double apartment building and the second a single one. The sales have been recorded.

Garage To Supplant Factory Building

S. & H. Realities, Inc., or the Herman Lumber Co., sold to Isidor Friedman 196-204 Mulberry st, northeast corner of Kenmare st, a 6-sty and basement brick factory building, on a plot fronting 118.2 feet on Mulberry st and 100.2 1/4 feet on Kenmare st.

On the site the buyer will build a 4-sty fireproof garage, with stores and showrooms on the Kenmare st side. It is the first sale of the property in more than 50 years. Shaw, Rockwell & Sanford were the brokers.

Builders Buy Large Heights Plot

The 615 West 164th Street Corporation, composed of Theodore Klein, Abraham Bricken, Isidore Friedman and Leo Schloss purchased from the Waunegan Realty Co. the vacant plot, 175x140x irregular, on the south side of 165th st, 200 feet west of Broadway. They will improve the property with two 87-foot front 5-sty and basement walk-up apartment houses, which will be ready for occupancy October 1, 1922.

This is the fourth block front which the purchasing company has acquired from the Waunegan Realty Co. in the last year.

Ardshane Apartments Bought

Michael J. Connaughton, of Flynn & Connaughton, sold for Max Gold and Henry Bernstein the 5-sty and basement brick apartment house known as "The Ardshane," 562 and 564 West 191st st, on a plot 51x98.7 1/2 x irregular, to the Ginkenna Realty Co., Inc., Michael McKenna, president; John Ginnity, secretary and treasurer. The property was held at \$100,000.

Markeen Apartments Resold

Charles Galewski purchased from Matilda Sussman the Markeen apartments at 570 West 156th st, a 6-sty brick elevator semi-fireproof structure containing 9 families on a floor, with from 2 to 5 room suites. It stands on a plot 125x100, located 100 feet east of Broadway. The property was held at \$425,000 and returns a rental of \$50,000 per annum.

Company Buys Tiffany Arms

The newly formed Tiffany Arms Realty Corporation (A. M. Bloch, A. J. Shapiro and H. Dann) purchased the 6-sty elevator apartment house, on plot 100x108, at the southeast corner of Tiffany and 163d sts, Bronx. The house is known as Tiffany Arms and shows a yearly rent roll of \$46,000. It was valued at \$225,000 and contains 51 suites of from 3 to 6 rooms each and 7 stores. The Great Northern Apartments Corporation, the seller, acquired the property last June. The buying company is represented by C. Diring, attorney. It is capitalized at \$50,000.

Hospital Goes from East to West Harlem

Leon S. Altmayer sold for Elizabeth McDougall the block front on the west side of Manhattan av, from West 123d st to Hancock pl and West 124th st. The purchaser is the Sydenham Post Graduate Course and Hospital, who will immediately erect a 10-sty fireproof hospital on the plot. The hospital will be non-sectarian in character and upon its completion will be one of the most modern and up-to-date hospitals in this country.

The location is unusually accessible, as it is but one block from the elevated railroad station on Eighth av and is but one block from all crosstown lines on 125th st and the Fifth av bus and St. Nicholas av electric carlines pass the door. It has unusual light and air advantages, having frontages on four streets. It is but a short distance from the new Rockefeller School being erected on West 123d st.

One of the features of the new hospital building is the elimination of wards, as every patient, whether charity or pay, will have a separate room, and this privacy tends to hasten recoveries. There will be five operating pavilions.

The Sydenham Post Graduate Course and Hospital has been functioning for the last 18 years in the nine old buildings at 331 to 347 East 116th st, which location it has outgrown and which buildings have recently been sold for the hospital by Mr. Altmayer to the American National Red Cross of Washington, D. C., and other institutions and private parties.

When completed, the new building, land and equipment will represent an outlay of about \$1,000,000. The plot is 116.11x101.5x163.7x90.

Great Expectations

Do your January dividends sometimes call to mind other stocks that no longer pay? Or still others, where perhaps you had the greatest expectations, that never paid at all? No such disappointment is possible with our Guaranteed Mortgages. They are paying their 5 1/2% interest as regularly as the half year comes around, and until their principal matures and is paid off.

LAWYERS TITLE & TRUST CO.

160 Broadway, New York
188 Montague Street, Brooklyn
44 Court Street, Brooklyn

367 Fulton Street, Jamaica, N. Y.
983 East 149th Street, New York
1354 Broadway, Brooklyn
160 Main Street, White Plains, N. Y.

NIEWENHOUS COMPANY, INC.

We specialize in Financing, Planning and Erecting Legitimate Building Operations on a 60% Loan Basis.

Commission Moderate. 316-318 East 161st Street
Telephone: Melrose 1694-1695 New York City

PAINTING AND DECORATING

GENERAL CONTRACTING

HIGHEST WORKMANSHIP

REDUCED PRICES

ESTIMATES FURNISHED

BEST MATERIALS

102 W. 96th St., New York

R. SOLOVE

Riverside 3419-7490

HOMES IN GREENWICH VILLAGE

New York City has restricted a large part of Old Greenwich Village for residential purposes only. Many of the fine old homes are now available.

You Can Buy a Splendidly Built Residence, Renovate it at Little Cost, and Have as Fine a Home as you can Find in New York City.

We Have Satisfied Many Families—Let Us Help You.

PEPE & BRO.

40 South Washington Square

Douglas L. Elliman & Co.

Real Estate Brokers

Fifth and Park Avenue Districts

Efficient Property Management

Plaza, 9200 15 East 49th St.

JAMES BOYD

Member Real Estate Board, N. Y.

Real Estate—Mortgage Loans

135 BROADWAY

Phone: Rector 8658-8659

BROOKS & MOMAND

Member of Real Estate Board

Real Estate Mortgages

115 BROADWAY Phone 2267 Rector

2268

CHARLES B. VAN VALEN, INC

Member Real Estate Board of N. Y.

REAL ESTATE

MORTGAGE LOANS—INSURANCE

110 WILLIAM STREET

Phone: 6000 Beekman

SPECIALISTS IN PENN. TERMINAL SECTION REAL ESTATE

AGENTS—BROKERS—APPRAISERS

H. M. Weill Co.

Tel. Longacre 2290-2817 221 West 33rd St.

BENJAMIN WINTER

BUY AND SELL HIGH-CLASS

MANHATTAN PROPERTY

BROKERS ARE INVITED TO SUBMIT PROPOSITIONS—Quick Decision Given.

Lansing Building

2299 BROADWAY, AT 82nd STREET Suite 6 Phone: Schuyler 2897

BRENSAM REALTY CORP.

SAMUEL BRENER, Pres.

REAL ESTATE OPERATORS

50 EAST 42nd STREET

Vanderbilt 3918-19

DR. H. SCHWAMM

DENTIST

Knickerbocker Building

152 West 42nd Street

Phone Bryant 7475

Including X-Ray Service

Sells Fine Park Av Residence

William B. May & Co. sold for Adele Q. Brown, 189 Park av., a 5-sty stone American basement dwelling, on a lot 25x6. The house is well-known in art circles for its remarkable interior, portions of which are in Gothic, Italian and Louis XIV. Illustrations of the important rooms have appeared in all the leading art magazines.

Madison Theatre in New Hands

The Madison Theatre, a two-story building, on plot 100.11x120, at the northwest corner of Madison av and 102d st., has been conveyed by the Chain Amusement Co. to Louis Myers. It is subject to mortgages for \$91,000.

Sells Strathmore Apartments

Strathmore Real Estate Corporation, David B. R. Chapman, president, sold to Newbold Morris the southeast corner of Riverside dr and 140th st., a 12-sty elevator apartment house, known as the Strathmore, on a plot 104.4x117.6.

Builder Buys Bronx Corner

Henry Acker, pioneer builder of taxpayers in the Bronx, has, after an absence of 10 years, again re-entered the market and purchased from the Jupiter Realty Corporation the plot 50x120, on the northwest corner of Burnside and University avs, upon which he will immediately erect a high-class taxpayer. This is one of the best locations in the West Bronx and one of the stores has already been rented from the plans by the Great Atlantic and Pacific Tea Co. Herman A. Acker was the broker.

Bank Buys a Bronx Corner

Shaw, Rockwell & Sanford sold for the Haffen Realty Co. to the Corn Exchange Bank the 4-sty apartment house with stores at the northeast corner of Burnside and Jerome avs. The bank will establish a branch at this location as soon as alterations have been completed.

Sell Numerous Bronx Plots

Douglas & Gettell sold the plot, 50x100, at the southwest corner of Davidson av and 183d st. to George Hastings; a lot on east side of Davidson av, 200 feet south of Fordham rd., to Harry Douglass, who owns two adjoining lots; a plot, 75x246, on east side of the Concourse, extending to Valentine av, 289 feet south of 199th st., for Louis Urstrung to a builder who plans three 5-sty apartment houses; also a 115-foot frontage on the east side of the Concourse, north of Bedford Park Boulevard, to Anne Wasser, who plans a \$25,000 home; a lot on east side of Morris av, near 197th st and facing Jerome av, to Henry C. Glaser; and an adjoining lot to S. Aginsky for immediate improvement with homes for their use.

Big New Apartment House Sold

Harry H. Cohen sold for Peter Sinnott the southeast corner of 199th st and Valentine av, a 6-sty 54-family apartment house, on a plot 150x100, to M. Blutman, an investor, for about \$250,000. The house has just been completed and the rental is about \$46,000. Samuel Bitterman, attorney, represented the buyer.

Brown Resells Maxwell Mansion

The stately stone and brick mansion of the late J. Rogers Maxwell at the southwest corner of Eighth av and Union st., Brooklyn, on a plot 134x171, which Mrs. Maxwell recently sold to Frederick Brown, operator, has been resold by him to Charles Laue, builder, who will raze the house and improve the plot with three 6-sty elevator apartment houses. J. T. Miller was the broker. When the property was purchased by Mr. Brown the sale was made on the condition that the house be demolished and the site re-improved.

Corner Plot In Borough Park Sold

Realty Associates sold to the Casino Building Corporation the vacant plot, 100x84.1x irregular, at the southeast corner of Twelfth av and 55th st., in the Borough Park section of Brooklyn, which the purchasers will improve with semi-detached 2-family houses with driveways and private garages.

Hotel Kaaterskill Sold

The Lewis H. May Co. sold for the Girard Trust Co., George J. Harding, and William Pitt Mason, trustees, the Hotel Kaaterskill property at Catskill, N. Y., to Harry Tannenbaum, of Oak Court, Lakewood, N. J., and formerly of the Hollywood Lodge, Highmount, N. Y.

This property covers an area of 600 acres, comprises a township and contains main building, annex and outbuildings, with several lakes. The main building contains 1,000 bedrooms, exclusive of other rooms, also bowling alleys, billiard rooms, and numerous recreation rooms. The outbuildings consist of garage, stables, carriage houses, dormitories, power houses, etc. Property also includes a 9-hole golf course, which will be extended to the regular 18-hole course.

Property was originally constructed by day labor in the year 1882 by George Harding, leading patent attorney of his time, and cost more than \$1,000,000 to complete. It was necessary to cut roads through and level mountain tops

in its erection. Its altitude is 2,800 feet, which is believed to be the highest point of habitation in New York State.

It is historical as the summer capitol of General U. S. Grant in the year 1882, at which time Mr. Harding deeded to the General what is known as Boulder Rock, one of the highest points in the Catskill Mountains. It again became the summer capitol of President Arthur in 1884.

The Kaaterskill is the largest mountain hotel in the United States, is the highest point in the Catskills, and is one of the famous sights of the tourists up the Hudson, comparative to the castles built along the famous rivers of Europe.

Mr. Tannenbaum has contracted for extensive changes and alterations, including private baths throughout, running water and electricity, also general remodeling. The larger lake will be dredged and steam coils will be installed for tempering the water. Upon the lake shore will be constructed a large Casino and bathing pavilion.

The Kaaterskill is 100 miles from New York on the State road, recently completed, and is now one of the famous rendezvous for automobilists. The total cost of the improvements will exceed \$200,000.

Brooklyn Apartments Traded

The Buick Realty Co. sold to Joseph F. Musselman its property, known as the Grosvenor and the Berkeley, on Montague st., two 8-sty elevator apartment houses, opposite the Bossert Hotel. The plot is 75x100. The property was valued at \$350,000. The sellers took in part payment one 4-sty brick double apartment house and two 4-sty single apartment houses at 235 to 241 Quincy st., on a plot 100x100; also a plot on the east side of Howard av, between Sutter and Pitkin avs, 200x76. The purchaser is the 726 Ocean Avenue Co., Inc., of which Mr. Musselman is president. George L. Long, Maurice G. Straus and I. J. Riker were the brokers.

William Rockefeller in Two Deals

William Rockefeller is the purchaser of the Anna Enders property of 48½ acres at Scarborough, N. Y., and of the Abel Weeks property of 22 acres at North Tarrytown, Westchester County, N. Y., sold recently through William A. White & Sons.

Mortgage Loans

Waddell & Martin placed the following loans: \$325,000 on 148 to 156 West 23d st.; \$100,000 on 142 West 34th st.; \$60,000 on 260 West 34th st.; \$50,000 on southeast corner of Mount Hope pl and Morris av; \$45,000 on southwest corner of Boston rd and Jefferson pl; \$45,000 on 290 West End av; \$60,000 on 1010 Rogers pl; \$29,000 on northeast corner of Amsterdam av and 148th st.; \$30,000 on 457 East 174th st.; \$12,500 on southwest corner of Grand Boulevard and Concourse and 197th st.; \$14,000 on 811 East 160th st.; \$49,000 on 265 East 181st st.; \$14,000 on 548 Grand st.; \$37,000 on 2110 Vyse av; \$60,000 on southwest corner of Madison av and 97th st.; \$37,000 on southeast corner of Willis av and 134th st.; \$18,000 on 142 West 24th st.; \$39,000 on 1028 Southern boulevard; \$40,000 on 962 Southern boulevard; \$70,000 on 3044 Kingsbridge av, and \$30,000 on 1429 Bryant av.

Galveston Building Co. obtained a first mortgage loan of \$86,000 on the new 5-sty and basement apartment house at the southeast corner of Walton av and 184th st.

The Kamtun Realty Co. obtained from the Lawyers' Mortgage Co. a loan of \$108,000 on the property, 80x100, at the southwest corner of Pinehurst av and 179th st., improved recently with a 5-sty apartment house.

Sharp & Co. placed a first mortgage loan of \$180,000 for the Agra Holding Co. on the 9-sty apartment house, on a plot 62.6x100, at 144 East 36th st.

A mortgage loan of \$93,000 has been placed on the two 6-sty apartment houses with stores at the northwest corner of First av and 57th st.

Title Guarantee & Trust Co. loaned, on first mortgage, \$550,000 to the 95th Street and Broadway Corporation, on the 2-sty fireproof building known as the Healy Theatre and stores, at the southwest corner of Madison av and 68th st., a plot 125x164, for a term of 3 years, at 6 per cent. per annum.

A formal contract was filed with County Clerk James A. Donegan Tuesday, for the advancement by the Metropolitan Life Insurance Co. of the \$850,000 building loan, which is to make possible the erection of a 14-sty building exclusively for lawyers, on the north side of West 43d st., 342.4 feet east of Sixth av and extending through to 44th st. The structure is to be built by the Bar Association of the City of New York and will adjoin the latter's present home at 42 West 44th st.

Ovinlan & Leland placed a first mortgage loan of \$93,000 on the two 6-sty apartment houses at the northwest corner of First av and 57th st.

Quinlan & Leland placed for the Claire Building Corporation, Adolph Blumenthal, president, a building and permanent loan of \$270,000 for the erection of two 5-story apartment houses on the west side of Valentine av, 200 feet north of Fordham rd, Bronx, size 126x100 each.

Edwards, Dowdney & Richart secured a building and permanent loan of \$40,000 on the premises on the west side of Grand av, 180 feet north of 180th st, Bronx. They also placed loans of \$28,000 on premises on the south side of 176th st, 185 feet west of Grand av; \$45,000 on premises 464 Eighth av; \$54,000 on premises at the northeast corner of Crotona av and 179th st.

Title Guarantee & Trust Co. loaned to the Barclay Holding Corporation \$600,000, for a term of 5 years, at the rate of 6 per cent. per annum, on the parcel 1317 Broadway, part of the leasehold of the R. H. Macy Co. building, as well as on 115 to 121 West 34th st, another part of the Macy leasehold. The holding company represents Frederick Brown, operator.

South of 59th Street

GOVERNMENT ST.—Anzonia B. Knappe sold to Moe Torgow the 6-story brick tenement house with stores at 46 Gouverneur st, on a lot 25.4x101.6x irregular.

7TH ST.—The Lawyers' Mortgage Co. sold to Baruch Hornik two 5-story brick tenement houses with stores at 215 and 215½ East 7th st, each on a lot 16.8x97.6.

WHITE ST.—Minnie Long purchased from the Wilton Holding Corporation 55 and 57 White st, southwest corner of Franklin pl, a 5-story stone and brick business building, on plot 59.7x 100x irregular.

12TH ST.—The Co-operative League of America, now at 2 West 13th st, is to have a new home for its exclusive use at 167 West 12th st, between Sixth and Seventh avs. The property has been purchased through William A. White & Son from the estate of Ellen E. Lord. The building is a 3-story and basement brick dwelling, on a lot 21x103.3, which will be altered for the use of the league. The league is a member of the National Association for Co-operative Unity and Education and a member of the International Co-operative Alliance. It collects information and promotes knowledge of history, objects and practical methods of the Consumer Co-operative Movement. J. P. Warbasse is president.

17TH ST.—H. M. Weill Co., in conjunction with the John P. Peel Co., sold for a client 58 West 17th st, a 5-story brick mercantile building, on a lot 22x92.

19TH ST.—Bridget O'Neill sold to Edward Fast two 3-story brick tenement houses and a 1-story brick stable at 243 and 245 West 19th st, 30x62x irregular x30-10x75.

20TH ST.—Maud Van B. Holmes sold to Tillie Teitlebaum 153 West 20th st, a 2-story brick loft building, on a lot 22x92.

24TH ST.—H. V. Mead & Co. sold for a client to Millie Rosenberg 230 West 24th st, a 5-story and basement stone apartment house, on a plot 26.8x98.9.

45TH ST.—Irving Bachrach sold 229 East 45th st, a 5-story and basement brick tenement house with store, on a lot 25x100.5.

53D ST.—Through the Herman Arms Co. and George W. Mercer & Son, Millie Rosenberg purchased 432 West 53d st, a 5-story brick tenement house, on a lot 25x100.5.

EIGHTH AV.—H. M. Weill & Co. sold for the Silver Lunch Co., Inc., 462 Eighth av, adjoining the northeast corner of 33d st, a 4-story brick building, the store of which is occupied by the seller. The new owner has leased the store to the former owner, for a term of years. The building covers a lot 24.8¼x100. It was held at \$125,000.

MARKET SLIP.—William A. White & Sons sold for the Ella L. Murphy estate, Charles H. Paddock, executor, to an investor 89 Market Slip, a 3-story brick tenement house with store, on a lot 20x51. The property has been owned by the selling estate since 1835.

WAVERLY PL.—Williams Dexter Co. resold to the Mattakeunk Cabin Colony, Inc., two 3-story and basement brick dwellings, 176 and 178 Waverly pl, on a plot 33.6x85.6.

FIRST AV.—Frederick Flaccus sold to Mollie and Abraham Herzfeld the two 5-story brick tenement houses with stores, at 102 and 104 First av, each on a lot 21.3x70, adjoining the northeast corner of East 6th st.

SECOND AV.—Simon Karp sold to Jacob Klein and Louis Glickman the 4-story brick tenement house with store, at 832 Second av, on a lot 18x70.

North of 59th Street

65TH ST.—Frank L. Crocker resold to Henry A. Alexander the 4-story and basement stone dwelling 130 East 65th st, on a lot 20x 100.5, adjoining the southwest corner of Lexington av. Mr. Crocker bought the house recently from William H. Hamilton.

69TH ST.—The newly formed Betax Holding Corporation, of which Betty C. Axelrod is president, purchased from the Underwood estate the 5-story brick American basement dwelling, on a lot 25x100.5, at 20 West 69th st, through Slawson & Hobbs, Inc.

74TH ST.—Schindler & Liebler sold for Carrie Altman to Julia Vayda 242 East 74th st, a 4-story and basement brick dwelling, on a lot 16.9x102.2.

76TH ST.—Irving Bachrach sold to Domenico Arcuri 355 East 76th st, a 4-story brick tenement house with store, on a lot 25x102.2.

78TH ST.—Cusack Co. sold for a client 150 West 78th st, a 4-story and basement stone dwelling, on a lot 20x102.2. The furnishings were included in the sale.

78TH ST.—William P. Dixon sold to George A. Phelps 127 East 78th st, a 4-story stone dwelling, on a lot 17.4x102.2.

79TH ST.—The Brown, Wheelock Co., Inc., sold for Henry H. Abbott 115 East 79th st, a 3-story and basement stone dwelling, on a lot 20x102.2. It was held at \$85,000.

80TH ST.—Leon S. Altmayer resold for Howard A. Raymond 155 East 80th st, a 3-story and basement stone dwelling, on a lot 16.8x100, to A. M. Bing. Through this resale Mr. Altmayer has completed for Mr. Bing the assembling of a plot of land having a frontage of 100 feet on Lexington av and a frontage of 79.4 feet on East 80th st. On this plot Mr. Bing will immediately erect an 11-story apartment house.

83D ST.—Thomas Stone sold to Elizabeth B. Hendrick 128 West 83d st, a 5-story brick apartment house, on a plot 32.4x102.2.

83D ST.—Maurice B. Blumenthal sold to Myra E. Williams the 3-story and basement brick dwelling 224 East 83d st, on a lot 16.11x102.2.

84TH ST.—Anna A. Schaffer sold to Louis Kahn 517 East 84th st, a 3-story stone dwelling, on a lot 19.5x102.2.

86TH ST.—Morris H. Rothschild bought from Henry D. Brewster, Joseph W. Sanford and William G. Green, respectively, 230 to 240 East 86th st, six old 4-story brownstone apartment houses, each on a plot 26.8x102.2, adjoining the southwest corner of Second av. On the combined site the new owner will erect a 5-story modern apartment house containing suites of 3 and 4 rooms each, all of which will face on a large Italian garden in the central court, thus giving each suite the advantages of light and air. There will be eleven stores on the street grade. The plans for this operation are being drawn by Rosario Candela. The project will be one of the largest undertaken recently in the Yorkville section. Leon S. Altmayer was the broker.

89TH ST.—John J. Meenan, Inc., sold for Dr. Thomas F. Reilly 74 West 89th st, a 5-story

brick walk-up apartment house, known as the Daylesford, on a plot 36x100.8½, adjoining the southeast corner of Columbus av.

95TH ST.—Pierre & Golden Co. sold for Carrie Isarr to C. Dreyfuss 4 West 95th st, adjoining the south corner of Central Park West, a 3-story and basement stone dwelling, on a lot 16.8x100.8½.

101ST ST.—G. Tuoti & Co. sold for Bochicobie Bros. 327 East 101st st, a 6-story and basement brick tenement house with store, on a plot 28.6x 100.11.

109TH ST.—Sherman & Kirschner sold for the estate of Charlotte Brinckerhoff to a builder, for improvement 19-21 East 109th st, a vacant plot, 50x100.11.

122D ST.—George W. Brettell & Son sold for Mrs. John Velders to Henry Mott Brennan a 3-story dwelling, 22x100, at 158 East 122d st. This is the first sale of the property in more than 30 years. The same brokers resold the property to the present tenants.

133D ST.—Porter & Co. sold for the estate of James Milliken to the Reyvan Realty Co. 150 West 133d st, a 3-story and basement brick dwelling, on a lot 12.6x99.11.

138TH ST.—Charles B. Van Valen, Inc., resold for Joseph Sheak 629 West 138th st, a 5-story and basement brick apartment house, known as the Annett, on a plot 50x99.11.

177TH ST.—Isaac Lowenfeld and William Prager purchased from the estate of Edward S. Schaeffler the two 5-story and basement brick apartment houses 605-609 West 177th st, adjoining the northwest corner of St. Nicholas av, each on a plot 50x90, housing 40 families. The property was held at \$150,000. The broker was Joseph Keenan of Charles Berlin's office.

AMSTERDAM AV.—The 501 West 133d Street Corporation (S. Gerber, B. R. Stein and H. Vogel) has been formed to take over the 6-story brick apartment house with stores, 40x100, at the northwest corner of Amsterdam av and 133d st. It is represented by Morrison & Schiff, attorneys.

AMSTERDAM AV.—Ryan & Co. sold for Emily Beerman to Peter Fay, restaurateur, 2132 Amsterdam av, a 6-story apartment house with 2 stores, on a plot 30x101.3x irregular.

ARCHITECT

A. J. SIMBERG

1133 BROADWAY, NEW YORK

Phone: Watkins 8832

MONEY TO LOAN

on-Mortgages

Building Alterations

Leaseholds

Building Loans

BROKERS PROTECTED

Sterling Mortgage Company Inc.

135 Broadway, New York

TELEPHONE RECTOR 1228-3447

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 25c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

SITUATION OPEN

BROKER experienced in commercial properties in Grand Central district. In business department prominent real estate office. Box 855, Record & Guide.

SITUATIONS WANTED

OPEN FOR ENGAGEMENT
BUILDING SUPERINTENDENT
18 years' experience on new and alteration work (10 years in New York); fully qualified in all branches of construction; best credentials. Box 850, Record & Guide.

ENGINEER-ARCHITECT, good appearance, long experience, wishes position as superintendent and representative with contracting firm; salary expected reasonable. George Mulier, 1526 North 5th Street, Philadelphia, Pa.

WANTS AND OFFERS

WANTED: \$7,000 first mortgage loan; quick; will pay \$300 bonus. Iacolina, 178 E. 118th St. Telephone, Harlem 8909.

DESK ROOM to let to real estate man in attorney's office. Room 214, 147 Fourth Avenue. Stuyvesant 9433.

MEMBERS REAL ESTATE BOARD OF NEW YORK

ADAMS & CO., INC.

Real Estate
170 5TH AVE. Tel. Gramercy 3854
SPECIALIST IN BUSINESS PROPERTY

ALEXANDER BALTER

REAL ESTATE & INSURANCE
Management of Property a Specialty
152 W. 42nd St., Knickerbocker Bldg. Bryant 2042-3

BAUER, MILBANK & MOLLOY, INC.

REAL ESTATE

51 East 42nd Street Murray Hill 1936

BILTMORE REALTY CORPORATION

REAL ESTATE—COMMERCIAL LEASING
MANAGEMENT
TIMES BUILDING PHONE: BRYANT 6868-6869

ALFRED P. COBURN

Real Estate—Appraisals—Insurance
Management of Estates a Specialty
159 W. 72nd St. Phones: Columbus 4356-2548

CUSACK COMPANY

Real Estate and Insurance Brokers
Specialists in West Side Properties
176 WEST 72nd STREET
Telephones: Columbus 6947-8179

CHAS. A. DUBOIS

REAL ESTATE

3551 BROADWAY
At 146th St. Established 1894

DUNLAP & LLOYD

INCORPORATED
Real Estate—Insurance
80 GROVE STREET Phone Spring 5518

ROYAL SCOTT GULDEN

REAL ESTATE, FIFTH AVE. SECTION
680 FIFTH AVENUE Phone: Circle 8315

CHARLES G. KELLER

Real Estate and Insurance
109 WEST 23RD STREET
Watkins 5336

ALBERT E. KELLY

Successor to Fredk. A. Booth
REAL ESTATE AND INSURANCE
50 Union Square Tel. Stuyvesant 1125

J. P. & L. A. KISSLING

Sales—Management—Appraisals
896 8TH AVE., NEAR 54TH ST.
Established 1870 Circle 0591 to 5

H. C. KOPP & COMPANY

Specialists in Retail Store Locations
MANAGEMENT and BROKERAGE
402 Madison Avenue Vanderbilt 4900

ROBERT LEVERS

Real Estate—Insurance
THE KNICKERBOCKER, 152 W. 42d Street. Phone:
Bryant 7945. Uptown Office: 376 Lenox Ave. Phone:
Harlem 2675.

HIRAM RINALDO

Specializing in the Sale and Leasing of
East Side Property
230 GRAND ST. Bowery Bank Bldg.

GEORGE S. RUNK

REAL ESTATE BROKER
Mortgage Loans—Management
1252 LEXINGTON AVENUE

SCHINDLER & LIEBLER

Real Estate and Insurance
Rhineland 6122 1393 THIRD AVE., at 79th St

SEAMAN & PENDERGAST

Member Real Estate Board of New York
RENTALS—SALES—MANAGEMENT
RESIDENTIAL PROPERTIES
512 FIFTH AVENUE Vanderbilt 1309

Manhattan Office
1 WEST 125th STREET
Tel. Harlem 8400

Bronx Office
1972 JEROME AVENUE
Tel. Connection

SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE

Successors to
SHAW & CO.

MALCOLM E. SMITH, INC.

Real Estate Agents and Brokers
185 MADISON AVE. Vanderbilt 7393

COMMERCIAL PROPERTY MANAGEMENT

Rentals—Sales—Appraisals
Insurance

Pearl & Co.
REAL ESTATE

840 BROADWAY NEW YORK
Stuyvesant 0627

JACOB J. TABOLT

REAL ESTATE

558 EIGHTH AVE. Phone:
Above 37th St. Fits Roy 1366

WHITNEY-FOSTER CORP.

Real Estate Administrator

150 WEST 72nd St. Columbus 6409

EAST END AV.—James Kyle & Sons resold for Frederick Brown the southwest corner of East End av and 88th st, a 5-sty stone apartment house with stores, on lot 25.8½x96. This is the second of the corners that the same firm has resold for Mr. Brown recently.

MADISON AV.—Herzig-Ernst Realty Co. sold to Herman Schwartz 1724-1728 Madison av, three 5-sty brick tenement houses with stores, on a plot 50.6x100.

SHERMAN AV.—Sherman Arms, a 5-sty apartment house at 248 Sherman av, west of Isham st, has been sold by the Ardmore Estates, Inc., Barnett Klar president, to the newly-formed Joe-Hen Realty Corporation. It occupies a plot 75x150, and was sold subject to mortgages for \$86,000.

SHERMAN AV.—David Stewart sold for Miss Rose E. Cardani the vacant plot, 50x110, on the south side of Sherman av, 50 feet east of Academy st, for immediate improvement.

SECOND AV.—Folsom Bros., Inc., sold for Mrs. Wilhelmina F. Muller and Mrs. Wilhel-

mina L. Minnerly, the two 4-sty brick tenement houses with stores, on a plot 52x105, at 1511-1513 Second av, to the 79th Street Amusement Corporation.

THIRD AV.—George W. Brettell & Son sold for Anfeur Frankenthaler to Julius Reich the 5-sty brick double tenement house with stores, on a lot 25x100, at 2177 Third av. This is the first sale of the property in 30 years.

THIRD AV.—The Hermitage Company sold to Antoinette D. Vermeulen the 4-sty brick tenement house with store at 1870 Third av, adjoining the northwest corner of 103d st, on a lot 25x65.

SEVENTH AV.—Albert F. Brugman sold to Louis Klein and Harry Bernstein the northwest corner of Seventh av and 148th st, a 5-sty brick flat with stores, on a plot 59.11x100.

EIGHTH AV.—Bermex Realty Co. sold to Ephraim and Louis Simon the 5-sty brick flat with store at 2379 Eighth av, on a lot 25x84, adjoining the southwest corner of 128th st.

Bronx

HORNADAY PL.—Morris Rosenfeld sold to Nathan D. Rosen 851 Hornaday pl, a 5-sty and basement brick apartment house, on a plot 50x100, adjoining the northwest corner of Mohegan av.

139TH ST.—Mary C. Hanrahan sold the 2-sty and basement brick dwelling 417 East 139th st, on a lot 16.8x100, to Simon Tobasnik.

176TH ST.—John T. Kelly sold to Beatrice Edelman the 2½-sty frame detached dwelling, on a plot 40x100.10, at the northeast corner of 176th st and Prospect av.

CONCOURSE.—Israel Feinberg sold to the Marwald Realty Co. (Samuel Markel, Joseph Wald and Isidore H. Levey) the property, 64.10x44x irregular, at the southeast corner of Grand Boulevard and Concourse and Weeks av.

CONCOURSE.—Thomas K. Cruse sold to Mildred H. Ballow the vacant plot, 50x72.10, on the east side of Grand Boulevard and Concourse, 315.6 feet north of 198th st.

BELMONT AV.—Harry Cahn sold to Serafino Porcelli the 5-sty and basement brick apartment house, on a plot 50x80.5, arranged for 20 families, at 2159 Belmont av. Nicola Paraggio was the broker.

BOSCOBEL AV.—Thomas A. Wilson sold for Theresa P. Tautier to Hyman Berman the vacant plot, 116x80x irregular, at the southwest corner of Boscobel and Shakespeare avs. The new owner will either resell the site or improve it with a taxpayer.

BROOK AV.—Ararat Realty Corporation sold to Katie Merk 998-1000 Brook av, two 5-sty and basement brick apartment houses, each on a plot 26.5x114.

Bronx Brokers

A. G. BECHMANN

Real Estate and Insurance
Tel. Intervale 556 1065 SO. BOULEVARD
One block from Simpson Street Subway Station

T. H. KELLEY

Specialist in Fordham Heights Property
158 East 188th St., at Grand Concourse
Phone: Fordham 2509

OTTO LACKMAN

Management of Properties my Specialty
2514 Grand Concourse, near Fordham Road
Phone: Fordham 5799

L. G. LOSERE

REAL ESTATE
Entire Charge Taken of Property
871 Brook Ave., at 161st St. Established 1898

FRED. OPPENHEIMER

Real Estate—Mortgage Loans
540 Bergen Av., corner 149th St., one block east of
149th St. "L" and Sub Stations. Phone: MELROSE 5907

JOHN F. PENDERGAST, Jr.

Real Estate—Estates Managed
340 WILLIS AVENUE
Phone Melrose 7223

ALBERT D. PHELPS

BRONX REAL ESTATE
554 Melrose Ave., near 149th St. and 3rd Ave.
PHONE MELROSE 4371

HENRY SCHWIEBERT

Real Estate—Insurance
261 EAST FORDHAM ROAD
Near Valentine Avenue Fordham 9345

Brooklyn Brokers

DON'T "SHOP" FOR REAL ESTATE

It doesn't pay When you want to buy, take advantage of our four offices, 50 years' experience, and thorough organization and get WHAT YOU WANT. AT THE RIGHT PRICE, CONVENIENTLY.

"Established Over Half a Century"

BULKLEY & HORTON CO.

Member of Real Estate Board of New York
Member of Brooklyn Real Estate Board.
G. S. HORTON 585 Nostrand Ave., near Dean St.
Pres. 414 Myrtle Ave., near Clinton Ave.
A. J. HORTON 7520 Third Ave., near 75th St.
Secy. 1214 Flatbush Ave., near Ditmas Ave.

JAMES B. FISHER

Member of Brooklyn Real Estate Board
REAL ESTATE
174 MONTAGUE ST. Main 7267

QUELL & QUELL

REAL ESTATE INVESTMENTS
MANAGEMENT

318 Patchen Avenue Brooklyn, N. Y.
Telephone: Deatur 4981

BRYANT AV.—Louis Chustek sold to Hilda Lundelund the 3-sty and basement brick dwelling 1448 Bryant av, on a lot 20x100.

HUNT AV.—William Peters & Co. sold for Maria Dominich to Louis M. Marschhauser the 2½-sty and basement frame 2-family house 1711 Hunt av, on a lot 25x30.

JEROME AV.—Abbey Garage, Inc., sold to Meyer S. Albert the vacant plot, 220.11x102.7x irregular, at the northwest corner of Jerome av and 177th st.

MORRIS PARK AV.—William Peters & Co. sold for Johanna Habeck to Johanna Kuver 727 Morris Park av, a 3-sty frame store and loft building, on a lot 25x95, adjoining the northeast corner of Hunt av.

OGDEN AV.—Nehring Bros. sold for a client to Joseph J. Lese 1435 Ogden av, near the junction of University av, a 5-sty and basement brick apartment house, on a plot 75x100.

SHERMAN AV.—Schwab & Co. resold for Mrs. Louise Bauer 967 Sherman av, a 5-sty and basement brick apartment house, on a plot 45x100.

SOUTHERN BOULEVARD.—Alexander Selkin and David Mintz sold to an investor 1222 and 1224 Southern boulevard, two 4-sty apartment houses with stores, on a plot 60x105, renting for \$7,600, and held at \$60,000.

STEBBINS AV.—Harry Cohen sold through Richard Dickson to Mrs. E. Callahan 965 Stebbins av, a 2-sty and basement frame 2-family house, on a lot 20.8x118.

UNIVERSITY AV.—George Coburn Construction Co. sold to Anna M. Neff 2471 University av, a 5-sty and basement brick apartment house, on a plot 50x100.

UNIVERSITY AV.—Herman A. Acker sold for the Occidental Holding Corporation, Nathan Wilson, president, the new taxpayer, on plot 100 x150, on the west side of University av, between Burnside av and 179th st. The 8 stores in the building have been rented from the plans at a yearly rental of about \$14,000. The property was valued at \$125,000.

UNIVERSITY AV.—Ennis & Sinnott purchased from the Nagon Holding Co. the plot 101.9x114, on the west side of University av, 131 feet south of 179th st. Morris I. Strunsky, Harry J. Rogers and A. D. Phelps were the brokers. The plot adjoins the taxpayer sold recently by Nathan Wilson.

VALENTINE AV.—Regina Karlstadt sold to George Friedrick 2024 Valentine av, a 2-sty and basement frame dwelling, on a lot 25x90.5.

VYSE AV.—George Steinman, Inc., sold for Charles Schnabel 2064 Vyse av, a 5-sty and basement brick 20-family apartment house, on

a plot 42x103.3, renting for \$11,000, and held at \$60,000.

WASHINGTON AV.—Tiffany Realty Co. sold through Julius Trattner 1647 Washington av, a 5-sty and basement brick apartment house, on a plot 40x140.

WEBSTER AV.—Richard Dickson sold for George Schwind, 1359 Webster av, a 4-sty and basement brick double apartment house, on a lot 25x90.

THIRD AV.—Julius Trattner sold for Elkan Kahn to Adolf Reich 3780 Third av, a 5-sty brick flat with store, on a lot 25x100.

Brooklyn

CHURCH AV.—The newly organized Benalax Building Co., represented by Alfred W. Norck, attorney, bought from the Matthew Smith estate the plot, 102.6x118.6, at the southeast corner of Church av and East 32d st, which it will improve with five 2-sty buildings with stores, plans for which have been drawn by Cohen Brothers, architects. The property was held at \$25,000. Dr. Benell Hoffman is president of the new company, which includes A. Sokolow and I. Nathanson.

REMSEN ST.—Webb estate sold to Robert O. Deyer 28 Remsen st, a 3½-sty brick dwelling.

EAST 14TH ST.—A. Mishkin sold for Silverman & Fuchs to H. Licht, for occupancy, 963 East 14th st, a 2-family house.

EAST 38TH ST.—Bulkley & Horton Co. sold for the Harwin Construction Co. to a buyer, for occupancy, 904 East 38th st, a new detached dwelling, on a lot 26x100.

EAST 38TH ST.—Knox Realty Co. sold for Michael Noonan 786 East 38th st, a stucco dwelling in course of construction.

FLATBUSH AV.—The Realty Associates, Inc., sold the five 6-sty apartment houses with stores at 307 to 321 Flatbush av, extending through to 126 to 132 Prospect pl, fronting 161 feet on each thoroughfare, to a client of E. A. Goldstein.

ROGERS AV.—Alfred Norek bought the vacant plot, 99.6x122, at the southwest corner of Rogers av and Winthrop st. He will improve it with a 4-sty apartment house to contain 44 apartments and 8 stores.

AV X.—Meister Builders, Inc., sold the dwelling at the northwest corner of Av X and East 12th st, which they recently completed, to Lorenzo D'Ambrosio, for occupancy.

THIRD AV.—Bulkley & Horton Co. sold for Isador Blum 7522 Third av, Bay Ridge, a 2-sty brick flat with store, on a lot 18x80.

SIXTH AV.—Realty Associates sold to A. Van Brunt 6740 Sixth av, Bay Ridge, a new 2½-sty brick and stucco semi-detached dwelling with garage.

Queens

EDGEMERE.—Lewis H. May Co. sold for the Edgemere Crest Co., M. Morgenthau, president, to Schnurmacher & Levy the plot of 14 lots at Lincoln av, Cheever av and Camp pl, Edgemere.

FAR ROCKAWAY.—Lewis H. May Co. sold for the Banister Realty Co., M. Morgenthau, president, at Ostend, Far Rockaway, to Martha M. Nathous the plot on the south side of Seagirt pl, corner of Beach 13th st (formerly Neilson av); to Samuel Levy, Jr., a plot on the west side of Beach 15th st (formerly Fulton st). The sale of these two plots completes the disposition of all the property held by the Banister Realty Co. north of Seagirt av (formerly South st).

FAR ROCKAWAY.—Lewis H. May Co. sold for the Banister Realty Co., Maximilian Morgenthau, president, the southeast corner of Seagirt av (formerly South st) and Beach 13th st (formerly Neilson av), consisting of 7 lots, at Ostend, Far Rockaway, to Edward Cohen, for immediate improvement with summer homes; also 3 plots on the west side of Beach 14th st (formerly Rue de St. Felix) and the south side of Heyson rd (formerly Seagirt pl), comprising 11 lots, at Ostend, Far Rockaway, to the Dorcoe Realty Co., Jacob Dorf, president, who will immediately improve with 4 dwellings, for all year occupancy.

FLUSHING.—Halleran Agency sold for Wilmot Y. Hallock, of Brooklyn, to Harry Klein the vacant plot, 50x100, on the north side of State st, 50 feet east of 14th st, Flushing. The buyer will improve the plot with a 7-room Colonial dwelling for his own occupancy.

FLUSHING.—James Callin, builder, purchased through the Halleran Agency the vacant plot, 60x100, on the west side of 18th st, 80 feet north of State st, Flushing. Mr. Callin will improve the plot with a Colonial dwelling to contain 11 rooms and 3 tiled bathrooms, built in fixtures, sun parlor and sleeping porch. The plot adjoins the residence of Robert Culhane, Corporation Counsel for Queens Borough. The seller was Charles H. Canner, of East Stroudsburg, Pa.

FLUSHING.—Halleran Agency sold for John U. Ferris to Henry L. Des Anges, in charge of the marine division of the Long Island Railroad, the 7-room Colonial dwelling, on a plot 60x100, with garage, at 89 North 22d st, Flushing.

JAMAICA.—Among the recent sales of lots in the Country Club district of Jamaica by the M. Morgenthau, Jr., Co. were the following: 4 lots to D. M. Lay, of this city; 4 lots to William Petchler, of Brooklyn, and one lot to Miss Frederica De Wolfe, of this city.

MANHATTAN BROKERS

ORVILLE B. ACKERLY

Appraiser of

LONG ISLAND REAL PROPERTY

Phone: Longacre 2280

243 West 34th Street, New York City

ERNEST N. ADLER

Upper East Side Property a Specialty

1506 FIRST AVE., at 79th St.

Established 1903

Phone: Rhinelander 6125

Telephone: Pennsylvania 0396-0397

**AMERICAN BUREAU
OF REAL ESTATE**

All About Real Estate Everything—Everywhere

MODERN "AMERICAN" SYSTEM

18 West 34th Street

Astor Court Building, New York

Co-operation of Reliable Brokers Invited

ARMSTRONG & ARMSTRONG

Real Estate Agents and Brokers

212 ST. NICHOLAS AVE.—Near Eighth Ave. and

121st Street

Phone: Morningside 1376

EDMUND M. BRENNAN

INCORPORATED

Real Estate—Insurance

11 EAST 56th ST.

Plaza 7604

JAMES A. DOWD

Real Estate—Insurance

Renting—Management

874 SIXTH AVENUE, above 49th Street

JACOB FINKELSTEIN & SON

Real Estate—Mortgages
Specialists in the Bowery Section
42 BOWERY Phone: Franklin 1810

ROBERT G. GRUNERT

Successor to the
D. A. CUSHMAN REALTY CORPORATION
Real Estate—Management
172 Ninth Ave., at 21st St. Phone: Chelsea 2841

HARRIS EXCHANGE

Real Estate—Mortgages

Renting and Leasing of Stores and Lofts
Times Building Broadway at 42d Street
Phone: Bryant 310-1124

HOLT & MERRALL, Inc.

Industrial Real Estate

342 MADISON AVE. Tel. Vanderbilt 4699

WM. P. JONES & SON

ESTABLISHED 1895

Real Estate & Insurance

1358 BROADWAY

Corner 86th St. Phone: Pitts Roy 0207

JOSEPH MILNER

Real Estate

8 EAST 41st STREET, NEW YORK
Murray Hill 2619

JOHN CONSTABLE MOORE

REAL ESTATE

15 EAST 40th ST. Vanderbilt 8189

LEONARD MORGAN CO.

Real Estate—Insurance—Estates Managed
Gotham Bank Building, Columbus Circle
Suite 504-5 Phone: Columbus 1646

ARTHUR G. MUHLKER

Real Estate—Insurance

Yorkville Section
1112 PARK AVE., NEAR 90TH ST.
Phone: Lenox 2335

ARTHUR L. SHAW

Washington Heights Specialist

4032 BROADWAY, ABOVE 169TH STREET
Wadsworth 4150-4151

SHERMAN & KIRSCHNER

Real Estate and Insurance

54 E. 109th STREET

NEW YORK

Tel. Harlem 9028-5863

JAMES B. SPEYERS, INC.

Real Estate

CANADIAN PACIFIC BUILDING
342 Madison Ave. Suite 814-816

WILLIAMS-DEXTER CO., INC.

Greenwich Village Real Estate
Insurance

72 GREENWICH AVE. Chelsea 8996

REAL ESTATE NOTES.

JAMES E. LINTON has removed his office from 2324 Seventh av to 2123 Fifth av.

ALFRED OLENICH has removed his real estate and insurance office from 3 West 116th st to 121 West 116th st.

HOLLINGS C. RENTON has removed his real

estate and insurance office from 3 East 44th st to the Canadian Pacific building, 342 Madison av.

THE RECENTLY REPORTED lease to the Star Co. of the 7-story industrial building 55-57 Frankfort st also carries an option of purchase at \$130,000 prior to June 30, 1922. A rental of \$10,000 is being paid annually. The Star Co. is the corporate name of William R. Hearst's publications.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1921-1922 Dec. 28 to Jan. 3	1920-1921 Dec. 29 to Jan. 4	1921-1922 Dec. 28 to Jan. 3	1920-1921 Dec. 29 to Jan. 4	1921 Dec. 27 to Dec. 31	1920-1921 Dec. 28 to Jan. 3
Total No.....	183	251	219	124	499	503
Assessed Value.....	\$11,225,800	\$15,135,100	.....	.....	.....	.....
No. with consideration	20	22	21	15	27	61
Consideration	\$775,425	\$669,763	\$161,685	\$130,122	\$323,350	\$214,949
Assessed Value.....	\$955,500	\$515,000	.....	.....	.....	.....
	Jan. 1 to Jan. 3	Jan. 1 to Jan. 4	Jan. 1 to Jan. 3	Jan. 1 to Jan. 4	Jan. 1 to Dec. 31	Jan. 1 to Jan. 3
Total No.....	37	90	27	34	.....	78
Assessed Value.....	\$2,392,500	\$6,890,000	.....	.....	.....	.....
No. with consideration	4	11	7	.....	.....	9
Consideration	\$317,500	\$303,500	\$32,050	\$63,395	.....	\$50,714
Assessed Value.....	\$313,500	\$154,000	.....	.....	.....	.....
	1921	1920	1921	1920	1921	1920
Total No. for yr....	10,713	15,721	10,969	12,069	40,067	51,900
Total Amt. for yr....	\$65,325,692	\$108,771,094	\$10,159,702	\$9,321,536	\$22,802,712	\$28,811,06

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1921-1922 Dec. 28 to Jan. 3	1920-1921 Dec. 29 to Jan. 4	1921-1922 Dec. 28 to Jan. 3	1920-1921 Dec. 29 to Jan. 4	1921 Dec. 27 to Dec. 31	1920-1921 Dec. 28 to Jan. 3
Total No.....	149	149	154	59	488	377
Amount	\$8,018,128	\$9,624,460	\$2,448,988	\$557,698	\$3,210,019	\$1,723,268
To Banks & Ins. Co.	22	18	7	6	86	71
Amount	\$3,179,500	\$6,523,000	\$29,700	\$95,900	\$605,350	\$372,147
No. at 6%.....	118	109	128	38	473	320
Amount	\$5,124,628	\$7,471,960	\$1,079,613	\$393,518	\$3,130,369	\$1,530,401
No. at 5 1/2%.....	1	9	2	6	13	38
Amount	\$60,000	\$635,000	\$12,500	\$66,905	\$77,250	\$133,040
No. at 5%.....	3	5	1	4	2	4
Amount	\$370,250	\$110,000	\$5,000	\$15,200	\$2,400	\$5,750
No. at 4 1/2%.....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4%.....	2	.....	.....	.....	.....	.....
Amount	\$2,000	.....	.....	.....	.....	.....
Unusual Rates.....	1	3	1	.....	.....	5
Amount	\$1,700,000	\$120,750	\$1,500	.....	.....	\$4,777
Interest not given..	24	23	22	11	.....	11
Amount	\$861,250	\$1,286,750	\$1,350,375	\$82,075	.....	\$39,300
	Jan. 1 to Jan. 3	Jan. 1 to Jan. 4	Jan. 1 to Jan. 3	Jan. 1 to Jan. 4	Jan. 1 to Dec. 31	Jan. 1 to Jan. 3
Total No.....	24	58	13	16	.....	64
Amount	\$1,973,325	\$3,506,670	\$98,190	\$148,000	.....	\$296,935
To Banks & Ins. Co.	2	4	2	2	.....	8
Amount	\$64,000	\$438,000	\$8,500	\$6,500	.....	\$39,300
	1921	1920	1921	1920	1921	1920
Total No. for yr....	8,377	10,724	9,222	8,417	35,315	42,157
Total Amt. for yr....	\$303,575,520	\$351,904,762	\$66,347,008	\$53,952,556	\$186,819,731	\$195,208,405

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1921-1922 Dec. 28 to Jan. 3	1920-1921 Dec. 29 to Jan. 4	1921-1922 Dec. 28 to Jan. 3	1920-1921 Dec. 29 to Jan. 4
Total No.....	29	53	19	15
Amount	\$2,056,900	\$3,266,750	\$381,250	\$365,000
To Banks & Ins. Companies...	19	34	11	10
Amount	\$1,918,850	\$2,839,750	\$171,500	\$249,500
	Jan. 1 to Jan. 3	Jan. 1 to Jan. 4	Jan. 1 to Jan. 3	Jan. 1 to Jan. 4
Total No.....	3	20	4	1
Amount	\$14,150	\$606,500	\$90,500	\$7,000
To Banks & Ins. Companies...	2	15	4	.....
Amount	\$10,600	\$466,500	\$90,500	.....
	1921	1920	1921	1920
Total No. for yr....	2,197	2,285	744	800
Total Amt. for yr....	\$164,590,843	\$149,614,164	\$17,698,491	\$17,345,822

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1921-1922 Dec. 28 to Jan. 3	1920-1921 Dec. 29 to Jan. 4	1921-1922 Dec. 28 to Jan. 3	1920-1921 Dec. 29 to Jan. 4	1921-1922 Dec. 28 to Jan. 3	1920-1921 Dec. 29 to Jan. 4	1921-1922 Dec. 28 to Jan. 3	1920-1921 Dec. 29 to Jan. 4	1921-1922 Dec. 28 to Jan. 3	1920-1921 Dec. 29 to Jan. 4
New Buildings...	9	6	78	4	131	34	457	112	78	58
Cost	\$891,063	\$526,500	\$1,527,275	\$30,200	\$3,245,470	\$437,850	\$1,721,521	\$733,128	\$242,540	\$177,400
Alterations	\$246,470	\$457,650	\$84,750	\$7,900	\$95,900	\$133,175	\$146,785	\$322,480	.....	\$9,706
	Jan. 1 to Jan. 3	Jan. 1 to Jan. 4	Jan. 1 to Jan. 3	Jan. 1 to Jan. 4	Jan. 1 to Jan. 3	Jan. 1 to Jan. 4	Jan. 1 to Jan. 3	Jan. 1 to Jan. 4	Jan. 1 to Jan. 3	Jan. 1 to Jan. 4
New Buildings...	3	2	11	1	.....	5	53	12	.....	.....
Cost	\$55,300	\$51,500	\$155,400	\$2,000	.....	\$119,250	\$77,370	\$19,000	.....	.....
Alterations	\$72,950	\$77,400	.....	.....	.....	\$18,100	.....	\$5,125	.....	.....
	1921	1920	1921	1920	1921	1920	1921	1920	1921	1920
Total No. for yr....	841	769	3,408	1,012	9,414	7,645	14,639	6,715	2,811	1,915
Total Amt. for yr....	\$128,477,974	\$94,034,456	\$72,186,729	\$18,562,200	\$100,994,655	\$58,593,453	\$80,109,923	\$35,591,624	\$8,868,648	\$3,860,749

Member Brooklyn Real Estate Board

Money to Loan on First Mortgage

Joseph T. McMahon

REAL ESTATE and
MORTGAGE LOANS188 and 190 MONTAGUE STREET
BROOKLYN

Main 9834

SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

MAX N. NATANSON

BUYS AND SELLS
IMPROVED
MANHATTAN
PROPERTY

170 BROADWAY

Suite 915-919

Cortlandt 7637-7638

MRS. GERRIT SMITH

Member Real Estate Board of New York

42 EAST 40th STREET

CITY DEPARTMENT

APARTMENTS AND HOUSES

SOUND SHORE PROPERTY A SPECIALTY

J. CLARENCE DAVIES

Member Real Estate Board, N. Y.

BRONX REAL ESTATE

AUCTIONEER—BROKER

APPRAISER—MORTGAGE LOANS

Main Office: 149th St. and Third Ave.

BRANCHES:

32 Nassau Street

51 East 42nd Street

Phone Connections

Philip A. Payton, Jr.,
CompanyREAL ESTATE AGENTS
AND BROKERS

New York's Pioneer Negro

Real Estate Agents

127 West 141st Street

Between Lenox and Seventh Avenues

Telephone: Audubon 6945

BUILDING SECTION

Manhattan Building Costs in 1921 Aggregate \$142,448,868

Rudolph P. Miller, on Relinquishing Office of Superintendent of Buildings,
Reviews Condition of Business, Only Once Before Exceeded in Amount

RUDOLPH P. MILLER, for the last two years Superintendent of Buildings in Manhattan under Borough President Henry H. Curran, upon turning over the office to his successor points out the great increase in the magnitude of building operations that have taken place although there has been an almost steady decrease, in recent years at least, in the number of building erected each year.

"With the close of the year 1921," said Supt. Miller, "the several bureaus of buildings of the city close the second decade of their existence as separate administrative bodies under the direction of the respective presidents of the five boroughs. It would seem interesting, therefore, to consider the present activities of the bureau of Manhattan in comparison with those of the past.

"The building operations for the year 1921, up to and including December 24th, may be briefly stated as follows:

	Application Filed	Building Contemplated	Estimated Cost
New Buildings	601	892	\$119,107,278
Alterations	3,078	3,368	23,341,590
Total	3,679	4,260	\$142,448,868

"For the purpose of comparison with the activities of previous years, I have prepared a table, divided into periods of ten years with the exception of the first and second periods which are respectively six and eight years, of the building operations of the past so far as we have any official knowledge. This table is largely based on a statement in the annual report of the bureau for the year 1910, showing the building operations for each year since 1868, prepared by Mr. William H. Class, for 45 years a faithful employee and, at the time of his death at the close of the year 1909, chief clerk of the bureau. Unfortunately, the record for the years 1862 to 1867 is missing and no longer available. The following table shows the periodic annual averages of building operations of the borough of Manhattan and the former city of New York:

NEW BUILDINGS

Period	Applications Filed	Cost	Approx. Av. per Bldg.	Alterations Cost	Total Cost
1868-1873	2,089	\$34,157,589	\$16,300	\$3,308,301	\$37,465,890
1874-1881	1,784	21,807,115	12,200	3,438,566	25,245,680
1882-1891	3,354	54,981,181	16,400	6,184,628	61,165,809
1892-1901	3,157	79,401,104	25,000	7,113,856	86,514,960
1902-1911	1,179	94,988,348	80,000	12,710,719	107,699,067
1912-1921	438	74,027,572	140,000	18,555,923	92,583,496

"The history of building inspection in the borough of Manhattan dates back to 1862, completing with this year sixty years of activity. When first inaugurated, building inspection was under the jurisdiction of a bureau of the fire department and the enforcement of building requirements continued under such direction until 1892 when by the enactment of Chapter 275, Laws of 1892, a department of buildings was created, to which was transferred the jurisdiction of the matters relating theretofore administered by the bureau of inspection of buildings of the fire department. At the same time all matters under the control of the board of health in regard to light, ventilation, plumbing and drainage were delegated to the new department. This arrangement prevailed till 1898 when the consolidation of the five boroughs into the City of New York was effected. With this change came a new department of buildings, headed by the board of buildings, consisting of three commissioners, one of whom had jurisdiction over the boroughs of Manhattan and the Bronx. In 1902, there was a

general reorganization in the city government under the present Greater New York Charter, by which the present bureau of buildings with the superintendent as its head was given jurisdiction in the borough of Manhattan alone.

"Previous to 1902, a real comparison with the present conditions is possible only for the period including the first six years of the table (1868-1873) when the City of New York still consisted solely of the island of Manhattan. In 1874, a portion of what is now the Bronx, was annexed to the City of New York, as the 23rd and 24th wards. From that time on, the figures in the table include the operations of Manhattan Island and such portions of the present borough of the Bronx as were at these different periods a part of the City of New York.

"The second period of eight years, (1874 to 1881) brings us up to the time when a general revision of the building laws was made by the Legislature. From that time on, the periods which have been selected are each ten years long and represent successive decades of building operations fitting in with the time when the activities were transferred to the department of buildings in 1892 and when the reorganization creating the separate borough bureaus was effected in 1902.

"Only once before in the history of the bureau was the total cost of building operations for 1921 exceeded by that of any other year. That was in 1909, when the total operations for the borough of Manhattan were \$144,332,212. The nearest approach to the 1921 figures were those of the year before, 1920, at \$139,199,563. These statements apply even considering the years preceding 1902 when the figures for the entire city (Manhattan and the Bronx) are included.

"Taking new buildings apart from the total operations, to find an excess over 1921, we must go back to the year 1909 again, the most active year the borough of Manhattan or the former city ever experienced, when the estimated cost of new buildings amounted to \$131,246,483, and to 1905, the year just following the opening of the first subway, when they totalled \$124,746,552. Once during the period when the Bronx operations were included, the new building operations exceeded those of 1921, namely, in 1899, the year in which the first building code as a city ordinance was enacted and to anticipate which many applications were filed for buildings which were never actually constructed. Another comparatively active year was that of 1901, when the operations were increased to a great extent just preceding the enforcement of the present, but then new, tenement house law.

"Generally speaking, there had been a gradual advance in the value of building operations as shown by the figures of the 1910 report. In the 70's there seems to have been a slump, which is reflected in the average for the period, and not till the recent war period, when there was a drop which left its impress on the ten-year period, has there been any marked retrogression. While the cost of new buildings has increased during the history of the building department, there has, on the other hand, been a very decided decrease in the number of buildings erected, at least in recent years. The slump in building operations already referred to as occurring in the 70's, showed itself also in the number of buildings erected at that time. After that there was a gradual increase in the latter part of the '90's, since when there has been a steady

(Continued on page 20)

N. Y. City Contracts Awarded in 1921 Total \$394,754,400

Amount of Construction Work Undertaken by Builders 25 Per Cent. Greater Than 1920 and 41 Per Cent. Over the Figure for 1919

IN 1921 New York City carried through the largest construction program on record for many years, according to the F. W. Dodge Company. The total amount of contracts awarded during the year was \$394,754,400. This figure is 25 per cent greater than the total for 1920, which was \$315,048,650; it was also 41 per cent greater than the total for 1919, which was \$279,478,200. The actual volume of construction, distinguished from the dollar cost, was very considerably greater in 1921 than in either of the two previous years.

Residential construction, greatly stimulated by the Tax Exemption Act, has been largely responsible for this record volume of building. This class of construction accounted for \$262,184,400, or exactly two-thirds of the total.

In 1921, there were 56,356,700 square feet of residential floor

space contracted for, compared with 15,142,000 square feet in 1920, and 38,179,500 square feet in 1919.

Second in importance to residential construction in 1921 was the construction of commercial buildings, which accounted for \$70,062,200, or 18 per cent of the year's total. Although this was considerably less than the 1920 volume of construction of this class, it was greater than the corresponding amount for 1919.

The total amount of contracts awarded in December was \$44,071,500, an increase of 17 per cent over the November figure. This increase, unusual for the closing month of the year, taken with the fact that there is still a great quantity of construction planned which has not yet been started, is an indication of a healthy volume of activity during the coming year.

Comparative Table Showing Number and Value of Contracts Awarded in New York City.

Classification	1919			1920			1921		
	Number of Projects	New Floor Space in Sq. Feet	Valuation	Number of Projects	New Floor Space in Sq. Feet	Valuation	Number of Projects	New Floor Space in Sq. Feet	Valuation
Business Buildings.....	1,325	13,288,900	\$62,791,420	1,121	15,778,800	\$104,219,500	1,150	11,979,000	\$70,062,200
Educational Buildings.....	85	1,082,000	7,391,759	13	1,767,000	14,293,400	90	2,475,000	12,359,400
Hospitals, Institutions..	47	557,900	3,239,265	90	836,200	7,199,200	48	1,304,900	8,265,800
Industrial Buildings ..	351	7,314,500	25,730,235	283	7,435,200	26,224,500	208	2,051,900	10,386,100
Military and Naval Buildings	34	74,700	3,382,380	24	34,000	1,657,700	8	11,600	107,700
Public Buildings	22	20,300	303,700	46	738,500	7,475,400	14	130,600	1,329,500
Public Works and Public Utilities	237	117,500	25,334,388	307					
Religious and Memorial Buildings	50	580,100	10,393,600	41	545,500	59,793,450	91	257,700	13,575,600
Residential Buildings..	4,275	38,179,500	134,492,180	1,736	163,100	2,256,500	76	659,700	4,563,800
Social and Recreational Buildings	110	1,690,200	6,419,300	111	15,142,000	81,650,200	4,895	56,356,700	262,184,400
Total	6,536	62,905,600	\$279,478,227	3,890	1,545,800	10,278,800	137	1,734,000	11,919,900
					43,985,500	\$315,048,650	6,721	76,961,200	\$394,754,400

Federal Census Shows Industrial Growth of Queens

THE industrial importance of Queens Borough can be best gauged by the facts disclosed in the figures recently published by the United States Census, showing the amount of manufacturing in each State in the Union for the year 1919," Ray Palmer, Chairman of the Industrial Promotion Committee of the Queensboro Chamber of Commerce stated today. "These figures show that Queens Borough exceeded nineteen different states in the amount of capital invested in manufacturing, fifteen states in the total value of products and eight states in the number of industrial estab-

lishments. Moreover, there were fourteen states which had a less number of industrial employees and sixteen states in which a less amount was paid for salaries and wages of industrial employees."

The states which Queens Borough surpassed in the amount of capital invested in manufacturing are Arizona, Arkansas, Colorado, Delaware, Florida, Idaho, Kentucky, Mississippi, Montana, Nebraska, Nevada, New Mexico, Wyoming, North Dakota, Oklahoma, Oregon, South Dakota, Utah and Vermont.

Manhattan Building Costs in 1921 Aggregate \$142,448,868

(Continued from page 19)

drop to 1906 from which time on the number of new building operations were about the same each year till the war broke out.

"On the other hand the average cost of new buildings has proceeded in the other direction. It kept fairly steady from the beginning to early in the '90's, when it began to rise. At the end of that period, the average cost of a new building was about \$60,000. This condition continued along until about 1907 when quite suddenly the average cost of a new building nearly doubled, remaining in that condition for a period of about 10 years, when it rose again, due to high building costs.

"For 1921 the estimated cost of alterations constituted about 16½% of the total value of building operations. Comparing this with previous periods, there is indicated a gradual rise in this proportion; in other words, and generally speaking, as new building operations decreased in number, alterations increased. Looking back over the table of the 1910 report, it appears that there has been always a considerable reconstruction going on in Manhattan. The earlier years of the table

show that the numbers of alterations are not much different from the numbers of new building operations. Since the record of building operations has been separately kept for the borough of Manhattan, it appears that the number of alterations far exceeds that of new buildings; that is, Manhattan is being steadily reconstructed."

Figures of the United States Geological Survey show that the production of cement for the first eleven months of 1921 amounted to 91,734,000 barrels, and shipments to 91,354,000 barrels. This latter figure is about 1 per cent. under the record shipments for the first eleven months of 1920, and about 9 per cent greater than the average for the first eleven months of years 1917 to 1921. Production of cement during November, amounting to 8,921,000 barrels, is a falling off from the record figure of October, 10,506,000 barrels, but is about 17 per cent higher than the average November of years 1917 to 1921 inclusive. Production for eleven months was only one-half per cent below the high record of 1920, and is 11 per cent greater than the average.

Recent Awards Indicate Active Building Next Spring

Statistics of Final Week of 1921, Tabulated by F. W. Dodge Company, Show Steady Improvement in Commercial and Industrial Construction

MAINTEINING the high average of the past four or five months the building year closed with a record of achievement much better than was anticipated during the early weeks of 1921. The final week of the year just closed was noteworthy for the number of new building projects being planned by local architects and also for its record of operations actually placed under contract during the last few days of the old year.

Building statistics for New York State and New Jersey, north of Trenton, for the closing week of 1921, show that architects and engineers had reported work on 342 plans for new structural projects, at an estimated value of \$13,373,000. These figures, as tabulated by the F. W. Dodge Company also show the award of 261 contracts, the total value of which was approximately \$14,236,300.

Despite the fact that residential construction continues as the dominating factor in local building there has recently been a very decided improvement in the general building outlook and as a result the future is considered bright for all depart-

ments of the industry throughout the coming year

Among the 342 operations for which plans were announced during the final week of 1921 were 57 business and commercial projects such as stores, lofts, office buildings, banks, commercial garages, etc., \$1,420,500; 10 educational buildings, \$1,247,000; 1 hospital, \$7,500; 10 factory and industrial buildings, \$568,000; 8 public works and public utilities, \$87,000; 7 religious and memorial buildings, \$391,000; 242 residential projects such as apartments, flats and tenements and one and two-family dwellings, \$9,360,000 and 7 social and recreational buildings, \$292,000.

The list of 261 projects for which contracts were awarded during the last week of 1921 included 36 business buildings of various types, \$1,080,500; 11 educational projects, \$1,122,800; 10 factory and industrial buildings, \$597,000; 2 military and naval structures, \$15,000; 1 public building, \$700,000; 5 public works and public utilities, \$170,500; 1 religious edifice, \$13,000; 192 residential buildings, \$10,413,500, and 3 social and recreational projects, \$124,000.

PERSONAL AND TRADE NOTES.

Walter F. Pleuthner, architect, announces the removal of his office from 599 Fifth avenue to 132 East 40th street.

All-Metal Sales Company has moved from 70 Roger avenue, Brooklyn, to 369 Broadway, Manhattan.

Clinton & Russell, architects, have moved their offices from the Mutual Life Building to 100 Maiden Lane.

Trade & Tech Soc Events Heller Uf
Robert D. Snodgrass has been made vice-president in charge of engineering of Hamilton & Chambers Co., Inc., steel, 29 Broadway.

Metropolitan Electric Appliance Company, 246 Third avenue, electrical jobber, announces a change of name to the Metropolitan Electrical Distributors.

William F. McCulloch, architect, announces that he has become associated with the firm of Godwin & Sullivant, with offices at 350 Madison avenue.

Holophane Glass Company, Inc., has moved its New York office and showroom from 340 Madison avenue to the Canadian Pacific Building, 342 Madison avenue.

J. Arthur Olson, former purchasing agent for the Fred F. French Company, has formed a partnership with his brother, W. O. Olson, and will do a general contracting business under the firm name of N. O. Olson & Bro., 210 Westervelt avenue, New Brighton, Staten Island.

Apex Metal Weather Strip Co. and the Roebuck Weather Strip & Wire Screen Co. have moved their offices from 503 Fifth avenue to better equipped and more commodious quarters in the Astor Trust Building, 501 Fifth avenue.

Bullock Manufacturing Company, manufacturers of lighting equipment and fixtures, has moved its plant from 408 West 13th street to 356-358 West 40th street, where there is approximately four times the amount of manufacturing space.

Charles R. Leo, formerly general manager of the Palmer Lime & Cement Co., 103 Park avenue, has been elected vice-president of the company, taking the place of Carlton H. Palmer, resigned. C. G. King, formerly superintendent of the plant, was elected general manager.

Structural Waterproofing Company, Joseph Rose, president, announces the formation of an allied company, the J. Rose Concrete Co., Inc., to engage in cement finish and plain and reinforced concrete work. Offices are at 17 East 42d street.

Principles for Standard Contract Approved

General principles for the formulation of one standard form of contract, to supplant the 200 various styles of contract now in common use, and which can be made universally practical for all branches of the construction industry, were approved at the final session of the recent joint conference of engineers, architects and contractors at the Department of Commerce.

Gen. R. C. Marshall, Jr., presented a plan for this standard form and a list of subjects which would cover ground common to all construction projects.

A sub-committee consisting of Gen. Marshall for the Associated General Contractors of America; W. S. Parker, for the American Institute of Architects, and W. D. Faucette, of the American Railway Engineering Association, was appointed to write out the first tentative draft of the standard form and submit it for correction and approval to the full conference at its next meeting, the last of January.

A list of over 200 different forms of construction contracts, which now are in general use and which always have been the source of endless litigation, were placed in evidence, and it was found that two-thirds of all the clauses they set forth could be condensed within the scope of the proposed "agreement." Such a simplification of contracts has been much discussed, but never attempted before. The conference plans to devise an addenda of special conditions for each industry, to be attached to the standard contract form.

Honors for Downtown Buildings.

The Downtown League, through its committee, consisting of J. Louis Schaefer, Richard S. Elliott and Charles F. Noyes, recently awarded to the Lawyers Mortgage Company first honors for constructing in 1921 the most representative and best downtown office building; to the International Mercantile Marine Company the first award for an altered building, and this award covered their beautiful building at 1 Broadway, formerly known as the "Washington Building."

The second award for reconstruction was made to Errett, the Lily Cup man, for the alteration of an unattractive saloon and tenement property at the northwest corner of Fulton and Water streets into a clean, little office building, adding dignity to the neighborhood.

In awarding first honors to the Lawyers Mortgage Company consideration was given to the exceedingly artistic lines and the fact that this operation probably more typically amplifies the buy-for-occupancy movement and the movement to hold property for such purposes in the downtown district than any other building.

TRADE AND TECHNICAL SOCIETY EVENTS.

Building Managers' and Owners' Association of New York will hold its regular monthly dinner meeting at the Advertising Club, 47 East 25th street, Tuesday evening January 10. The speaker of the evening will be announced later.

American Society of Heating and Ventilating Engineers will hold its annual meeting in New York City, January 24 to 26, 1922, inclusive.

National Association of Building Trades Employers' Associations will hold its annual convention at Cleveland, Ohio, January 12-14, 1922, inclusive.

National Brick Manufacturers' Association will hold its annual convention at the Claypool Hotel, Indianapolis, Ind., January 23-28, 1922.

Retail Lumber Dealers' Association of New York State will hold its annual meeting and convention at the Powers Hotel, Rochester, January 14-21, 1922.

Metropolitan Hardware Association will hold its annual banquet at the Hotel Commodore, Wednesday evening, January 18, 1922. H. A. Cornell is chairman of the dinner committee.

Brooklyn Manufacturers' Industrial Exposition will be held at the Twenty-third Regiment Armory, Bedford and Atlantic avenues, January 11 to 22, 1922, inclusive.

American Institute of Architects has selected Chicago as the city in which to hold its 1922 convention, which will be held early in the spring. Further details will be announced later.

New York State Retail Hardware Association will hold its annual convention and exhibition at Rochester, N. Y., February 21 to 24, inclusive. Exhibition at Exhibition Park; headquarters and sessions at the Powers Hotel.

Common Brick Manufacturers' Association of America will hold its annual convention at the Statler Hotel, St. Louis, Mo., January 30 to February 1, 1922. Indications are that this convention will draw a larger attendance than the historic gathering in New York City last January.

Associated General Contractors of America will hold its annual convention at Cleveland, January 17 to 19, 1922, inclusive. Speakers of national prominence will feature the opening session of this convention. Reports of standing committees will be received and discussed.

CURRENT BUILDING OPERATIONS

WHILE important developments in the building situation have been lacking, the first week of 1922 has ended with a feeling throughout the industry that the weeks to come will be far different from those of last year, when the future was clouded with doubt as to what was to come. For the most part, the local building industry is now optimistic, as the improvement in construction has been marked during the past three or four months and as there is a vast amount of new building being planned the future is promising.

Although there is a possibility that residential construction will show somewhat of a falling off during the coming building season, there is now almost every assurance that an increase in commercial and industrial work will more than make up for the loss. Reports from architects and engineers indicate a slow but steady improvement in the general building situation.

An early settlement of the wage scale controversy would do more to improve the building outlook than any other single factor, but it is likely that it will be at least March 1 before a new agreement is consummated.

Common Brick.—The combination of holidays and unusually cold weather has resulted in greatly curtailed activity in the New York wholesale market for common brick. Buying was relatively light as compared with the average weekly sales for the previous weeks, but the business of the week was fair when the business of last year at this time is considered. Inquiry is good, however, and indicative of an active brick market throughout the remaining winter and early spring. Because the Hudson River is ice-bound north off Newburgh Bay the arrivals this week were very light. Only five barge loads were docked in New York, and these all were from the Haverstraw district. Common brick arrivals from Hudson River points are likely to be negligible until the ice breaks up, but there is an ample supply in the market and in the yards of the dealers to supply all immediate requirements. Common brick prices are unchanged, with the range from \$14 to \$14.50 a thousand to dealers in cargo lots, according to quality.

Summary.—Transactions in the North River brick market for the week ending Thursday, January 5, 1922. Condition of market: Demand light; prices firm and unchanged. Quotations: Hudson Rivers, \$14 to \$14.50 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 5; sales, 16. Distribution: Manhat-

tan, 5; Bronx, 1; Brooklyn, 8; New Jersey, 1; Flushing, 1. Remaining unsold in the New York wholesale market, 34.

Builders' Hardware.—There is every promise of long continued activity in this line, as building prospects are excellent. There are still many operations in the final stages of completion and plans now in preparation indicate one of the most active building seasons soon to start. Hardware prices are quite steady, but as a number of the leading manufacturers now have their plants on a full production basis, it is possible that some further re-

ductions may be announced during the next month or so.

Reinforcing Bars.—The new year opened with demand extremely light, but a fair outlook for further business. The general building situation is showing steady improvement which will naturally be shortly reflected in all material requirements. Plans now on the boards indicate considerable new industrial construction to be undertaken this year. Prices are fairly steady.

Structural Steel.—Although actual bookings have been light the general tone of

BUILDING COMMODITY PRICES

CURRENT prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York.

Note—Price changes are indicated by bold-face type.

Brick (Wholesale, on Dock, N. Y.), per thousand:

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

Hudson River best grades..\$14.00 to \$14.50
RaritanNo quotation
Second-hand brick, per load
of 3,000, delivered.....\$45.00 to —

Face Brick—Delivered on job in Manhattan:

Rough Red.....	\$45.00 to —
Smooth Red.....	45.00 to —
Rough Buff.....	50.00 to —
Smooth Buff.....	50.00 to —
Rough Gray.....	53.00 to —
Smooth Gray.....	53.00 to —
Colonials.....	45.00 to —

Cement—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Domestic Portland cement, per bbl..\$2.80
Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd.	\$4.25
Bronx deliveries.....	4.25
¾-in., Manhattan deliveries.....	4.25
Bronx deliveries.....	4.25

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water front, in which case prices will be slightly higher.

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries.....	\$3.50
Bronx deliveries.....	3.50

Hollow Tile—

Exterior—Not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring.....	\$0.12 per sq. ft.
3x12x12.....	0.12 per sq. ft.
4x12x12.....	0.17 per sq. ft.
6x12x12.....	0.19 per sq. ft.

Note—For deliveries north of 125th st., Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens.....\$10.50 per 1,000

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Finishing Lime (Standard in 300-lb. barrel).....\$4.70 per bbl.

Common Lime (Standard 300-lb. barrel).....4.40 per bbl.

Finishing Lime (Standard in Hydrate Finishing, in paper bags.....24.00 per ton

Hydrate Common, in cloth bags.....22.50 per ton

Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth bags.....\$21.00 per ton

Brown Mortar, in cloth bags. 18.00 per ton

Lath Mortar, in cloth bags... 18.00 per ton

Finishing Plaster, in cloth bags.....24.50 per ton

Rebate for returned bags, 15c. per bag

Finishing Plaster (250-lb. barrel).....\$4.00 per bbl.

Finishing Plaster (320-lb. barrel).....5.35 per bbl.

Plaster Blocks—

2-in. (solid) per sq. ft.....\$0.17 to 0.19

3-in. (hollow) per sq. ft.....0.17 to 0.19

Wolff Gas Fired Steam Radiator Solves Your Heating Problem

Costs Less to Install.

Costs No More to Operate.

Gives Absolute Satisfaction.

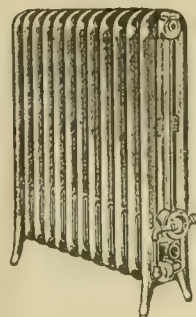
LET US TELL YOU HOW

A. H. WOLFF GAS RADIATOR CO

4 Great Jones Street, New York

Telephone: Spring 4333

ESTABLISHED 1891



BUILDING and PERMANENT LOANS

On one and two family houses and five-story walk-ups in Long Island City; 75% subordination on the land; MOST LIBERAL BUILDING PROPOSITION EVER OFFERED; unlimited demand for houses and apartments; 141 houses already sold for \$1,744,500.

Rickert-Brown Realty Co.

Tel. Vanderbilt 9484, 52 Vanderbilt Av.

Keen Competition and the Great Struggle for Business has brought into the New York Market a Light Weight Extra Heavy Cast Iron Pipe.

We are selling Full Weight, New York Regulation, Extra Heavy, Cast Iron Pipe.

We do not Substitute, but sell Full, Honest Weight.

JOHN A. MURRAY & SONS, INC.

"The House of Reliability"

310-312 WEST 39TH STREET, NEW YORK

MATERIALS AND SUPPLIES

the local market for fabricated structural steel is good because of the large amount of high class business that is scheduled to be released very soon. Several very important building projects have been placed under contract during the past week and others are pending. In all, their steel requirements will amount to a most satisfactory tonnage. There was a slow but very consistent improvement in the fabricated steel business throughout the latter half of 1921, and there is now every prospect of a continued improvement in the demand that will shortly bring this industry back

to its normal tonnage basis. There has lately been some evidence of a slight weakening in shape prices, but with a jump in demand that is bound to come upon the release of the tonnages now pending, it is likely that this tendency will be arrested. Structural steel, fabricated and erected in commercial buildings, is now generally quoted at \$62 to \$65 per ton, according to type of operation.

Cast Iron Pipe.—The new year opened with conditions fairly satisfactory as far as manufacturers of this commodity are concerned. The majority of the local

plants are producing at approximately seventy-five per cent. of capacity, whereas one year ago but one or two plants had orders on hand that kept their production at more than twenty-five per cent. of capacity. Last year at this time there was but little new business in sight, but for the coming months excellent business is predicted, as several important municipal orders are pending and it is quite certain that private buyers will come into the market within the next few weeks with orders that will involve a relatively large total tonnage. According to recent orders for deliveries during the next two months or so buyers of pipe are not anticipating any important drop in prices. As a matter of fact the price situation is remarkably firm, with New York quotations as follows: 6 in. and larger, \$47.30 per net ton; 4 in. and 5 in., \$52.30; 3 in., \$62.30, with Class A and gas pipe \$4 extra per ton.

Electrical Supplies.—It will be somewhat difficult to describe the electrical supply market situation until after the inventory season is past and contractors and dealers begin to buy again for stock. Consumption demand is steady and good and in view of the amount of active and prospective building it is likely to improve as the year goes on. Demand for wiring materials is particularly good at present and in general the outlook for this industry is bright. Prices are steady and no changes of importance have been reported during the past week, but there are some who anticipate a further favorable revision in discounts at an early date.

Window Glass.—Demand continues strong, and there is every prospect of an increase in the consumption requirements because of the large amount of new construction now scheduled for an early start. Although it is not anticipated that the house building program of 1922 will be quite as extensive as it was last year, it still will involve a tremendous total outlay and there is a vast volume of non-residential building now projected that will make up for any drop in the former class. At present glass prices are steady and no changes are anticipated before February 1.

Nails.—No changes of consequence have occurred in the local nail market during the past week. Demand is fair and inquiries denote a continuation of fairly active business. Stocks are adequate and prices firm and practically unchanged. New York quotations are as follows: \$3.50 to \$3.70 base, per keg for wire nails and \$4.25 to \$4.45 base, per keg, for cut nails.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.

27x48x $\frac{1}{2}$ in.	.....\$0.38 each
32x36x $\frac{1}{4}$ in.	.....0.22 each
32x36x $\frac{3}{8}$ in.	.....0.24 each
32x36x $\frac{1}{2}$ in.	.....0.30 each

Sand—

Delivered at job in
Manhattan.....\$1.80 to — per cu. yd.
Delivered at job in
Bronx.....1.80 to — per cu. yd.

White Sand—

Delivered in Manhattan....\$5.00 per cu. yd.

Broken Stone—

1 $\frac{1}{2}$ -in., Manhattan delivery..\$4.00 per cu. yd.
Bronx delivery.....4.00 per cu. yd.
 $\frac{3}{4}$ -in., Manhattan delivery..4.00 per cu. yd.
Bronx delivery.....4.00 per cu. yd.

Building Stone—

Indiana limestone, per cu. ft.	.....\$1.62
Kentucky limestone, per cu. ft.	.....2.27
Briar Hill sandstone, per cu. ft.	.....1.68
Gray Canyon sandstone, per cu. ft.	.....1.65
Buff Wakeman, per cu. ft.	.....1.90
Buff Mountain, per cu. ft.	.....1.80
North River bluestone, per cu. ft.	.....1.85
Seam face granite, per sq. ft.	.....1.20
South Dover marble (promiscuous mill block), per cu. ft.	.....2.25
White Vermont marble (sawed) New York, per cu. ft.	.....3.00

Structural Steel—

Plain material at tidewater; cents per pound:
Beams and channels up to 14 in.1.88c. to 2.03c.
Beams and channels over 14 in.1.88c. to 2.03c.
Angles, 3x2 to 6x3.....1.88c. to 2.03c.
Zees and tees.....1.88c. to 2.03c.

Lumber—

Wholesale prices, New York.
Yellow pine, merchantable 1905, f. o. b., N. Y.:

3x4 to 14x14, 10 to 20 ft....\$41.00 to \$51.00
Hemlock, Pa., f. o. b., N. Y., base price, per M.....37.50 to —
Hemlock, W. Va., base price, per M.....37.00 to —
(To mixed cargo price add freight, \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered)...30.00 to —
Wide cargoes.....33.00 to —

Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.

Cypress Lumber (by car, f. o. b., N. Y.):
First and seconds, 1-in....\$110.00 to —

Cypress shingles, 6x13, No. 1 Hearts.....to —
Cypress shingles, 6x13, No. 1 Prime.....to —
Quartered Oak.....to \$166.00
Plain Oak.....to 136.00

Flooring:

White oak, quart'd sel.....to \$87.50
Red oak, quart'd select.....to 87.50
Maple No. 1.....65.00 to —
Yellow pine No. 1 common flat.....55.00 to —
N. C. pine flooring Norfolk.....65.00 to —

Window Glass—

Official discounts from manufacturers' lists:

Single strength, A quality, first three brackets.....82%
B grade, single strength, first three brackets.....82%
Grades A and B, larger than the first three brackets, single thick.....82%
Double strength, A quality.....82%
Double strength, B quality.....85%

Linseed Oil—

City brands, oiled, 5 bbls. lot.\$0.72 to \$0.74
Less than 5 bbls.....0.75 to 0.77

Turpentine—

Turpentines.....\$0.80 to \$0.82



Face
Enameled
Fire

BRICK

FACE BRICK

in Buffs, Ironspots, Browns and Mingled Effects, in full range or any individual Shade or Texture.

ENAMELED BRICK

in White and Mottled Effects, first and second quality for interiors, exteriors and courts.

FIRE BRICK

and fire clay of highest grades.

Lowest market prices. May we estimate for you?

As manufacturers of BRICK for thirty years, we have a record of repeat orders that affords you a 100% guarantee of satisfactory service. To the service given by our Face, Enameled and Fire BRICK, is added the service we render in shipment and delivery. Prompt shipments on any size contracts in any range of shade or texture, at fair prices and of first-class quality.

American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 8787-8788

A Clean Building



We clean masonry of every type.

A clean building will sell or rent as well as a new building. In appearance it is a new building, for cleaning restores the original freshness of color.

Estimates for cleaning—and pointing, if desired—submitted on request.

Atlantic Terra Cotta Co.

Cleaning Department
350 Madison Avenue
Telephone: Vanderbilt 9980

J. P. Duffy Co.

Flue Pipe
Terra Cotta Blocks
Gypsum Blocks
Masons' Materials
138th Street and Park Avenue

BROOKLYN
50th-51st Streets and 2nd Avenue
QUEENS
Jackson Avenue and Madden Street

FOR
PAINTING, DECORATING
and PLASTERING

Consult
LESCH & JOHNSON
261 East Fordham Road New York
Telephone: Fordham 9345

TELEPHONES: HARLEM { 2345
3280

FRANK U. ROSS

Contractor and Dealer in
TILE and MARBLE

80 EAST 116TH STREET NEW YORK

POMEROY FIRE RETARDANT WINDOWS

Built in the belief that the BEST hollow metal fire retardant window is the only SAFE fire retardant window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

282-96 East 134th Street NEW YORK
Phone Melrose 6104

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

MADISON AV.—Geo. F. Pelham, 200 West 72d st., has plans in progress for an 11-story brick and steel apartment house, 101x110 ft., with stores, at the northeast corner of Madison av and 64th st for Albert Sokolski, 220 Broadway, owner. Cost, \$1,000,000.

MORRIS AV.—David S. Lang, 110 West 34th st., has plans in progress for a 5-story brick and limestone apartment house, 97x114 ft., on the west side of Morris Av East, 72 ft north of East 184th st. for Marcus Buda Construction Co., M. Buda, president, 1800 Lexington av, owner and builder. Cost, \$180,000.

WEBB AV.—John P. Boyland, 120 East Fordham rd., has plans in progress for a 5-story brick and limestone apartment house, 50x93 ft., on the east side of Webb av, 100 ft north of Devoe terrace, for Tee Taw Realty Corp., Jas. Murray, Jr., president, 1138 St. Nicholas av, owner and builder. Cost, \$100,000.

188TH ST.—Chas. Kreymborg, 2534 Marion av, has plans in progress for two 5-story brick, limestone and terra cotta apartments, one 115x91 ft and one 80x93 ft., at the southeast corner of 188th st and University av for Chas. Mark Realty Co., care of Philip Stein, 370 East 149th st, owner. Cost, \$325,000. Owner will take bids on separate contracts shortly.

SHERMAN AV.—Chas. Kreymborg, 2534 Marion av, has plans in progress for a 5-story brick, limestone and terra cotta apartment house, 75x100 ft., on Sherman av, north of 167th st, for Frank Willetts, 280 Madison av, owner. Cost, \$125,000.

HALLS AND CLUBS.

40TH ST.—George H. Streeton, 115 East 34th st., has completed plans for alterations to the 1-story brick gymnasium, 50x98 ft., at 507-9-11 West 40th st for the Roman Catholic Church of St. Raphael, Rev. M. J. Duffy, rector, 502 West 41st st, owner. Cost, \$25,000.

STABLES AND GARAGES.

185TH ST.—John De Hart, 1031 Fox st., has completed preliminary plans for a 2-story brick and concrete garage, 50x60 ft., at the corner of 185th st and Broadway for I. Langner, 700 Trinity av, owner and builder. Cost, \$90,000.

STORES, OFFICES AND LOFTS.

36TH ST.—Schwartz & Gross, 347 5th av, have plans in progress for a 14-story brick and limestone store and loft building, 75x100 feet, at 142-48 West 36th st for Julius Tishman & Sons, Inc., 280 Madison av, owner and builder. Cost, \$1,000,000.

171ST ST.—Chas. Kreymborg, 2534 Marion av, has completed plans for a group of 1-story brick stores, 180x190 ft., in the south side of 171st st and St. Nicholas av for G. L. Lawrence, 144 West 72d st, owner and builder.

231ST ST.—Chas. Kreymborg, 2834 Marion av, has plans in progress for seven 1-story brick and stone stores, 28x100 ft., at the southeast corner of 231st st and Albany rd for Superior Construction Co., 132 Nassau st, owner. Cost, \$15,000.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

HULL AV.—John P. Boyland, 120 East Fordham rd., has plans in progress for a 5-story brick, limestone and terra cotta apartment, 100x100 ft., on the west side of Hull av, 125 ft south of 209th st, for John O'Leary, 2218 University av, owner. Cost, \$200,000. Owner will take bids on separate contracts.

PROSPECT AV.—Chas. Kreymborg, 2534 Marion av, has plans in progress for a 5-story brick apartment, 67x100 ft., at the northeast corner of Prospect av and Crotona Park North for Johnson-Deichsel Bldg. Co., 219 East 188th st, owner and builder. Cost, \$200,000. Owner will take bids about March 1. Plumbing, A. F. Deichsel, 584 East 169th st.

DAVIDSON AV.—Gronenberg & Leuchtag, 450 5th av, have completed plans for two 5-story brick, limestone and terra cotta apartments, 100x73 ft each, on the east side of Davidson av, 143 ft south of 181st st, for Samuel Roseff, 113 West 4th st, Mt. Vernon, owner and builder. Total cost, \$360,000.

BRYANT AV.—J. Kleinberger, 20 West 43d st., has completed plans for a 2-story brick and stone tenement, 52x75 ft irregular, on the west side of Bryant av, 275 ft north of Spofford av, for Isaac Kranter, 419 East 121st st, owner. Cost, \$22,000.

UNIVERSITY AV.—Geo. F. Pelham, 200 West 72d st., has completed plans for two 6-story brick tenements, 80x90 ft., on the west side of University av, 50 ft north of Tremont av, for Antonio Mungo, 391 East 149th st, owner and builder. Cost, \$170,000.

STORES, OFFICES AND LOFTS.

KINGSBRIDGE RD.—Chas. Kreymborg, 2534 Marion av, has completed plans for a group of 1-story brick stores, 76x109 ft., at the corner of Kingsbridge rd and Sedgwick av for Siegfried

SPRINKLER SUPERVISORY SERVICE AUTOMATIC SPRINKLER VALVE ALARM SERVICE INTERIOR FIRE ALARM EQUIPMENT

INSTALLED AS A LOCAL SYSTEM
OR FOR CENTRAL OFFICE SERVICE

AUTOMATIC FIRE ALARM SERVICE SPECIAL BUILDING SIGNAL SERVICE

Automatic Fire Alarm Co.

416 Broadway New York City
CANAL 5188

Karlsbad, 2775 Bainbridge av, owner and builder. Cost, \$25,000.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

30TH ST.—Samuel L. Malkind, 16 Court st., has plans in progress for a 4-story brick apartment, 60x104 ft., in West 30th st, between Mermaid and Railroad avs, for J. Greenbury, 36 West 17th st, Manhattan, owner. Cost \$60,000.

55TH ST.—Cohn Bros., 361 Stone av, have plans in progress for a 4-story brick and limestone apartment, 100x107 ft., at the southeast corner of East 55th st and Ditmas av for Morris Posner, 35 Amboy st, owner and builder. Cost, \$150,000.

BENSONHURST.—Wm. I. Hohausner, 116 West 39th st, Manhattan, has plans in progress for a 4-story brick and limestone apartment house, 60x100 ft., in Bensonhurst, for Fidelity Improvement Co., 116 West 39th st, Manhattan, owner and builder. Cost, \$80,000. Exact location will be announced later.

DUMONT AV.—Chas. Goodman, 375 Fulton st., has plans in progress for two 4-story brick apartments, one 35x90 ft and one 65x88 ft, with stores, at the northwest corner of Dumont av and Barrett st, for owner, care of architect. Total cost, \$120,000.

HEGEMAN AV.—S. Millman & Son, 1780 Pitkin av, have plans in progress for a 3-story brick apartment, 30x84 ft., on the south side of Hegeman av, 40 ft west of Stone av, for Isaac Gordon and Pincus Toback, 72 Sutter av, owners and builders. Cost, \$45,000.

NEW LOTS RD.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 3-story brick apartment, 16x44 ft., at the northeast corner of New Lots rd and Stone av for Tillie Hood, 55 New Lots rd, owner and builder. Cost, \$25,000.

OSBORN ST.—Martyn N. Weinstein, 16 Court st., has plans in progress for six 2-story brick flats, 20x80 ft., in the west side of Osborn st, 28 ft outh of Hegeman av, for Craftsmen Building Corp., Samuel Levine, president, 752 Rockaway av, owner and builder. Total cost, \$78,000.

BAY PARKWAY.—Slee & Bryson, 154 Montague st., have plans in progress for a 4-story brick apartment, 90x90 ft., at the corner of Bay tect will soon take bids on general contract, forming, owner. Cost, \$175,000.

BLAKE AV.—S. Millman & Son, 1780 Pitkin av, have plans in progress for three 2-story brick flats, 20x69 ft., on Blake av, between Pine st and Euclid av, for Max Seidman, 1463 St. Marks av, owner and builder. Cost, \$36,000.

LOUISA ST.—A. Farber, 1746 Pitkin av, has plans in progress for two 2-story brick flats, 21x72 ft., at the southeast corner of Lopisa st and Story st for Louisa Story Construction Co., Louis Gold, treasurer, 1774 Bergen st, owner and builder. Total cost, \$24,000.

DWELLINGS.

LINDEN AV.—Philip Caplan, 16 Court st., has completed plans for two 2-story frame dwellings, 22x60 ft., at the southeast corner of Linden av and East 46th st for Samuel Seltzer, 328 Hinsdale st, owner and builder. Cost, \$20,000.

9TH ST.—Irving Brooks, 26 Court st., has plans in progress for a 2½-story frame and stucco dwelling, 26x50 ft., in East 9th st for M. Kleinfeld, owner, care of architect. Cost, \$25,000.

75TH ST.—Ferd Savignano, 6005 14th av, has completed plans for a 1-story frame dwelling, 22x43 ft., in the south side of 75th st, 240 ft east of 12th av, for Mariano Cordi, 1170 65th st, owner and builder. Cost, \$12,000.

16TH AV.—Seelig & Finkelstein, 44 Court st., have completed plans for five 2-story brick dwellings, 19x52 ft., on the west side of 16th av, 215 ft south of 86th st, for Straus & Shummer, owner, care of architect. Cost, \$75,000.

59TH ST.—Jos. Hartung, 661 5th av, has completed plans for a 2-sty brick dwelling, 20x50 ft, in the south side of 59th st, 180 ft east of 11th av, for Rocco Agolia, 6713 4th av, owner and builder. Cost, \$10,000.

86TH ST.—Fred R. Thieme, 619 81st st, has completed plans for a 2½-sty frame dwelling, 24x50 ft, in the north side of 86th st, 180 ft west of Narrows av, for John H. Bakrenburg, 148 88th st, owner and builder. Cost, \$18,000.

76TH ST.—Jacob Lubroth, 44 Court st, has plans in progress for eight 2-sty brick dwellings, 20x58 ft, in the north side of 76th st, 100 ft west of 19th av, for owner, care of architect. Total cost, \$100,000.

PRESIDENT ST.—Jacob Lubroth, 44 Court st, has plans in progress for four 2-sty brick dwellings, 20x58 ft, in the west side of President st, 100 ft east of Rochester av, for owner, care of architect. Total cost, \$50,000.

76TH ST.—Jacob Lubroth, 44 Court st, has plans in progress for eight 2-sty brick dwellings, 20x58 ft, in the north side of 76th st, 100 ft west of 19th av, for owner, care of architect. Total cost, \$100,000.

60TH ST.—R. T. Schaefer, 1543 Flatbush av, has completed plans for a 2-sty frame dwelling, 20x57 ft, in the north side of 60th st, 340 ft east of 22d av, for John Liona, 1360 East 5th st, owner and builder. Cost, \$10,000.

58TH ST.—S. Garstein, 26 Court st, has plans in progress for a 2-sty frame dwelling, 27x63 ft, in the south side of 58th st, 140 ft east of 15th av, for Armor Construction Co., Louis Levine, president, 1334 40th st, owner and builder. Cost, \$14,000.

PENNSYLVANIA AV.—Boris W. Dorfman, 26 Court st, has plans in progress for seventeen 2-sty brick dwellings, 20x64 ft, on Pennsylvania av, between Riverdale and New Lots avs, for Voorhies Realty Corp., Morris Worroneck, president, 873 New Lots av, owner and builder. Total cost, \$240,000.

Factories and Warehouses.

TROUTMAN ST.—Boris W. Dorfman, 26 Court st, has completed plans for a 1-sty brick storage building, 25x95 ft, at the northeast corner of Troutman st and Wyckoff av for Joseph Lowenstein, 162 Throop av, owner and builder. Cost, \$15,000.

Halls and Clubs.

17T HST.—Abram Bastow, 1711 East 22 st, has completed preliminary plans for a 3-sty brick hall, 60x100 ft, with stores, in the east side of East 17th st, 48 ft south of Kings Highway, for Kings Highway Community Corp., 1701 Kings Highway, owner. Cost, \$40,000.

Stables and Garages.

15TH ST.—J. Howard Tracy, 4210 Ft. Hamilton av, has completed plans for a 1-sty brick garage, 40x68 ft, in the north side of 15th st, 210 ft east of 5th av, for Burns & Hurley, 231 15th st, owners and builders. Cost, \$16,000.

KINGS HIGHWAY.—Chas. M. Spindler, 26 Court st, has completed plans for a 1-sty brick garage, 124x104 ft, with stores, at the northwest corner of Kings Highway and Flatbush av for Alexander N. Stafford, 1489 East 17th st, owner and builder. Cost, \$18,000.

Stores, Offices and Lofts.

PACIFIC ST.—Brooks & Rosenberg, 26 Court st, have plans in progress for two 2-sty brick stores, 20x80 ft, at the northeast corner of Pacific and Nevins sts for Bluebird Realty Co., Paul Dombek, president, 44 Court st, owner and builder. Cost, \$24,000.

Queens

APARTMENTS, FLATS AND TENEMENTS.

JAMAICA, L. I.—Cohn Bros., 361 Stone av, Brooklyn, have plans in progress for two 4-sty brick apartments, 65x80 ft, on Hillside av, near Victoria st, Jamaica, for Aix Improvements Co., 6 Maxwell av, Jamaica, owner and builder. Cost, \$180,000.

ELMHURST, L. I.—Andrew J. Thomas, 137 East 45th st, Manhattan, has completed plans for a 4-sty brick apartment, 86x110 ft, at the northeast corner of 25th st and Hayes av, Elmhurst, for Hayes Avenue Apartment, Inc., 2 Claremont terrace, Elmhurst, owner and builder. Cost, \$136,000.

ELMHURST, L. I.—Andrew J. Thomas, 137 East 45th st, Manhattan, has completed plans for a 4-sty brick apartment, 86x110 ft, at the northwest corner of 26th st and Hayes av, Elmhurst, for Hayes Avenue Apartment, Inc., 2 Claremont terrace, Elmhurst, owner and builder.

Dwellings.

WOODHAVEN, L. I.—L. Danancher, 328 Fulton st, Jamaica, has plans in progress for a 2-sty frame dwelling, 22x52 ft, on the east side of Woodhaven rd, 80 ft north of Park av, Woodhaven, for Jacob Gunther, 35 Schaeffer st, Brooklyn, owner and builder. Cost, \$10,000.

CORONA, L. I.—A. Brems, Corona av, Corona, has plans in progress for a 2-sty brick dwelling, 20x45 ft, in the south side of Ferguson st, 175 ft west of Tiemann av, Corona, for Jos. Vitarelli, 96 Merritt st, Corona, owner and builder. Cost, \$10,000.

NEPONSIT, L. I.—Slee & Bryson, 154 Montague st, Brooklyn, have plans in progress for a 2-sty frame and stucco dwelling, 25x90 ft, at Neponsit for Bernard Block, 50 Court st, Brooklyn, owner. Cost, \$12,000.

Factories and Warehouses.

LONG ISLAND CITY, L. I.—G. C. Buchtenkirch, 280 Madison av, Manhattan, has plans in progress for a 2-sty and basement brick and steel bakery, 70x80 ft, on the north side of Queens Blvd, near Thompson av, L. I. City, for S. B. Thomas, 335 West 20th st, Manhattan, owner. Cost, \$25,000. Architect will take bids on general contract about January 15.

JAMAICA, L. I.—Louis Allmendinger, 20 Palmetto st, Brooklyn, has plans in progress for a 3-sty brick refrigerator and storage building, 60x75 ft, on Chichester av, Jamaica, for Merkel Bros., Chichester av, Jamaica, owners.

Nassau

Dwellings.

GREAT NECK, L. I.—Slee & Bryson, 154 Montague st, Brooklyn, have plans in progress for a 2½-sty frame dwelling, 26x36 ft, at Great Neck for Dr. Masters, owner, care of architect. Cost, \$20,000. Architect will take bids on general contract. Exact location will be announced later.

Halls and Clubs.

GLEN COVE, L. I.—Wm. J. Boegel, 8566 113th st, Richmond Hill, has completed plans for alterations to a dwelling on Glen Cove av, Glen Cove, which is to be converted into a club house for James Morton Council Knights of Columbus, Wm. A. Moe Hill, president, Glen Cove, owner and builder. Cost, \$9,000.

Suffolk.

Schools and Colleges.

CENTRAL ISLIP, L. I.—Edward Hahn, Hempstead Bank Bldg., Hempstead, has been retained to prepare plans for a grade school at Central Islip for the Board of Education of

Union Free School District No. 1 of the Town of Islip, Fred C. Hendrickson, clerk, School Building, 4th av, Bay Shore, owner. Cost, \$200,000.

Westchester

Dwellings.

PELHAM HEIGHTS, N. Y.—Wm. E. Haugaard, 185 Madison av, Manhattan, has plans in progress for a 2½-sty brick dwelling, 40x30 ft, with garage, on Corlies av, Pelham Heights, for A. L. Werekle, owner, care of architect.

MOUNT VERNON, N. Y.—Stern & Peyser, Proctor Bldg., Mt. Vernon, have completed plans for a 2½-sty brick dwelling, 28x42 ft, with garage, at the corner of Vernon pl and Graham st, Mt. Vernon, for Frank Slaff, owner and builder, on premises. Cost, \$25,000.

Stores, Offices and Lofts.

MT. VERNON, N. Y.—Louis Larkin, Proctor Bldg., Mt. Vernon, has plans in progress for a 2-sty tapestry brick and limestone store and office building, 25x80 ft, in 1st st, between 3d and 4th avs, Mt. Vernon, for Herman Stern, 16 East 1st st, Mt. Vernon, owner. Cost, \$25,000. Architect will take bids about January 28.

New Jersey.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Nathan Welitoff, 249 Washington st, Jersey City, has plans in progress for fourteen 2-sty brick apartments, with stores, on Avon av, from 10th to 11th sts, Newark, for Gershonowitz Bros., 81 Jewitt av, Jersey City, and Chas. Barbash, 249 Washington st, Jersey City, owners and builders. Cost, \$90,000.

NEWARK, N. J.—Harry M. Veix, 738 Broad st, Newark, has plans in progress for a 3-sty frame and clapboard flat, 32x60 ft, at 67-71 Brookdale av, Newark, for Allied Engineering &

Turkish Baths

One of the largest Turkish Baths in the city will soon be opened at 20-24 Second Avenue by the Second Avenue Baths Corporation

An electric sign 40 feet high carrying approximately 800 10-watt lamps will attract thousands to the baths and to the roof garden which will top the building

The entire electrical installation of 3520 lamps and 40 horsepower in motors will be supplied with Central Station Service through the mains of this company

Architects—Gronenberg & Leuchtag 450 Fifth Avenue
General Contractor—Magoba Construction Company 103 Park Avenue

Big Buildings Use Edison Service

The New York Edison Company

At Your Service

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



Construction Co., Michael Mazzola, president, 156 Market st, Newark, owner and builder. Cost, \$25,000.

MONTCLAIR, N. J.—J. B. Acocella, Union Bldg., Newark, has completed plans for a 2-sty and basement common and tapestry brick and frame flat, 60x60x58 ft, with stores, at 610-612 Valley rd, Montclair, for Giuseppe Lammardo, 55 Wildwood av, Montclair, owner and builder. Cost, \$35,000.

MORRISTOWN, N. J.—Hyman Rosensohn, 188 Market st, Newark, has completed plans for a 4-sty brick, limestone and terra cotta apartments 38x74 ft, with stores, at 55 South st, Morristown, for James J. Lyons, care of Park Theatre, Park pl, Morristown, owner. Cost, \$60,000. Architect will take bids on general and separate contracts about January 28.

LEONIA, N. J.—Nathan Weitoft, 249 Washington st, Jersey City, has plans in progress for two 4-sty brick apartments, 50x100 ft, at the corner of Broad av and Crescent pl, Leonia, for Dr. S. S. Lefkowitz, 382 Broad av, Leonia, owner and builder.

BANKS.

NEWARK, N. J.—Holmes Winslow, 134 East 44th st, Manhattan, has been retained to prepare plans for a brick bank building at the corner of Wight st and Clinton av, Newark, for Weequahic Trust Co., owner, care of architect.

CHURCHES.

JERSEY CITY, N. J.—J. A. Jackson, 660 George st, New Haven, has plans in progress for a 1-sty brick or stone church, 68x130 ft, at the corner of Ege av and Boulevard, Jersey City, for R. C. Church of Our Lady of Victory, Rev. T. Hampton, pastor, 241 Ege av, Jersey City, owner. Cost, \$150,000.

DWELLINGS.

KEARNY, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 22x52 ft, at 193 Maple st, Kearny, for Joshua Porter, Kearny, owner and builder. Cost, \$10,000.

PASSAIC, N. J.—A. Preiskel, Playhouse Bldg., Passaic, has plans in progress for a 2-sty brick dwelling, 36x38 ft, on Aycrigg av, Passaic, for Abraham Endler, 182 3d st, Passaic, owner. Cost, \$26,000.

ELIZABETH, N. J.—J. Ben Beatty, 15 Reid st, Elizabeth, has plans in progress for five 2½-sty hollow tile and stucco dwellings, 24x52 ft, in West Jersey st, Elizabeth, for Frank Beluscio, corner 2d av and Christine st, Elizabeth, owner and builder. Total cost, \$14,000.

BAYONNE, N. J.—Geo. McCabe, 96 5th av, Manhattan, has plans nearing completion for a 4-sty brick memorial building, 63x125 ft, at the corner of Av C and West 30th st, Bayonne, for Knights of Columbus, Star of Sea Council, Thomas Herbert, chairman building committee, Broadway and 3d st, Bayonne, owner. Cost, \$150,000.

RIDGEWOOD, N. J.—Harold E. Paddon, 280 Madison av, Manhattan, has plans in progress for a 2½-sty stucco on terra cotta blocks dwelling, of irregular dimensions, at Ridgewood, for owner, care of architect. Cost, \$15,000. Architect will soon take bids on general contract.

SCHOOLS AND COLLEGES.

BAYONNE, N. J.—Donald G. Anderson, 28 East 49th st, Manhattan, and 472 Broadway, Bayonne, has plans in progress for a 3-sty brick junior high and vocational school, 200x300 ft, at the corner of Av A and 29th st, Bayonne, for City of Bayonne, Board of Education, James D. Boyd, secretary, Broadway, Bayonne, owner. Cost, \$400,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

DWELLINGS.

SCARSDALE, N. Y.—Edwin Outwater, Inc., 516 Fifth av, Manhattan, has the general contract for a 2½-sty frame dwelling, 30x80 ft, at Scarsdale, for Mrs. Du Bois Beale, owner, care of architect, from plans by I. E. Ditmars, 111 Fifth av, Manhattan, architect.

SCARSDALE, N. Y.—Edwin Outwater, Inc., 516 Fifth av, Manhattan, has the general contract for a 2½-sty frame dwelling, 30x80 ft, at Scarsdale, for Mrs. I. E. Ditmars, 14 East 28th

st, Manhattan, from plans by I. E. Ditmars, 111 Fifth av, Manhattan.

SHORT HILLS, N. J.—Frederick P. Craig, West Road, Short Hills, has the general contract for a 2½-sty frame, clapboard and shingle dwelling, on plot 200x118 ft, at the northeast corner of South Terrace and Coniston rd, Short Hills, for Windermere Corp.—H. R. Craig, secretary—Windermere Terrace, Short Hills, owner, from plans prepared privately. Cost \$18,500.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 6-sty brick, concrete and steel warehouse and sweat building, 75x100 ft, in Sanford st, between Park and Myrtle avs, for The American Tobacco Co., 111 Fifth av, Manhattan, owner, from plans by R. D. Ward and Geo. P. Bender and W. S. Schneider, 120 Broadway, Manhattan, associate architects and engineers. Cost \$200,000.

JERSEY CITY, N. J.—B. Manceni, 88 Bright st, Jersey City, has the general contract for a 1-sty brick and frame wagon factory, 100x100 ft, in Coiden st, Jersey City, for Thomas Wright Co., 71 Coiden st, Jersey City—Mr. Colicchiolin in charge—owner, from plans by Robert Shannon, 1 Bernius Court, Jersey City, architect. Cost \$25,000.

SECAUCUS, N. J.—Dominick Marinneori & Co., 2384 Hughes av, Bronx, have the general contract for a 4-sty and basement reinforced concrete factory, 90x234 ft, on the Hackensack River, Secaucus, for American Chocolate Products Co., W. H. Miner, president, 158 Broadway, Manhattan, owner, from plans by Andrews, Towers & Lavalley, 21 East 40th st, Manhattan, architect and engineer. Cost, \$350,000.

STORES, OFFICES AND LOFTS.

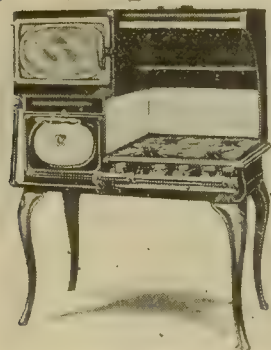
WHITE PLAINS, N. Y.—Barto Phillips Co., 280 Madison av, Manhattan, has the general contract for a 3-sty brick store and loft building, 50x100 ft, at the corner of Lexington and Martine avs, White Plains, for Mrs. Edith L. Just, Scarsdale, owner, from plans by Chas. Volz, 371 Fulton st, Brooklyn, architect. Cost \$65,000.

SUMMIT, N. J.—Macbert Construction Co., 1 West Erie av, Rutherford, has the general contract for a 2-sty brick reinforced concrete and limestone store, at the corner of Springfield av and Beechwood rd, Summit, for John McClain, 92 Mountain av, Summit, owner, from plans by Marshall N. Shoemaker, 15 Central av, Newark, architect. Cost \$41,000.

JERSEY CITY, N. J.—D'Elia Contracting Co., 564 Newark av, Jersey City, has the general contract for a group of 1-sty brick stores, 24x40 ft, at 126 Jackson av, Jersey City, for Thos. Lynch, 26 Park st, Jersey City, owner, from plans prepared privately. Cost \$10,000.

MANHATTAN.—B. Golden, 56 John st, has the general contract for alterations to the 5-sty brick store and loft building, 25x56 ft, at 185 William st, for owner, care of architect, from plans by Geo. and Edw. Blum, 505 5th av, architects.

RAHWAY, N. J.—Marco Tomasso, Rahway, has the general contract for alterations to two stores in Main st, Rahway, for Samuel Schwartz and J. A. Fass, North and Watchung avs, Plainfield, owners, from plans by Wm. E. Clum, 152 Park av, Plainfield, architect. Cost, \$8,000.



A-B Gas Ranges

Headquarters for

LANDLORDS AND BUILDERS

Own your own ranges and don't pay rent for them forever. A-B Ranges are the best bakers, save gas and are finished in sanitary porcelain Enamel. Rustproof.

40 Different Styles & Sizes at Lowest Prices

Guaranteed to Give Satisfaction

J. ROSE & CO., 63 Orchard St., N. Y.

Tel. Orchard 3090

Est. 36 Years

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 No. 11th Street

BROOKLYN, N. Y.

TELEPHONE: MANSFIELD 2300

RETAIL LUMBER

CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

HEATING STEAM OR HOT WATER RADIATION WITH GAS

IS MADE SIMPLE AND SATISFACTORY BY USING

KAY-SOLA GAS HEATING BOILERS

FOR HOMES—OFFICES—FACTORIES—STORES WITH OR WITHOUT A CELLAR

Write Dept. C for illustrated literature

THE SOLAR ENGINEERING CORPORATION 505 FIFTH AVE. NEW YORK, N. Y.

STANDARDS AND APPEALS Calendar

DATES AND HOURS OF MEETINGS.

Board of Appeals, Tuesdays, at 10 a. m.
Special meetings as listed in this Calendar.
Call of Clerk's Calendar, Tuesdays, at 2 p. m.
Board of Standards and Appeals as listed in the Calendar.

All hearings are held in Room 919, Municipal Building, Manhattan.

NOTICE TO APPELLANTS OR PETITIONERS.

At the time of filing an application the appellant or petitioner shall file with the papers a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner), and attach thereto a duplicate set of the plans which he submits to this board in support of his application.

The notice of appeal addressed to the administrative official will at once be forwarded to him from this office; and the applicant will not be required to give any other notice to that official.

Petitioners are advised that their plans should show the points of the compass. Frequently petitions will refer to the "north side" of a building, while on the plans filed with the petition there is nothing to indicate which is the north side.

Hearings will be simplified and the time of petitioners and of the board will be saved by attention to this matter.

Money to Loan

on all classes of high-grade income producing properties in New York City, in amounts of \$500,000 and upward.

Building Loans American Bond & Mortgage Company, Inc.

562 Fifth Ave., New York City
Telephone 9600 Bryant

SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



F. J. KLOES

Established 1872

243 Canal St., New York

Telephone: Franklin 2216

H. W. BELL CO.

Gypsum Blocks
Terra Cotta Blocks
Plaster Boards
Dumbwaiter Blocks
Flue Pipe
Firebrick

Park Ave. & 139th St.

Phone—Mott Haven 3134

BROOKLYN

KENT AVENUE & MORTON STREET

BUILDERS

LITTLE CASH REQUIRED

We can subordinate entire purchase price of several well located plots and obtain liberal building and permanent loans.

S. Osgood Pell & Co. 15 & 17 West 44th St.
Tel. Vanderbilt 5610

HENRY MAURER & SON Manufacturer
of
Fireproof Building Materials OF EVERY
DESCRIPTION
Hollow Brick made of Clay for Flat Arches,
Partitions, Furring, Etc., Porous Terra Cotta,
Fire Brick, etc.

Office and Depot. 420 EAST 23RD STREET
Works: Maurer, N. J. NEW YORK

PLANS FILED FOR NEW CONSTRUCTION IN ALL BOROUGHES OF NEW YORK CITY

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

5TH AV, 951, 2-12-sty bk tnts, 50x100, tile rf; \$500,000; (o) Cora Dillon Wyckoff, 903 Park av; (a) Henry Otis Chapman, 334 5 av (605).

5TH AV, 800, 12-sty f. p. apt, 29x140; (o) The Farmers Loan & Trust Co., trustees under will of Helen C. Bostwick, 22 William; (a) Jos. E. R. Carpenter, 651 5 av (607).

DWELLINGS.

SEAMAN AV, n e c Emerson, 38-2-sty bk dwgs, 25x30, slate & slag rf; \$323,000; (o) L. B. Rolston, Purchase st, Purchase, N. Y., & B. L. Kemmelle, Lincoln st, Purchase, N. Y.; (a) Herbert Lucas, 117 E 60th (604).

STABLES AND GARAGES.

110TH ST, 413 E, 1-sty metal garage, 12x20, metal rf; \$300; (o) Consolidated Gas Co., 130 E 15th; (enr) W. Cullen Morris, 130 E 15th (1).

144TH ST, 35-41 W, 1-sty bk garage, 90x19, tar & felt rf; \$30,000; (o) Kenerly & Peters, Inc., 2124 7th av; (a) Harrison G Wiseman, 25 W 43d (3).

STORES, OFFICES AND LOFTS.

36TH ST, 132-8 W, 12-sty f. p. show rooms, lofts & offices, 75x197, slag rf; \$500,000; (o) 132 W 36th St. Corp., 505 5 av; (a) Robt T. Lyons, 342 Madison av (602).

7TH AV, 429, 3-sty bk store & offices, 20x100, tar, felt & rubberoid rf; \$25,000; (o) Aurelia M. Michels, Flushing, L. I.; (a) B. H. & C. N. Whinston, 2 Columbus Circle (2).

MISCELLANEOUS.

28TH ST, 109 E, 1-sty bk kitchen & storage room, 15x20, slag rf; \$800; (o) Thos. Snell, 110 4 av; (a) Dietrich Wortmann, 116 Lexington av (603).

BROADWAY, 3144, 2-1-sty metal lunch rooms, 10x40, garage, 18x20, metal rf; (o) McMillan Rlty. & Constn. Co., 930 West End av; (a) Kolb Bldg. Co., Inc., 30 Church (606).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

197TH ST, n s, 85.13 w Valentine av, 5-sty bk tnt, 12x78, slag rf; \$210,000; (o) G & F Const. Co., Isidor Fein, 22 Thornton, Bklyn, pres.; (a) Margon & Glaser, 2804 3d av (2535).

BRYANT AV, n e c 174th, 2-5-sty bk tnts, 55x90, 50x88, plastic slate rf; \$180,000; (o) Wm. Sinnott, 967 E 165th st; (a) Chas. Kreymsborg, 2534 Marion av (2800).

DAVIDSON AV, e s, 142.8 s 181st, 2-6-sty bk tnts, 100x78, slag rf; \$360,000; (o) Samuel Roseff, 113 W 4th, Mt. Vernon; (o) Gronenberg & Leuchtag, 450 4 av (2806).

RANDALL AV, s s, 50 w Manida st, 3-sty bk tnt, 25x88, plastic slate rf; \$27,500; (o) Frank Zaccardo, 441 E 116th; (a) De Rose & Cavalieri, 370 E 149th (2828).

UNIVERSITY AV, w s, 50 n Tremont av, 2-6-sty bk tnts, slag rf; \$170,000; (o) Antonio Mungo, 371 E 149th; (a) Geo. F. Pelham, 200 W 172d (276).

VALENTINE AV, n e c Bedford Park blvd, 5-sty bk tnt, 60.2x60, slag rf; \$100,000; (o) 200th St. Constn. Co., Wm. J. Yennie, 25 W 42d, Pres.; (a) Moore & Landsiedel, 3 av & 148th (2765).

WEBB AV, n e c Devoe ter, 5-sty bk tnt, 88.2 x90, plastic slate rf; \$220,000; (o) Masso Realty Corp., Samuel Friedenberg, 2176 Grand Concourse, Pres.; (a) Springsteen & Goldhammer, 32 Union sq (2785).

DWELLINGS.

CENTRE ST, n s, 201 w City Island av, 1½-sty fr dwg, 18x34, shingle rf; \$6,000; (o) Samuel Cowhill, City Island; (a) T. H. Booth & Sons, City Island (2727).

De Witt pl, s s, 106.8 w Seymour av, 2-sty H T dwg, 22x50, rubberoid rf; \$6,000; (o) Matthew Macino, 480 E 74th st; (a) A. D. Bartholomew, 3813 White Plains av (2714).

DEPOT SQUARE, s e c, Webster av, 2-sty bk dwg, offices and garage, 63.8x39.8, slag rf; \$10,000; (o) Thos. J. Byrne, 415 E 200th st; (a) Wm. Geiser, 2403 Creston av (2535).

EDGEWATER TER, n s, 100.1 s Barkley av, 1½-sty fr dwg, 21x24, shingle rf; \$3,500; (o) Hans E. Grabau, Barkley & Dean vas; (a) Geo. J. Deennenfeller, 2211 Chatterton av (2778).

FIELDSTONE RD, e s, 180 s 261st st, 2-sty fr dwg, 21x58, plastic slate rf; \$5,000; (o) Marcaret Scholes, 216 W 108th; (a) Geo. Diemer, 223 1st, Union Hill, N. J. (2684).

FIEDLSTON RD, s e c, 261st st, 2-sty T C dwg, 24.6x30.6; 1-sty T C garage, 17.0x9.0, shingle rf; \$4,800; (o) Rosman Realty Corp., 558 W 125th st; (a) Geo. Stahl, 120 E Fordham rd (2700).

FORDHAM ST, s s, 50 w William st, 1-sty fr dwg, 20x42, asbestos rf; \$5,000; (o) John M. Baltimore, 61 Fordham st; (a) Chas. S. Clark, 441 Tremont av (2545).

FORDHAM ST, s s, 75 w William, 1-sty fr dwg, 20x42, asbestos rf; \$5,000; (o) Patrick McGuire, City Island; (a) Chas. S. Clark, 441 Tremont av (2546).

FOWLER, e s, 200 s Neil av, 2-sty fr dwg, 21x37, slag rf; \$10,000; (o) Gregorio & Colelli, 606 Van Nest av; (a) Louis Bracco, 217 W 125th st (2636).

GILES PL, w s, 100 s Cannon pl, 2-sty fr dwg, 28x28, shingle rf; \$7,000; (o) N. W. Durrin, 2686 Heath av; (a) International Mill & Lumber Co., 1 W 34th st (2587).

HENNESEY PL, e s, 156.1 n Burnside av, 2-sty fr dwg, 19x31.8, shingle rf; \$5,000; (o) Lydia T. Stenschuss, 2399 Grand Concourse; (a) Wm. Steuschuss, 2399 Grand Concourse (2739).

HENNESSY PL, e s, 287 s 179th, 2-sty & attic fr dwg, 24x58.4, shingle rf; \$7,500; (o) Hiram A. Douglas, 191 9 av; (a) Paul C. Hunter, 191 9 av (2821).

HENNESSY PL, e s, 250 s 179th, 2-sty & attic fr dwg, 24x58.4, shingle rf; \$7,500; (o) Hiram A. Douglas, 191 9 av; (a) Paul C. Hunter, 191 9 av (2820).

HORTON ST, n s, 152 w City Island av, 2-sty fr dwg, 20.2x34.6, shingle rf; \$4,500; (o) Vera Gauso, Marvin st, C. I.; (a) Karl F. J. Seifert, 153 E 40th st (2531).

KELLY ST, s e c 156th st, 2-sty bk dwg, 25x78.6, tar rf; \$7,500; (o) Samuel Greenstein, 126 Liberty (a) John A. Hamilton, 126 Liberty (2837).

LAKEVIEW PL, s s, 89 w Bway, 2½-sty fr dwg, 20x60, shingle rf; \$7,000; (o) John J. Kennedy, 5654 Newton av; (a) Wm. A. Kennedy, 5654 Newton av (2586).

MANIDA ST, e s, 446.4 s Lafayette av, 6 2-sty bk dwgs, 20x67, shingle rf; \$60,000; (o) Henry Schultz, 5317 12th av; (a) M. A. Cantor, 373 Fulton st, Bklyn (2532).

MINNIEFORD ST, w s, 223 s Fordham st, 1-sty and attic, fr dwg, 20x36, shingle rf; \$3,000; (o & a) John Hawkins, 277 Minnieford st (2698).

OBERING ST, e s, 5 s MacLay av, 2 2½-sty H T dwgs, 20x38, shingle rf; \$13,000; (o) Anna Herwig, 1515 Appleton av; (a) B. Ebeling, 1372 Zerega av (2650).

PURDY ST, e s, 60.7 n Parker st, 2-sty bk dwg, 22x50, plastic slate rf; \$9,500; (o) Filippo Benianto, 239 E 118th; (a) De Rose & Cavalieri, 370 E 149th (2772).

RESERVOIR OVAL, s s, 250 n Holt pl, 2-sty fr dwg, 20x48, tin rf; \$8,000; (o) Anna N. McGarry, 637 Rosewood; (a) Chas. McGarry, Bronx Park East (2716).

ROCHELLE ST, s s, 379 W City Island av, three 2-sty and attic fr dwgs, 27x41.9; shingle rf; \$21,000; (o) H. S. Sayers, Rochelle st; (a) Justin McAgnon, 247 E 43d st (2466).

SCOTT PL, es, 98.11¼ n Tremont av, 2-sty fr dwg, 19.4x38, shingle rf; \$5,000; (o & a) Chas. Derminger, 813 Freeman st (2483).

SOMMER PL, n s, 100 w Edison av, 2-sty fr dwg, 22x35, comp shingle rf; \$5,000; (o) Chas. Swan, 730 E 178th; (a) M. A. Cardo, 61 Bible House (2528).

SULLIVAN PL, s s, 100 e Tremont av, 2-sty fr dwg, 22x45, asphalt shingle rf; \$10,000; (o) Jos. Knoll, 474 E 146th st; (a) Robt. Randolph, 100 Lexington av (2632).

WHITTIER ST, w s, 124.9 s Lafayette av, 2 2-sty br dwgs, 21x54, tar and gravel rf; \$40,000; (o) Beetersky & Monomitch, 70 E 111th st; (a) Geo. Miller, 575 Academy st (2589).

WILLIAMSBRIDGE RD, e s, 175.1 n Pierce av, 2-sty bk dwg, 25x48, 1-sty bk garage, 23x23, rubberoid rf; \$13,000; (o) Honora Kingston, 1495 Edgewater rd; (a) F. W. Reim, 70 W 181 (2470).

WILLIAMSBRIDGE RD, e s, 177.5 s Pierce av, 2½-sty fr dwg, 20x34, shingle rf; \$4,000; (o) John Danfur, 1143 Beach av; (a) T. Flood, 1144 St. Laurence av (2540).

161ST ST E, n s, 63 e Jackson av, 3-sty bk str & dwg, 21x42.6, plastic slate rf; \$10,000; (o) Dr. Philip Suffire, 1412 Charlotte; (a) M. J. Harrison, 110 E 31st (2597).

174TH ST W, n s, 67 w Macombs rd, 4-2-sty bk dwgs, 22x43.4 & 22x34.8, 4-1-sty bk garages, 20x20, tar & gravel rf; \$18,000; (o) Artolfo Bartocini, 160 5 av; (a) E. H. Janes, 105 W 40th (2725).

180TH ST, s s, 37.6 e Osborne pl, 2½-sty bk dwg, 21x39, asbestos rf; \$12,000; (o) University Park Bldg Co., Wm. C. Bergen, 130 W 180th st, pres; (a) Chas. S. Clark, 441 Tremont av (2543).

194TH ST, n s, 415 w Hobart av, 2-sty & attic fr dwg, 26x59, asbestos shingle rf; \$8,000; (o) Morris Clawson, 472 52d, Bklyn; (a) Walter Celandier, 354 41st, Bklyn (2771).

194TH ST, n s, 415 w Hobart av, 2-sty & attic fr dwg, 26x59, asbestos shingle rf; \$8,000; (o) Wm. Hamilton, 200 Boston Post rd, Rye, N. Y.; (a) Walter Celandier, 354 41st, Bklyn (2270).

194TH ST, n s, 250 w Hobart av, two 2-sty fr dwgs, 25.3x45.5, asphalt rf; \$20,000; (o) Marcia B. Treadwell, 33 Bradhurst av; (a) Chas. E. Muller, 1866 Appleton av (2833).

195TH ST E, n s, 350 w Hobart av, 1-sty fr dwg, 20x35, shingle rf; \$4,500; (o) Chas. Porter, 1959 Mapes av; (a) M. A. Buckley, 32 Westchester sq (2558).

197TH ST E, e s, 176.4 n Continental av, 2 1/2-sty h t & fr dwg, 24x55, & garage, 24x19, asphalt shingle rf, \$13,500; (o) Albert Keller, 1744 Garfield st; (a) Turnbull & Pia, 143 Liberty (2489).

197TH ST, n s, 75 W Claflin av, 2 1/2-sty br dwg, 30x45; 1-sty br garage, 86x20; shingle rf; \$16,500; (o) Bella Schlackson, 2675 Morris av; (a) M. A. Cardo, 61 Bible House pl (2451).

214TH ST E, ns, 175 w Barnes av, 2-sty bk dwg, 20.4x42, slag rf, \$12,000; (o) Vincenzo Pinelli, 779 E 214; (a) De Pace & Jussu, 3617 White Plains av (2510).

215TH ST E, s s, 448 w Wilson av, 2-sty h. t. dwg, 24.6x37, comp rf; \$7,000; (o) Mrs. F. W. Horne, Highland av, Yonkers; (a) Fredk. W. Horne, Highland av, Yonkers (2554).

215TH ST, n s, 300.3 e Bronxwood av, 2-sty ht dwg, 20.6x48, rubberoid rf; \$8,000; (o) A. Beeton, 214th st & Bronxwood av; (a) A. D. Bartholomew, 3813 White Plains rd (2664).

219TH ST, s s, 280 w Bronxwood av, 2-sty bk dwg, 21.6x48, plastic slate rf; \$8,000; (o) Frank Premusoro, 585 E 188th; (a) Lucian Piscioti, 3011 Barnes av (2848).

222D ST, w s, 161 s Wickham av, 1 1/2-sty fr dwg, 22x35, shingle rf; \$5,000; (o) Marie Wadman, on prem; (a) B. Ebeling, 1372 Zerega av (2617).

224TH ST, n s, 155 e Barnes av, 2-sty H T dwg, 21x48, comp rf, \$8,000; (o) Jos. Titiro, 749 E 224th st; (a) Cannava & Viviani, 110 W 40th st (2633).

225TH ST E, s s, 225 w Barnes av, 2-sty h. t. dwg, 22x50, slag rf; \$11,000; (o) Durante Const. Co., 737 E 217th; (a) Robt. Skrivan, 300 E 149th (2722).

225TH ST, n s, 105 E Carpenter av, 2-sty fr dwg, 18x50, tin rf; \$7,000; (o) Christina Leibrock, 3910 Bronx blvd; (a) N. F. Leibrock, 152 W 99th st (2654).

227TH ST E, s s, 201.9 e Paulding av, 2-sty fr dwg, 16x32, slate coated paper rf; \$4,000; (o) Harry E. Reihl, 763 E 224th; (o) Robt. Smith, 2074 Arthur av (2616).

232D ST E, e s, 480 w Bronxwood av, 2-sty bk dwg, 20x55, plastic slate rf; \$8,500; (o) Peter Lammardo, 949 E 232; (a) Lucian Piscioti, 3011 Barnes av (2670).

232D ST, s s, 116 e Bussing av, 2-sty bk dwg, 21x50, & 1-sty bk garage, 23x18.6, rubberoid rf; \$7,900; (o) Henry Guerino, 748 E 224th; (a) B. P. Wilson, 1705 Bussing av (2764).

233D ST, n s, 252.11 e Oneida av, 2-sty and attic fr dwg, 22x30, slate rf; \$5,000; (o) Lind Friton, 132 W 125th st (2637).

234TH ST, n s, 144.7 w Vireo av, 2-sty fr dwg, 17x36, tar & gravel rf; \$5,000; (o & a) Henry Schneider, 506 E 162d (2820).

235TH ST, n s, 140.4 e Napier av, 2-sty bk dwg, 30x43, plastic slate rf; \$12,500; (o) Wm. Farrell, 1 W 47th (2827).

235TH ST, s s, 181.5 w Webster av, 1-sty fr dwg, 24x26, shingle rf; \$5,000; (o & a) Samuel Garland, 668 E 223d st (2537).

237TH ST, s s, 75 e Matilda av, 2-sty fr dwg, 21x56.6, slag rf; \$9,000; (o) Patrick D. Sullivan, 4333 Byron av; (a) Geo. A. Bagge & Sons, 299 Madison av (2566).

238TH ST, n s, 250 w Kepler av, 1-sty fr dwg, 26x44, shingle rf; \$5,000; (o) Wilhelmine Dehnert, 18 South st, Mt. Vernon; (a) Wm. Maaso, 134 South Hight st, Mt. Vernon (2712).

241ST ST, n s, 385 e Katonah av, 2-sty br dwg, 20x52, slag rf; \$13,000; (o) Arthur Cullen, 755 E 138th st; (a) Herman Blumberg, 46 E 41st st (2708).

243D ST E, n s, 148.5 e White Plains av, 2-2-sty bk dwgs, 17.10x49, shingle rf, \$14,000; (o) Morris Wetzler, 622 Lexington av; (a) J. L. De Mesquita, 2022 Lexington av (2505).

261ST ST, s s, 8714 E Spencer av, 2-sty fr dwg, 19x36.6; shingle rf; \$8,000 (o) Chas. Sager, 6065 Broadway; (a) Wm. W. Schwartz, 238 W 238th st (2153).

261ST ST, s s, 3410 E Fieldstone rd, 3-2-sty 3 1/2-sty C C dwgs, 22.6x26.6—9.0x17.0; shingle rf; \$13,500; (o) Rosman Realty Corp, 558 E 125th st; (a) Geo. Stahl, 120 E Fordham rd (2701).

ADEE AV, n w c Paulding av, 2-sty fr dwg, 24x36, shingle rf; (o) Stephen Gramacy, 436 E 76; (a) D. P. Kovack, 1270 Ford av (2665).

ADEE AV, s e c Bouck av, 2-sty stn dwg, 25x

52, plastic slate rf; \$10,000; (o) Paul Calilla, 308 E 120th; (a) Carl B. Cali, 81 E 125th (2599).

ALLERTON AV, n s, 50 Fish av, 2-sty bk dwg, 21x38, rubberoid rf; \$8,000; (o) Michael Rusciano, 23 W 170th; (a) Paul Lagana, 2526 Glebe av (2842).

BAINBRIDGE AV, n e c 208th, 2-sty bk dwg, 48x22, asbestos shingle rf; \$15,000; (o) Chas. J. Beamchemin, 3142 Perry av; (a) Max Haisle, 3307 3 av (2622).

BAINBRIDGE AV, w s, 104.11 n 213th, 6-3-sty bk dwgs, 20x55, slag rf; \$60,000; (o) Jas. C. Gaffney, 106 E 182d; (a) Wm. A. Geisen, 2403 Creston av (2763).

BARCLAY AV, s s, 50 w Hollywood av, 2 1/2-sty bk dwg, 20x37.6, 1-sty bk garage, 16x18, shingle rf; \$5,300; (o) Anna E. Clinch, 244 Walton av; (a) G. W. Godfrey, 2447 Walton av (2548).

BARKER AV, w s, 225.4 n Waring av, 2-sty fr dwg, 19x33, asphalt shingle rf, \$5,000; (o) John N. Fitzpatrick, 2406 Bronx Park East; (a) Anton Pirner, 2069 Westchester av (2492).

BARKER AV, n e c Mace av, 2-sty bk dwg, 25x48, slag rf; \$9,000; (o) Max Soushine, 1501 Boston rd; (a) Chas. S. Clark, 441 Tremont av (2544).

BARNES AV, w s, 245 s Rhinelander av, 2-sty bk dwg, 21x50, rubberoid rf; \$9,000; (o) Jas. & Dennis Lennon, 1873 Barnes av; (a) T. J. Kelly, 707 Morris Park av (2737).

BAYCHESTER AV, w s, 234 n Boston & Westchester R R, 1-sty and attic fr dwg, 20x36; asphalt slate rf; \$4,500; (o) John Ryszewicz, 129 Alexander av; (a) Ralph J. Marx, 3525 Eastchester rd (2454).

BEACH AV, w s, 175 n Patterson, 2-sty fr dwg, 20x30, asphalt shingle rf; \$4,500; (o) Albert Shorski, 1406 Prospect av; (a) John Schwalbenberg, 2075 Haviland av (2810).

BELL AV, w s, 100 s Strang av, 2 1/2-sty fr dwg, 23x45, shingle rf; \$8,500; (o) Henry Carl, Mill la; (a) Geo. H. Olphert, 675 E 222 (2798).

BOLTON AV, w s, 75 n Patterson av, 2-sty fr dwg, 18x30, tin rf; \$5,000; (o) Daniel Murray, 1 E Fordham rd; (a) The Pelham Co., 1 E Fordham rd (2796).

BRENNER AV, w s, 100 s Tillitson av, 2-sty fr dwg, 24x50, shingle rf; \$9,000; (o & a) Francis S. Marion, 2131 Fifth av (2753).

BRENNER AV, e s, 80 s Tillitson av, four 1-sty fr dwgs, 30x12, shingle rf; \$10,000 (o & a) Francis S. Marion, 2131 Fifth av (2754).

BRONXWOOD AV, n e c 230th, 2-sty & attic concrete dwg, 20.6x26.6, shingle rf; \$5,000; (o) Thos. Duff Co., Inc., Thos. D. Malcolm, 132 W 42d, Pres; (a) E. R. Williams, 2286 7 av (2776).

BRONXWOOD AV, e s, 50 n Duncan av, 2 1/2-sty fr dwg, 20x40, shingle rf; \$4,500; (o) Stanislaus Walaczkowski, 282 E 155th; (a) S. J. Sheridan, 5646 Newton av (2767).

BUHRE AV, s s, 125 w Mahan av, 2-sty bk dwg, 20.8x45, shingle rf; \$9,000; (o) Matilda Eagles, 1043 Tiffany; (a) N. S. Baudesson, 824 Jackson av (2794).

BURR AV, n s, 350 s 196th, 2-sty h. t. dwg, 21x50, rubberoid rf; \$10,000; (o) John Bernabo, 349 E 51st; (a) T. J. Kelly, 707 Morris Park av (2608).

BYRON AV, w s, 171.01 s 237th st, 2-sty fr dwg, 18x26, shingle rf; \$4,500; (o) Kate McEnany, 404 E 175th st; (a) Robt. Smith, 2074 Arthur av (2699).

CLAPLIN AV, e s, 250 s 197th, 2-sty bk dwg, 26x44, asphalt shingle rf; \$15,000; (o) Louis S. Wund, 327 E 30th; (a) Thos. W. Golding, 110 W 63 (2777).

CLAPLIN AV, e s, 75 n 195th st, 2-sty and attic fr dwg, 18x44, shingle rf; \$4,500; (o) Mrs. A. V. Douglas, 44 Buchanan pl; (a) Paul C. Hunter, 191 9th av (2636).

CLAPLIN AV, w s, 78.9 s 195th st, 2-sty fr dwg, 29x42, shingle rf; \$10,000; (o) Eugene Firing, 2738 Webb av; (a) Louis Haysser, 2846 Claflin av (2541).

CLAPLIN AV, w s, 375 n 197th st, 2-2-sty br dwgs; \$20,000; (o) Julia D. Neimann, 16 University av; (a) Moore & Laudseidel, 3d av and 148th st (2661).

CLAPLIN AV, w s, 125 s 197th, 1 1/2-sty fr dwg, 18x29, shingle rf; \$5,000; (o) Ada S. Teller, 39 McDonough, Bklyn; (a) Int. Mill & Lumber Co. of N. Y., Inc., 1 W 34th (2515).

COLDEN AV, e s, 366.10 n Boston rd, 2-sty bk dwg, 21x51, tin rf; \$6,500; (o) Albert Newman, 2312 Prospect av; (a) Thos. C. Petersen, 1628 McCombs rd (2530).

COLDEN AV, e s, 425 n Mace av, 2-sty bk dwg, 22x55, rubberoid rf; \$9,000; (o) Frank Mascoll, 2310 Belmont av; (a) Della, Penna & Erickson, 289 E 149th (2591).

COLDEN AV, e s, 275.3 n Pierce av, 2 1/2-sty br dwg, 18.6x58; 1-sty br garage, 16.0x18; tin rf; \$12,000; (o) Morris Goldstein, 907 So Boulevard; (a) Loranz F. J. Weiber, 271 W 125th st (2452).

COLDEN AV, w s, 150 n Burke av, 1 1/2-sty fr dwg, 19x24 shingle rf; \$1,500; (o) B. Wasserman, 532 E 120th st; (a) Jos. Ziccardi, 912 Burke av (2459).

COMMONWEALTH AV, w s, 225 n Merrill, 2-sty fr dwg, 21x50, tar & gravel rf; \$9,500; (o)

John & Chas. Masterson, 209 W 117th; (a) Alfred Di lasi, 94 E Jackson av, Corona, L. I. (2732).

CORSA AV, w s, 52.2 s Oakley, 3-sty bk dwg, 21x55, slag rf; \$10,000; (o) Louis Porco, 620 E Fordham rd; (a) M. W. Del Gaudio, 158 W 45th (2619).

DANIEL ST, s s, 162.6 e Plymouth av, 2 1/2-sty fr dwg, 18x36, shingle rf; \$5,000; (o) Daniel McClinchy, 253 Mosholu av; (a) Wm. A. Kennedy, 5654 Newton av (2666).

DANIEL ST, s s, 125 e Plymouth av, 2 1/2-sty fr dwg, 18x36, shingle rf; \$5,000; (o) Daniel McClinchy, 253d st & Mosholu av; (a) Wm. A. Kennedy, 5654 Newton av (2667).

DE REIMER AV, w s, 100.30 s Pitman av, 1-sty fr dwg, 24x34, asphalt shingle rf; \$4,000; (o) Annie Young, 4253 De Reimer av; (a) Della-Penna & Erickson, 289 E 149th (2755).

DUNCAN AV, n s, 50 w Paulding av, 2-sty br dwg, 21x48, tar and gravel rf; \$6,500; (o) A. F. A. Gleason, 362 1/2 E 79th st; (a) Geo. P. Crosier, 689 E 223d st (2647).

DYER AV, e s, 94 s City Line, 1 1/2-sty fr dwg, 24x37, shingle rf; \$4,000; (o & a) L. A. Bassett, 704 So Fifth av, Mt. Vernon (2843).

EASTCHESTER RD, e s, 325 s Tillotson av, 2-2-sty bk dwgs, 18x38, asphalt shingle rf; \$10,000; (o) Christman & Stricker Realty Co., John Christman, 668 E Fordham rd, Pres.; (a) Wm. H. Meyer, 1861 Carter av (2520).

EDISON AV, e s, 105 s Otis av, 2-sty fr dwg, 22x34, shingle rf; \$6,000; (o) Catherine Hickey, — Greene pl; (a) R. J. & F. J. Johnson, 375 E Fordham rd (2522).

EDISON AV, w s, 355.1 Morris Park av, 2-sty bk dwg, 22x45, tin rf; \$8,000; (o) F. Di Stefano, 167 E 166th; (a) Jos. Orlando, 529 Courtlandt av (2521).

EDISON AV, w s, 100 s Wilkinson av, 2-sty bk dwg, 21x54, plastic slate rf; \$9,000; (o) Pasquale Grieco, 309 E 105th; (a) Carl B. Cali, 80 E 125th (2579).

EDISON AV, w s, 125 s Wilkinson av, 2-sty bk dwg, 21x45, plastic slate rf; \$8,000; (o) Francisco, 312 E 108th; (a) Carl B. Cali, 81 E 125th (2580).

EDISON AV, s s, 50 e Sommer pl, 2-sty h. t. dwg, 37x37.8, shingle rf; \$10,000; (o) Henry Van & Theresa Windisch, 596 E 149th; (a) Vari T. Chirehugh, 126 W 124th (2740).

EDISON AV, e s, 377.11 s Morris Park av, 2-sty fr dwg, 18.6x40, shingle rf; \$8,000; (o) Ivar Saari, 231 E 122d; (a) A. Rinnee, 601 W 160th (2682).

EDISON AV, e s, 280 s Lafayette av, 2-sty fr dwg, 20.4x52, plastic slate rf; \$10,000; (o) Owen Brennan, — Ellsworth av; (a) Frank Hansle, 81 E 125th (2787).

EDISON AV, e s, 305 s Lafayette av, 2-sty fr dwg, 20.4x52, plastic slate rf; \$10,000; (o) Owen Brennan, Ellsworth av; (a) Frank Hansle, 81 E 125th (2788).

ELLIS AV, n s, 81 E Castle Hill av, three 2-sty br dwgs, 18.4x34; tin rf; \$12,000; (o) Castle Hill Realty Co., Jos. Feldman, 209 Lincoln bldg, Philadelphia, Pa; (a) Samuel Rosenberg, 911 Simpson st (2457).

ELLSWORTH AV, n s, 250 w Randall av, 2-sty fr dwg, 16x40, shingle rf; \$5,000; (o) John Jurdyga, 1409 Amsterdam av; (a) Carl B. Cali, 81 E 125th (2598).

ELLSWORTH AV, e s, 475 s Schley av, 1-sty fr dwg, 16x30, slate rf; \$1,500; (o) S. A. Ferguson, 1084 Park av; (a) H. R. Cloyd, 261 B'way (2846).

FARADAY AV, n s, 350 w Newton av, 2-sty fr dwg, 21x31.6, asphalt shingle rf; \$5,000; (o) Patrick Keefe, Fieldstone rd; (a) T. J. Cunningham, 5663 Newton av (2807).

FENTON AV, e s, 250 s Arrow av, 1-sty fr dwg, 21x37, asphalt shingle rf; \$2,800; (o) T. McGuinness, 445 W 53d; (a) Geo. H. Aphart, Jr., 657 E 22d (2845).

FISH AV, w s, 125.08 n Warring av, 1-sty fr dwg, 19x45, tar paper rf; \$3,500; (o) Frank Giordano, 507 E 16th; (a) Frank R. Nicosisia, 423 E 14th (2844).

FISH AV, e s, 275 s Mace av, 2-sty fr dwg, 21x45, tin rf; \$6,000; (o) Angelo Lehongone, 660 E 187th; (a) Robt. Glenn, 358 E 151st (2768).

FRISBY AV, n s, 95 w St. Peters av, 2-2-sty fr dwgs, 17x36, shingle rf; \$8,000; (o) J. L. Freis, Inc., 1734 Eastchester rd; (a) L. P. Fries, 120 Westchester sq (2789).

GRAND CONCOURSE, e s, 63.74 s St George's Crescent, 2-sty bk dwg, 35.94x32, slag rf; \$15,000; (o) Anna Manacri, 3164 Villa av; (a) De Rose & Cavalieri, 370 E 149th (2751).

GREYSTONE AV, w s, 100 s 238th, 2-2-sty bk dwgs, 20.6x55.6, slag rf; \$20,000; (o) Michelson & Hoffman, 20 E 112th; (a) Jos. Sulton, 4350 5 av (2790).

GUNTHER AV, w s, 90.7 s Burke av, three 2-sty fr dwgs, 22x45, shingle rf; \$24,000; (o) Emily Wisseman, 38 Stevens av; (a) Wm. S. Irving, 261 E 235 (2743).

HOLLYWOOD AV, w s, 253.5 n Coddington av, 2 1/2-sty fr dwg, 27x28, shingle rf; \$4,000; (o) Matthew Cahill, 1533 Merry av; (a) S. J. Sheridan, 5646 Newton av (2792).

HARRISON AV, w s, 433.9 s Burnside av, 3-sty fr dwg & garage, 22x55, slag rf; \$15,000; (o) Hazel Toop, 1881 Harrison av; (a) Moore & Landsiedel, 3 av & 148th (2678).

HERING AV, w s, 100.38 n Sackett av, 2½-sty fr dwg, 18x24, shingle rf; \$4,726; (o) Geo. A. Kaufman, 11 St Marks pl; (a) Chas. A. Newburg, Grand Central Terminal (2632).

HERING AV, e s, 225 n Pierce av, 2½-sty fr dwg, 18x24, shingle rf; \$4,980; (o) Geo. Tidcombe, 233 Willis av; (a) Chas. A. Newburg, Grand Central Terminal (2633).

HERING AV, w s, 275 n Pierce av, 2-sty fr dwg, 18x36, tin rf, \$4,500; (o) S. Tobias, 548 E 147; (a) Larson & Watters, 4 Court st, Bklyn (2411).

HOBERT AV, e s, 75 n Wilkinson av, 2-sty H T dwg, 20.6x45, asphalt shingle rf; \$9,000; (o) Frank Marino, 319 E 117th st; (a) Jos. Orlando, 529 Courtlandt av (2639).

HOBERT AV, e s, 175 n 194th, 2-sty bk dwg, 21x49, slag rf; \$8,000; (o) Jas. Murano, 216 E 111th; (a) R. Gottlieb, 26 W 113th (2583).

HOLLYWOOD AV, n s, 300 e Lafayette av, 1-sty fr dwg, 33x28, asphaltic rf; \$3,000; (o) Lola Kinzel, 11th st, Marks pl, Bklyn; (a) H. G. Knapp, 335 Bway (2697).

HOLLYWOOD AV, w s, 250 s Lafayette av, 2-sty fr dwg, 20x28, shingle rf; \$5,000; (o) Edith M. Silverman, 408 E 152d; (a) Benj. Silverman, 408 E 152d (2824).

HONE AV, e s, 250 s Pierce av, 2-sty fr dwg, 22x26, asphalt shingle rf; \$3,500; (o) Andreas Rauch, Union Hill, N. J.; (a) Carl Cibiseh, 282 W 114th (2802).

HONE AV, w s, 150 s Neil av, 2½-sty fr dwg, 21x52, shingle rf; \$10,000; (o) Amalia Wolff, 1869 Wallace av; (a) Salvatore Butera, 690 Wales av (2690).

JARVIS AV, w s, 175 s Buhre av, 2-sty fr dwg, shingle rf, \$8,000; (o) Lawrence & Klein, — Edison av; (a) E. F. Morgatroyd, 27 E 40 (2500).

JARVIS AV, w s, 225 s Buhre av, 1 & 2-sty t c garage & dwg, 14.2x10 & 25x42, asbestos shingle rf; \$9,500; (o) Chas. Dammeyer, 960 Sherman av; (a) De Rose & Cavallieri, 370 E 149 (2750).

JESSUP AV, e s, 362.75 s Featherbed la, 2-sty concrete dwg, 25x59, shingle rf; \$10,000; (o & a) Henry D. Trieper, Jr., 3059 Heath av (2814).

JESSUP AV, e s, 275 s Featherbed Lane, two 2-sty bk dwgs, 20x60.2, rubberoid rf; \$24,000; (o) Siegel & Swidler, 2526 Glebe av; (a) Paul Lagana, 2526 Glebe av (2841).

JESSUP AV, e s, 325.3 s Featherbed la, 2-sty bk dwg, 28.4x48, 1-sty bk garage, 20x20, asphalt shingle rf, \$16,000; (o) Florence Swanson, 2406 University av; (a) W. G. Faries, 1339 Bristow st (2496).

LA SALLE AV, n s, 127.3 w Gillespie av, 2-sty bk dwg, 22x50, plastic slate rf; \$9,500; (o) Carmela Carusano, 339 E 113th; (a) De Rose & Cavallieri, 370 E 149th (2773).

LA SALLE AV, n s, 107 e Mayflower av, 2-sty H T dwg, 20x36, rubberoid rf; \$5,000; (o) N. & O. Kennedy, 32 Westchester Sq; (a) M. A. Buckley, 32 Westchester Sq (2539).

LEIBIG AV, w s, 320 n 261st, 2-sty bk dwg, 29x57, spanish tile rf; \$10,000; (o) Domenick Vaccaro, 6207 Liebig av; (a) M. W. Del Gaudio, 158 W 45 (2663).

LELAND AV, w s, 250 n Gleason av, 2-2-sty fr dwgs, 20x50, tin rf; \$20,000; (o) Wm. Fordyce, 1361 Herschell; (a) Wm. K. Fordyce, 1361 Herschell (2612).

LELAND AV, w s, 263 s Gurlain st, 2-sty fr dwg, 26x47, shingle rf; \$10,000; (o) Goss Const. Co., Barnet Goss, 548 St. Paul's pl, pres; (a) Anton Pirner, 2069 Westchester av (2694).

LOGAN AV, s s, 200 e Philip av, 2-sty bk dwg, 21x54, slag rf; \$8,000; (o) Lawrence A. Reilly, 2065 Belmont av; (a) F. F. McKeever, 2155 Crotona av (2614).

LOGAN AV, w s, 50 n Barclay av, 2-1½-sty fr dwgs, 20x36, asphalt shingle rf; \$10,000; (o) Henry T. Bowsky, 715 W 170th; (a) Morgan M. O'Brien, 49 E 90th (2736).

LOGAN AV, e s, 125 n Philip av, 1-sty fr dwg, 20x36, tile rf; \$3,000; (o) Henry Kasper, 2400 Williamsbridge rd; (a) Franz Wolfgang, 537 E Tremont av (2850).

LOGAN AV, w s, 100 n Philip av, 1-sty fr dwg, 17.8x33.4, shingle rf; \$5,000; (o) Mrs. F. J. Clamfi, 4 Pennyfield Camp; (a) Edw. J. Kern, 1310 Theriot av (2822).

LOGAN AV, w s, 125 n Lafayette av, 2-sty fr dwg, 18x38, asphalt shingle rf; \$6,300; (o) Howard A. Turner, 356 E 139th; (a) Valentine Becher, 954 Edison av (2815).

LOGAN AV, w s, 150 s Philip av, 2-sty fr dwg, 17.8x33.4, shingle rf; \$5,000; (o) Elizabeth McLeon, 197 W 10th; (a) Edw. J. Kern, 1310 Theriot av (2823).

LOGAN AV, e s, 285 s Barkley av, 2-sty fr dwg, 20x34, 1-sty fr garage, 10x18, shingle rf; \$5,300; (o) Mrs. L. Robinson, 862 E 169th; (a) Emil Stauffer, 3004 Barkley av (2791).

LOGAN AV, s s, 260 e Barkley av, two 1-sty fr dwgs, 21x36, shingle rf; \$8,000; (o) Cornac Const. Corp., Irving Cohen, 170 B'way, pres.; (a) H. J. Hewitt, 2119 Glebe av (2758).

LONGFELLOW AV, e s, 150 s Spofford av, 2-sty concrete dwg, 19.6x52, slag rf; \$8,000; (o) Alfred Young, 115 E 111; (a) Dodge & Morrison, 160 Pearl (2746).

LYDIG AV, n w c Hone av, 2-sty fr dwg, 20x48, slag rf; \$9,000; (o) Edmund C. Stack, 211 Hancock st, J C; (a) Anton Pirner, 2069 Westchester av (2450).

MAHAN AV, e s, 100 s Burke av, two 2-sty br dwgs, 20x55; one 1-sty br garage, 20x20; slag rf; \$21,000; (o) John Sellitto, 1815 West Farms rd; (a) B. Ebeling, 1372 Zerrega av (2455).

MATILDA AV, w s, 200 s 237th, 2½-sty fr dwg, 35x45, comp shingle rf; \$12,000; (o) Jos. Moehs, 372 E 158th; (a) B. P. Wilson, 1705 Bussing av (2525).

MAYFLOWER AV, e s, 50 n 197th, 2½-sty h. t. dwg, 21x40, shingle rf; \$9,000; (o) Jacob Long, 763 Morris Park av; (a) T. J. Kelly, 707 Morris Park av (2611).

MAYFLOWER AV, e s, 200 s Waterbury av, 2-sty fr dwg, 21x53.6, asphalt shingle rf; \$7,-

000; (o) Geo. Millet, 286 E 156th; (a) De Rose & Cavallieri, 370 E 149th (2774).

MAYFLOWER AV, e s, 55 n Tremont av, 2-sty fr dwg, 18x22, slate rf; \$3775; (o) Chas. Hugger, 497 E 87th; (a) Louis D. Kirby, 1750 Tremont av (2834).

MAYFLOWER AV, w s, 325 s Waterbury av, 2-sty fr dwg, 20x28, shingle rf; \$4,500 (o & a) John Tarpey, 1738 Unionport rd (2817).

McCOMBS RD, w s, 150 n 174th, 3-sty bk dwg, 17x60, slag rf, \$10,000; (o) Seymour Schampain, 316 W 42; (a) Wm. A. Geisen, 2403 Creston av (2499).

MINNIEFORD AV, e s, 225 s Bowne, 3-1-sty fr dwgs, 19x31.6, asphalt shingle rf; \$15,000; (o) Ernst & Kuhl, 1770 Tremont av; (a) Moor & Landsiedel, 3 av & 149th (2784).

MIDDLETOWN RD, s s, 50.5 w Gillespie av, 2-sty br dwg, 30x44, shingle rf; \$10,000; (o) Morris Schwan, 1150 Fox st; (a) T. Ratner, 2341 Webster av (2653).

MICKLE AV, w s, 176 n Waring av, 2-sty bk dwg, 19x36, asphalt shingle rf; \$5,000; (o)

CHESLEY DOORS

FIRE PROOF STANDARDIZED
SHIPPED FROM STOCK

WHEREVER either law or client demands fireproof doors, beauty and safety may be gained most economically with Chesley Doors. Chesley Doors have no rivets, bolts, open joints, or separate moldings. Easily finished to harmonize with interior. Light weight but absolutely fire-safe. Cost only slightly more than wood; much less than hollow metal. Large stocks in all centers insure prompt delivery. See Sweet's and write.

A. C. CHESLEY CO., Inc.
5704 E. 133d St., New York
Telephone:
Melrose 2452 and 2453



LOUIS BROOK, INC.

LUMBER and TIMBER at RETAIL

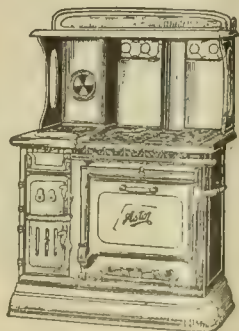
SASHES BLINDS MOULDING TRIM SHELVEING FLOORING
SHINGLES ROOFING PARTITION BOARDS VENEER PANELS, ETC.
OFFICE: TEL. 2600 GREENPOINT
148-152 INDIA STREET GREENPOINT, BROOKLYN YARDS:
OAKLAND & INDIA STS.

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phone: { 1370
Mott Haven { 1371

Office and Factory: River Ave. and East 151st St.



The UNION STOVE WORKS

Headquarters for Builders for
Kitchen Ranges for Coal or Gas, Standard or
Pipeless Furnaces, Heating Boilers, Laundry
Apparati

THE GREAT "ASTOR" LINE

70 BEEKMAN STREET

Established 88 Years

Telephone: Beekman 2490

Edw. Matte, 278th and Paulding av.; (a) Della Penna & Erickson, 289 E 149th (2756).

MORRIS AV, s s, 719.9 e 196th, 2-sty fr dwg, 20x36, slate rf, \$10,000; (o) H. Glaser, 120 W 43; (a) J. Gloster, 110 W 40 (2301).

MURDOCK AV, w s, 250.09 s Nereid av, 2-sty fr dwg, 19x34, shingle rf; \$4,000; (o) Christian Souderly, 1854 Jerome av; (a) E. A. Lynde, 2685 Briggs av (2707).

MURDOCK AV, w s, 430.11 s Bissel av, 2-sty fr dwg, 21x40, shingle rf; \$5,000; (o) Chas. Weslerholm, 615 E 141st; (a) Andrew Carlson, 205 E 124th (2803).

OAKLEY AV, w s, 366.8 n Fish av, 2-sty bk dwg, 22x50, plastic slate rf, \$9,500; (o) Luigi Terminello, 133 W 98; (a) De Rose & Cavalieri, 370 E 149 (2478).

OTIS AV, n s, 125 e E Tremont av, 2½-sty fr dwg, 22x40, shingle rf; \$8,500; (o) Paul A. R. 1826 Clinton av; (a) Andrew Carlson, 205 E 124th st (2689).

OLMSTEAD AV, w s, 28 s Haviland av, 2-2-sty bk dwgs, 20x48, slag rf; \$18,000; (o) Edw. J. Moberg Co., Inc., Edw. J. Moberg, 2280 Lyon av, Pres; (a) Anton Pirner, 2069 Westchester av (2549).

ORLIF AV, e s, 100 s Van Cortlandt av, 2-sty fr dwg, 22x32.6, 1-sty fr garage, 18x20, shingle rf; \$7,000; (o) James O. Murray, on prem; (a) Moore & Landsiedel, 3 av & 148th (2550).

OTIS AV, n w c, Edison av, 2-2-sty br dwgs, 24x50, asbestos shingle rf; \$10,000; (o) Jacob Solomon, 1876 Marmion av; (a) Harry Schuler, 1005 Edison av (2642).

PAULDING AV, w s, 231st, 2½-sty fr dwg, 22x36, shingle rf; \$5,000; (o & a) Mrs. Jos. F. Bevins, 1786 Bussing av (2816).

PAULDING AV, w s, 400 n Allerton av, 2-sty bk dwg, 21x50, slag rf; \$10,000; (o) Michael F. Collins, 945 St. Nicholas av; (a) Anton Pirner, 2069 Westchester av (2602).

PAULDING AV, w s, 84.8 s 225th, 2-sty bk dwg, 21x47, tar & gravel rf; \$9,000; (o) Giuseppe Bartolatta, 620 Lenox av; (a) D. Borgia, 1947 Bway (2567).

PHILIP AV, s s, 75 w Logan av, 1½-sty fr dwg, 16x32, shingle rf; \$3,750; (o) J. E. Fitzgerald, 480 Brook av; (a) Chas. Newburg, Grand Central Terminal (2691).

PIERCE AV, s s, 100 e Williamsbridge rd, 2½-sty fr dwg, 22x38, & 1½-sty fr garage, 20x20, asbestos shingle rf; \$8,000; (o) John Hasstead, 2167 Glebe av; (a) B. Ebeling, 1372 Zerega av (2779).

PILGRIM AV, w s, 316.6 s Liberty st, 2-sty vk dwg, 18x55, tar & felt rf, \$8,000; (o) N. Grossman, 921 Home st; (a) Jos. Ziccardi, 912 Burke av (2474).

PILGRIM AV, w s, 229.9 n Middletown rd, 2-sty fr dwg, 20x30, shingle rf, \$5,000; (o) Chas. M. Stilul, 987 4 av, L. I. City; (a) The Aladdin Co., Bay City (2475).

PITMAN AV, n s, 49 w Monticello av, 2-sty fr dwg, 36.8x38.4, rubberoid rf; \$7,000; (o) D. A. Tsistimas, 85 6th av; (a) E. R. Kane, 1060 Jackson av (2626).

PITMAN AV, n s, 25 e De Reiner av, 2-sty fr dwg, 16½x46, shingle rf; \$5,000; (o) Fred Widen, 129 E 123d; (a) E. A. Lynde, 2685 Briggs av (2793).

POPHAM AV, e s, 419.9 n 176th st, 2½-sty br dwg, 41.0x32, 1-sty br garage, 11.4x20; asbestos shingle rf; \$15,500; (o) David Kopit, 226 Martense st, Bklyn; (a) Crumley & Skirwan, 355 E 149th st (246).

POWELL AV, n s, 188.5 w Olmstead av, 4-2-sty bk dwgs, 20.6x65.8; 4-1-sty bk garages, 19.48 x19, shingle rf; \$40,000; (o) Goldman Investing Co., Bernard Krause, 582 Beck, Pres; (a) Baker & Koester, 9 Jackson av, L. I. City (2783).

PRATT AV, e s, 182.9 n 233d, 2½-sty fr dwg, 24x38, asphalt shingle rf, \$9,000; (o) Herman Lind, 3957 Amundson av; (a) Crumley & Skirvan, 355 E 149 (2484).

PROSPECT AV, e s, 100 s 176th st, three 2-sty bk dwgs, 19x61, rubberoid rf; \$52,000; (a) Brieter Bldg Corp., Inc., Jos. Brieter, 93 Canal, pres.; (a) Ferdinand Sanigrano, 6005 14th av, Bklyn (2826).

QUIMBY AV, n s, 115 e Almstead av, 2-sty fr dwg, 18x38, asphalt shingle rf; \$6,000; (o) Edw. H. Leiber, 2118 Watson av; (a) Anton Pirner, 2069 Westchester av (2640).

QUINCY AV, e s, 150 s Barkley av, 2-sty br dwg, 17x35, asphalt shingle rf; \$6,500; (o) Pietro Boz, 663 E 188th st; (a) M. W. Del Gaudio, 158 W 45th st (2662).

QUINCY AV, e s, 245 s Lafayette av, 1-sty fr dwg, 19x26, shingle rf; \$1,000; (o) Harry Jarvi, 1737 Weeks av; (a) E. A. Lynde, 2685 Briggs av (2706).

RADCLIFFE AV, w s, 250 n Mace av, 2-sty bk dwg, 22x36, rubberoid rf; \$6,500; (o) Pasquale Esposito, 1675 Lexington av; (a) Della Penna & Erickson, 289 E 149th (2683).

RADCLIFFE AV, n e c Sackett av, 2-2-sty bk dwgs, 20x50, rubberoid rf; \$16,000; (o) Antonio Guir, Sackett av; (a) T. J. Kelly, 707 Morris Park av (2607).

RHINELANDER AV, s s, 25 w Lurting av, 2-sty bk dwg, 21x40, slag rf; \$10,000; (o) Barth

Webber, 555 W 160th; (a) H. G. Knapp, 335 Bway (2516).

RICHARDSON AV, e s, 55 s 238th, 2-2-sty bk dwgs, 21x50, slag rf; \$22,000; (o) Wm. Garrett, 664 E 237th; (a) Crumley & Skirvan, 355 E 149th (2732).

RIVERDALE AV, e s, 90 s 263d, 2½-sty fr dwg & garage, 20x37.8, asphalt shingle rf; \$8,000; (o) De Forest Becker, 104 W 174th; (a) Moore & Landsiedel, 3 av & 148th (2805).

ST LAWRENCE AV, e s, 50 n Mansion st, 2-sty fr dwg, 19x35, slag rf, \$8,000; (o) Carl Jacobsen, Curtine & Jackson avs, Mt Vernon, N. Y.; (a) Moore & Landsiedel, 3 av & 148th (2488).

ST PETERS AV, n e c, Glebon av, 2-sty t. c. dwg and garage, 20x53, plastic slate rf; \$10,000; (o) Angelo G. Fasany, 152 W 42d st; (a) Robt. Glenn, 286 Alexander av (2627).

SACKETT AV, n s, 26.11 w Hering av, 2-sty bk dwg, 20x36, tin rf; \$7,000; (o) Chas. H. Dooley, 443 W 51th; (a) Larsen & Walters, 4 Court, Bklyn (2584).

SCHLEY AV, s s, 50 W Vincent av, 1½-sty fr dwg, 19x43.15; shingle rf, \$3,000; (o) Eliz. Crofton, 1754 Anthony av; (a) S. J. Sheridan, 5646 Newton av (2463).

SETON AV, e s, 500 s Edenwald av, 2-sty fr dwg, 24x46, asphalt shingle rf; \$10,000; (o) Ellen Johnson, 2141 Prospect av; (a) Otto Johnson, 2141 Prospect av (2074).

SETON AV, e s, 175 n Nereid av, 1-sty fr dwgs, 16x22, asphalt shingle rf; \$1,600; (o & a) James Galvano, 204 S 8th av, Mt Vernon (2836).

SEYMOUR AV, e s, 93.9 Mace av, 2-sty fr dwg, 20x45, plastic slate rf; \$7,000; (o) Jacob Horwitz, 185 Christie av; (a) Lorenz F. J. Weiher, 271 W 125th (2838).

SOUND VIEW AV, e s, 85 n Patterson av, 2½-sty fr dwg, 20.6x31.3, tin rf; \$5,000; (o) Daniel Murray, 1 E Fordham rd; (a) The Pelham Co., 1 E Fordham rd (2795).

SPENCER AV, s a c, 262d, 2-sty fr dwg, 36.8x27, shingle rf; \$7,000; (o & a) Gottfried Olson, 5673 Bway (2769).

THROMORTON AV, e s, 200 s Baisley av, 2-sty fr dwg, 20.8x36, tin rf; \$6,000; (o) John Sheridan, 409 W 35th; (a) Larsen & Walters, 4 Court, Bklyn (2825).

WEBB AV, e s, 150 n 195th st, two 2-sty bk dwgs & garages, 28x71.4, asbestos shingle rf; \$32,000; (o) Cohen & Vogel, 417 E 170th; (a) M. J. Harrison, 110 E 31st (2839).

TIEMANN AV, e s, 86.2 s Burke av, three 2-sty fr dwgs, 22x45, shingle rf; \$24,000; (o) Emily Wisserman, 138 Stevens av; (a) Wm. S. Irving, 261 235 (2744).

TREMONT AV, w s, 370.4 s Lafayette av, 2-sty fr dwg, 16½x46, shingle rf; \$5,000; (o) Morris Belkin, 630 Concord av; (a) E. A. Lynde, 2685 Briggs av (2813).

TOMLINSON AV, e s, 165.10 s Pelham Parkway, four 3-sty H T dwgs, 25.7x44, shingle rf; \$30,000; (o) Lapidno & Kahn, 230 E 124th; (a) Geo. H. Levy, 101 Park av (2851).

VINCENT AV, s s, 225 w Philip av, 1-sty fr dwg, 19x44, tar & gravel rf; \$2,000; (o) Alex Parks, 514 W 133d; (a) Anthony Dahan, 541 E 142d (2781).

WALLACE AV, w s, 200 So Oak Drive, 3-sty bk dwg, 24x50, plastic slate rf; \$9,000; (o) Geo. Corti, 744 E 214th; (a) Lucian Pisciotta, 3011 Barnes av (2847).

WALDO AV, e s, 250.29 s 238th, two 2-sty fr dwgs, 20x45, asphalt shingle rf; \$20,000; (o) Christine Marshall, 21 E 127; (a) Simone P. Saxe, 77 E 127 (2749).

WARING AV, e s, 25 n Morgan av, 1-sty fr dwg, 18x35, shingle rf; \$1,600; (o) Geo. T. Bernard, 1010 Tremont av; (a) Boston Bldg. & Const. Co., 1985 Boston rd (2797).

WICKHAM AV, s e c, Thillison av, seven 1-sty fr dwgs, 18x30, shingle rf; \$35,000; (o & a) Francis S. Marion, 2131 Fifth av (2752).

WILDER AV, w s, 183.4 s Cranford av, 1-sty fr dwg, 26x38, shingle rf; \$4,500; (o) Ideal Home Constn. Corp., David J. Rosen, 350 Bway, Pres; (a) L. A. Bassett, 2593 Grand Concourse (2761).

WILDER AV, e s, 232 Cranford av, 1-sty fr dwg, 26x33, shingle rf; \$4,500; (o) Ideal Homes Const. Corp., David J. Rosen, 350 Bway, pres.; (a) L. A. Bassett, 2593 Grand Concourse (2759).

WILDER AV, e s, 166 s Cranford av, 1-sty fr dwg, 21x33, shingle rf; \$4,000; (o) Ideal Homes Const. Corp., David J. Rosen, 350 Bway, pres.; (a) L. A. Bassett, 2593 Grand Concourse (2759).

WILKINSON AV, s s, 125 e Hobart av, 1½-sty h t dwg, 20x40, shingle rf; \$5,000; (o) Henry J. Eazold, 2467 Tratan av; (a) B. Ebeling, 1372 Zerega av (2747).

WOOD AV, n w c, White Plains av, 2-sty fr dwg, 20x52, tar & gravel rf; \$6,000; (o) Wm. A. Leonard, 356 E 145th; (a) H. G. Lawson, 154 Nassau (2780).

FACTORIES AND WAREHOUSES.
144TH ST, n s, 347.7 e Park av, 2-sty bk factory, 27.28x95.8, tar & felt rf; \$17,500; (o) Mouritz F. Westergren, 213 E 144th; (a) Phil H. Gabel, 381 4 av (2818).

STABLES AND GARAGES.

GIRARD AV, e s, 80.07 s 149th, 1-sty bk garage, 134.8x200, plastic slate rf; \$40,000; (o) Est of Henry Lewis Morris, 32 Liberty; (a) Anthony Durenbacher, 72 E 124th (2812).

GROSVENOR AV, e s, 551.11 n 246th, 1-sty fr stn garage, 21x13.6, concr rf; \$1,500; (o) A. E. Wheeler, 246th & Tibbett av; (a) Julius Gregory, 56 W 45th (2801).

UNIVERSITY AV, w s, 250.10 n 183d st, 1-sty concr garage, 30x19, slag rf; \$2,000; (o) Henry Sullivan, on prem.; (a) Euell & Euell, 135 Sherman av (2757).

VAN NEST AV, s e c, Matthews av, 1-sty tin & bk garage, 41.3x16.4, plastic slate rf; \$2,000; (o) John F. Kelly, on prem.; (a) John J. Dunnigan, 394 E 150th (2799).

WELLMAN AV, n s, 250 w Mayflower av, 1-sty concrete garage, 18.8x18.8, rubberoid rf; \$700; (o) Francis J. Long, on prem.; (a) Kingsley Lloyd, Mamaroneck, N. Y. (2809).

STORES, OFFICES AND LOFTS.

182D ST, n e c, Adams pl, 1-sty bk office, 8.8x22.3, rubberoid rf; \$1,300; (o) Adams Place Holding Co., 611 E 182d; (a) Gustave Dietrich, 970 Prospect av (2819).

AQUEDUCT AV, s e c, 183d, 1-sty bk str & garage, 86.3x irreg, slag rf; \$30,000; (o) M. P. Mulhall, 2422 University av; (a) Chas. Kreymborg, 2534 Marion av (2804).

KINGSBRIDGE RD, s e c, Davidson av, 1-sty bk str, 120.89x irreg, tar & gravel rf; \$25,000; (o) Weeks Av. Constn. Co., Isidor Robinson, 865 E 172d, Pres.; (a) P. R. Henkel, Inc., 318 E 161st (2782).

LAFONTAINE AV, n w c, 177th st, 2-sty bk str & offices, 110.70x7.02, slag rf; \$60,000; (o) Reywal Holding Co., Aaron Miller, 255 W 106th, pres.; (a) Chas. Kreymborg, 2534 Marion av (2832).

RIVER AV, s e c, 167th st, 1-sty bk str, 115x70, slag rf; \$17,000; (o) Manee & Walkers, 141 B'way; (a) Moore & Landsiedel, Third av & 148th (2849).

TREMONT AV, s s, 183.9 e Morris av, 1-sty bk str & offices, 181.6½x50, slag rf; \$35,000; (o) Rothbart Garage Co., Max Rothbart, 139 Marcy pl, pres.; (a) J. M. Fikon, 1133 B'way (2840).

STORES AND DWELLINGS.

WHITE PLAINS AV, w s, 222 s Morris Park av, 2-sty bk str & dwg, 25x41, rubberoid rf; \$7,000; (o) David Broschart Roofing Co., David Broschart, 2008 Bathgate av, Pres; (a) Anton Pirner, 2069 Westchester av (2808).

MISCELLANEOUS.

ZEREGA AV, e s, 20 s Quinby av, 1-sty fr shed, 72x24, asphalt rf; \$1,000; (o) Interborough Asphalt Co., 2306 Creston av; (a) Chas. Schaefer, Jr., 394 E 150th (2831).

Brooklyn

DWELLINGS.

SHORE RD, 8619-23, n e c, 87th st, 2-sty fr, 1-fam dwg, 16x32; \$10,000; (o) John Somerville, 153 5th av; (a) Max L. Reiser, 1613 Pitkin av (17284).

SHORE RD, 8619-23, n e c, 87th st, 2 2-sty fr, 1-fam dwgs, 16x32; \$20,000; (o) John Somerville, 158 5th av (17285).

SHEPHERD AV, 782-4, w s, 225 s Hegeman av, 2-2-sty bk, 2-fam dwgs, 20x65; \$28,000; (o) Murray Goldstein, 83 Division st, N. Y.; (a) Jack Fern, 211 Snediker av (17301).

Richmond.

DWELLINGS.

ANNADALE.—Forest av & Fagan av, e s, 105 w Amboy pl 1-sty (attic —), brick dwg, rubberoid or slate rf; \$6,000; (o & a) F. M. Lugo, 560 Eastern pkwy, Bklyn, N. Y. (2640).

BRIGHTON HEIGHTS.—Brighton av, s s, 494 s e Castleton av, 2-sty fr dwg, 22x45, slate rf; \$10,000; (o) H. Shippen, 272 Flatbush av ext, Bklyn, N. Y.; (a) Ole T. Krewick, 58 Richmond tpke, S. I. (2630).

CASTLETON COR.—Richmond Turnpike, n s, n e c, Fairview av, 2-sty bk dwg, 26x26, slag rf; \$5,500; (o) H. McMillan, W New Brighton, S. I.; (a & b) J. O. Johnson, W New Brighton, S. I. (2733).

CLIFTON.—Hope av, s s, 106 w New York av, 2-sty bk dwg, 29x31, shingle rf; \$10,000; (o) John A. Boccier, Fingerboard rd, Ft. Wadsworth; (a) James Whitford, Tompkinsville, S. I. (2644).

CONCORD.—Butler pl, w s, 140 s Northcote pl, 2-sty bk dwg and terra cotta, 29x40, rubberoid rf; \$10,000; (o) Vincent & Farena, 140 W 3d, N. Y. C.; (a) Ludovico Bassi, Brighton Hotel, Sand Lane (2727).

DONGAN HILLS.—Southfield blvd, w s, 40 s Reed, 2-sty bk dwg, 22x35, rubberoid rf; \$3,000; (o & a) Catarina Delero, 165 Chrystie, N. Y. C. (2698).

ELTINGVILLE.—Wainer pl, e s, 228 n Amboy rd, 1½-sty fr dwg, 24x26, slag rf; \$4,000; (o & b) G. & J. Paquette, 97 Ann st, P. R., S. I. (2724).

GREAT KILLS.—W s, 150 n Nelson av, 1½-sty fr dwg, 18x30, rubberoid rf; \$3,500; (o) Chas. J. Wilcox, Great Kills, S. I.; (a) Wm. Harrington, 511 Madison av, N. Y. C. (2661).

MARINERS HARBOR.—Amity pl, e s, 560 s Washington av. 1-sty fr dwg, 18x38; \$3,500; (o) & a) Paul Guestler, 71 Amity pl (2622).

PLANS FILED FOR ALTERATIONS

Manhattan.

BROAD ST, 42-4, new mezzanine, F P stairs, in 8-sty F P offices; \$2,000; (o) Wall St. Journal Bldg. Co., 42-4 Broad; (a) F. P. Platt & Bro., 680 Fifth av (7).

CARMINE ST, 37, remove partitions in 5-sty bk str & tnt; \$250; (o) Monroe V. W. De Mott, 396 Bway; (a) Otto Reissmann, 147 4 av (3111).

DELANEY ST, 194, new concrete floor in 5-sty bk tnt, str & laundry; \$500; (o) A. Z. Holding Co., 290 Montgomery, Bklyn; (a) Jacob Fisher, 25 Av A (3106).

FORSYTH ST, 127, excavate cellar, remove 1 floor, new columns, girders, stores, show windows, in 5-sty bk store & tnt; \$10,000; (o) Solomon Brinn, 63 Park av; (a) Zipskes, Wolff & Kudroff, 432 Fourth av (1).

GREENWICH ST, 286, new bulkhead, extend stairs, in 5-sty bk lofts & factory; \$350; (o) Langon Greenwood, 30 Church; (a) Carl B. Cali, 81 E 125th (3).

GREENWICH ST, 474, new tank on 6-sty bk factory; \$750; (o) Saml. Weil & Son, 194 Franklin; (a) Chas. Mayer, 110 W 40th (3197).

GREENWICH ST, 90, remove wall, partitions, new str front, ext, conc floor, toilets, partitions, plumbing in 5-sty bk str & apt; \$15,000; (o) Patk. J. McCarthy, 925 West End av; (a) Geo. Meisner, 125 W 31st (3091).

HOUSTON ST, 132 W, remove floor, str front, partitions, new bk wall, partition, 2 add stys on 2-sty bk tnt; \$8,000; (o) Alberte Baratta, 167 Thompson; (a) Vincent McCajau, 239 Bleeker (3086).

PEARL ST, 536-40, extend stairs, new balcony on 5-sty bk str & printing; \$100; (o) Oberly & Newell Rlty Co., 540 Pearl; (a) John B. Snook Sons, 261 Bway (3108).

SULLIVAN ST, 154, two new added stories, stairs, fire escape, in 4-sty bk res; \$9,000; (o) St. Anthony of Padua's R. C. Church, 151 Thompson; (a) Geo. F. Spelman, 2550 Briggs av, Bronx (2).

4TH ST, 278 W, move stairs, change partitions, new bathrooms, electric work, steam heating in 3-sty bk dwg; \$4,000; (o) Dorothy P. Barker, 8 W 52d; (a) Geo. Malcolm, 8 W 52d (2115).

12TH ST, 503-5 E, remove toilets, new toilets in 4-sty bk str & tnt; \$2,000; (o) Monogram Rlty. Co., 1819 Bway; (a) Michael A. Cardo, 61 Bible House, Astor pl (3098).

22D ST, 41 E, remove wall, floor, new wall, ext, remodel stairs, raise floor in 4-sty bk res; \$2,000; (o) Chas. A. Eckhard, 7 E 22d; (a) John G. Stasse, 175 5 av (3090).

25TH ST, 540 W, new fire-escapes on 3-sty bk storage; \$400; (o) Heucken Rlty. Co., 539-45 W 28th; (a) Dietrich Wortmann, 116 Lexington av (3089).

29TH ST, 202-4 E, new elevator in 6-sty bk factory; \$400; (o) Theresa Kohler, 1155 Park av; (a) Fredk. Gerber, 101 E 87th (3119).

33D ST, 117-9 W, change of occupancy in 5-sty bk str & offices; \$50; (o) Sidem Bldg. Co., 1457 Bway; (a) Saml. Rosenblum, 51 Chambers (3094).

33D ST, 121 W, change of occupancy in 5-sty bk str & offices; \$50; (o) Sidem Bldg. Co., 1457 Bway; (a) Saml. Rosenblum, 51 Chambers (3095).

34TH ST, 122 W, new f. p. door in 5-sty bk str & offices; \$10; (o) Matthew Nicolino, 87 Washington Market; (a) Saml. Rosenblum, 51 Chambers (3104).

35TH ST, 9 E, extend stairs, new f. p. door on 5-sty bk str & offices; \$500; (o) Wm. Waldorf Astor, 21 W 26th; (a) Le Roy Barton, 132 Madison av (3115).

37TH ST, 232-4 W, patching & repairs, new add, toilets, columns, girders, floors, metal ceilings, in 3-sty bk offices; \$40,000; (o) McCall Co., 236 W 37th; (a) C. Aubrey Jackson, 243 W 36th (6).

42D ST, 621-3 W, enclose elevator shaft, new f. p. doors, alter show windows in 2-sty bk auto repair shop; \$3,000; (o) Eugene Higgins, 1 Madison av; (a) Zipskes, Wolf & Kudroff, 432 4 av (3102).

47TH ST, 156-8 E, remove wall, re arrange partitions, raise floors, new wall, floor, plumbing, heating, electric work in 2-4-sty bk rooming houses; \$10,000; (o) 156 E 47th St. Corp., 37 Evergreen av, Bloomfield, N. J.; (a) private plans (3118).

49TH ST, 18 E, acceptance of fire-escape on 7-sty f. p. str & offices; \$10; (o) Centre-White Co., 125 Bway; (a) Saml. Rosenblum, 51 Chambers (3112).

51ST ST, 405 W, remove wall, new beams, columns, ext on 3-sty bk & fr str & dwg; \$2,000; (o) John Mullen, 761 9 av; (a) Ross & McNeil, 46 W 24th (3087).

57TH ST, 200-10 W, lower vault, restt beams, new wall on apt house; \$500; (o) 200-10 W. 57th St. Corp., 530 5 av; (a) Chas. T. E. Dislerien, 18 W 38th (3120).

60TH ST, 100-18 W, new steel trusses, girders, granite piers, ceiling in 1-sty bk church; \$60,000; (o) Church of Paulist Fathers, 100-118 W. 60th; (a) Thos. O'Reilly & Son, 17 E 49th (3114).

71ST ST, 165-7 W, remove stoop, partitions, new partitions, plumbing in 7 & 3-sty res & physicians' offices; \$15,000; (o) Dr. Edwin Cudlipp, Great Neck Station, L. I.; (a) Sommerfeld & Steckler, 31 Union sq (3099).

72D ST, 201 W, new tank on 8-sty f. p. hotel; \$850; (o) Morris Schanasi, 201 W 72d; (a) Reliance Tower & Steel Constn. Co., 94 Mangin (308).

79TH ST, 168 E, remove area, new bath room, entrance in 4-sty bk tnt; \$2,000; (o) Gertrude A. Forman, 168 E 79th; (a) Anderson & Lucht, 261 11 av, Astoria, L. I. (3100).

91ST ST, 171 E, enlarge dining room in 5-sty bk tnt; \$500; (o) Louise Ohlenberg, 171 E 91st; (a) Geo. Dress, 116 W 39th (3103).

101ST ST, E, s s, 117 e 5 av, raise rf, new tier in 1-sty f. p. bakery; \$1,000; (o) Mt. Sinai Hospital, on prem; (a) Arnold W. Brunner, 101 Park av (3110).

130TH ST, 127 W, remove partitions, new beams in 4-sty bk lodge room & apts; \$1,500; (o) Independent Order of St. Luke's, 125 W 130th; (a) Albert E. Davis, 258 E 138th (3096).

133D ST, 16 W, remove partitions, new wall, partitions, str front, entrance in 5-sty bk tnt; \$900; (o) Fitzherbert A. Lowe, 2125 5 av; (a) Alfred A. Brandon, 30 W 134th (3085).

140TH ST, 253 W, remove stairs, partitions, new iron & marble stairs, partitions, in 5-sty bk tnt; \$10,000; (o) Jacob Boltan, 617 W 152d; (a) Otto Reissmann, 147 Fourth av (4).

AMSTERDAM AV, 1789, remove partition, new wood floor, stairs, in 4-sty bk apart; \$600; (o) Morris Elser, 1789 Amsterdam av; (a) Wm Silver, 450 W 149th (8).

BROADWAY, 1331-9, new f. p. passage, iron stairs, convert basement into salesroom in 12-sty f. p. str & offices; \$10,000; (o) Broadway-35th St. Rlty. Corp., 1333 Bway; (a) F. W. Woolworth Co., 233 Bway (2117).

BROADWAY, 1457, new partitions in 12-sty f. p. bldg; \$1,200; (o) Chas. Brokaw, 1457 Bway; (a) Robt. A. Fash, 163 W 2d (3093).

LEXINGTON AV, 108, remove partitions, new ext, toilets in 4-sty bk str & offices; \$12,000; (o) Glavera Rlty. Co., 115 Bway; (a) Dietrich Wortmann, 116 Lexington av (3116).

THIRD AV, 167, new skylight, toilet, in 6-sty bk factory; \$1,000; (o) Hup Rlty Co., Inc., 229 E 38th; (a) Bruno S. Berger & Son, 121 Bible House (5).

WEST END AV, 160-6, new tank on 5-sty bk warehouse; \$1,000; (o) Arrow Holding Co., 565 5 av; (a) Sidney Daub, 217 Bway (3109).

3D AV, 608, remove wall, new beams, partitions, walls 3-sty bk str & apt; (o) Jos. Newman, 608 3 av; (a) Jacob Fisher, 25 Av A (3015).

5TH AV, 110-2, new fire-escape, f. p. shutters on 11-sty f. p. offices & lofts; \$1,000; (o) Est Ogden Goelet, 8 W 51st; (a) John H. Duncan, 347 5 av (3097).

8TH AV, 949, new mezzanine in 3-sty bk str & offices; \$250; (o) Goldsmith Van Dyck Rlty. Corp., 77 Nassau; (a) Geo. H. Van Auker, 430 W 44th (3101).

8TH AV, 523-29, new tank on 6-sty bk factory; \$3,800; (o) Surprise Bldg. Co., 235 6 av; (a) Royal J. Mansfield, 135 William (3092).

Bronx

FREEMAN ST, 827, new str front, new partitions to 3-sty bk str & tnt; \$700; (o) Eika Torgoff, 181 Clinton; (a) Carl J. Itzel, 1365 Prospect av (634).

GUERLAIN PL, 1850, 2-sty fr ext, 29.10x10.6, new plumbing & new partitions to 2-sty fr dwg; \$3,000; (o) Annie N. Mascullo, on prem; (a) H. J. Hewitt, 2119 Glebe av (633).

163D ST, 935, new partitions to 6-sty bk str & tnt; \$800; (o) Filben Realty Co., 198 Bway; (a) S. F. Oppenheim, 36 8 av (628).

163D ST, 945, new cols & girders, new str fronts, new partitions to 6-sty bk str & tnt; \$8,000; (o) Filben Realty Co., 198 Bway; (a) S. F. Oppenheim, 36 8 av (629).

BURNSIDE AV, 19 E, new concrete floor, new str front, new partitions to 1-sty bk str; \$3,000; (o) Burnwalt Realty Corp., Julius Kovacs, 245 Ft. Washington av, Pres; (lessees) Teddy's Fish Stores, 16 Exchange pl; (a) F. Y. Joannes, 16 E 40th (636).

CLAY AV, 1369, 1-sty fr ext, 18x12.6, to 2-sty fr dwg; \$800; (o) Moss & Bernbaum, on prem; (a) R. H. Segal, 56 W 46th (631).

CONCORD AV, 633-37, new plumbing, new str fronts & new partitions to 2-2-sty fr str, factory & dwgs; \$10,000; (o) Wm. Bogen, 2330 Valentine av; (a) Otto L. Spannake, 116 Nassau (630).

HARTS ISLAND, e s, 1,000 s Dock, 1-sty bk ext, 25x25, to 1-sty bk high tension room; \$3,-

500; (o) City of New York; (a) Sylvester S. McGrath, Municipal Bldg (638).

MORRIS AV, 551-53, 1-sty bk ext, 20.11x27.4, & new plumbing to 2-4-sty bk tnts; \$20,000; (o) Frog Hollow Realty Co., 524 Willis av; (a) Moore & Landsiedel, 3 av & 148th (637).

PROSPECT AV, 1032-36, 4-sty bk ext, 50x10, & raise 3 ft. 3-3-sty fr str & dwgs; \$8,000; (o) Wm. V. Kruhnle, 3606 Park av; (a) P. Kissin, 3606 Park av (632).

THIRD AV, No. 3021, new plumbing, new str fronts, new partitions, to 3-sty fr str & offices; \$5,000; (o) J. Clarence Davies, 148th & Willis av; (a) Moon & Landsiedel, Third av & 148th (641).

TINTON AV, 879, 2-sty fr ext, 19x15, to 2½-sty fr dwg; \$1,500; (o) Anastasia Vogel, 655 E 161st; (a) Geo. P. Crosier, 689 E 223d (627).

TREMONT AV, 410-14, new str fronts, new girders, new plumbing & new partitions to 3-3-sty fr str & dwgs; \$15,000; (o) Julius Kuhn, 141 Bway; (a) Moore & Landsiedel, 3 av & 148th (640).

UNION AV, 1312, 1-sty bk ext, 25x27, to 1-sty bk str & dwg; \$2,500; (o) Israel Shapiro, on prem; (a) Wm. Kurtzer, 1385 Crotona av (635).

ZEREGA AV, e s, 20 s Quimby av, 1-sty fr extension, 12.6x24, to 1-sty fr dwg; \$950; (o) Interborough Asphalt Co., 2306 Creston av; (a) Chas. Schaefer, Jr., 394 E 150th (642).

3D AV, e s, 28.4 s 147th, 1-sty bk ext, 25x16½, new str fronts & new partitions to 3-sty fr str & dwg; \$2,000; (o) Robt. A. Cools, 1140 Clay av; Geo. H. Kibitz, 800 E 175th (639).

Brooklyn

BUTLER ST, 366-88, s s, 250 w 5 av, stair towers on 5-sty bk factory; \$7,500; (o) The K. & O. Co., Inc., prem; (a) Frank H. Quimby, 110 William, Manhattan (—).

ORANGE ST, 58, s s, 150 e Hicks, rf & int alts to 2-sty fr 2 fam dwg; \$2,000; (o) Adeline Briggs, 175 W 72d, Manhattan; (a) Gilbert Johnson, 248 Clinton (19652).

UNION ST, 106, s s, 16 w Columbia, exterior & int alts to 3-sty bk str & 2 fam dwg; \$6,000; (o) Simon Neuschatz, prem; (a) Burke & Olsen, 32 Court (19526).

S 5TH ST, 297, n s, 122 e Marcy av, exterior & int alts to 3-sty bk dance hall & 2 fam dwg; \$5,000; (o) David Schechter, prem; (a) Irving M. Fenichel, 583 Bedford av (19663).

64TH ST, 2052, s s, 427 e 20 av, ext to 2-sty bk 2 fam dwg; \$2,500; (o) Louisa A. Menroll, prem; (a) Lawrence J. Frank, 549 Putnam av (19512).

AV Q, 1209-11, n s, 71.8 w E 12th, ext to str; \$4,500; (o) Louis Thaler, 847 E 13th; (a) S. Millman & Son, 1780 Pitkin av (19540).

FRANKLIN AV, 721, e s, 72.2 s Park pl, str fronts on str & 2 fam dwg; \$2,000; (o) S. Madorsky, 236 Lee av; (a) Murray Klein, 37 Graham av (19527).

CARROLL ST, 1379, n s, 80 e Kingston av, add str on garage; \$2,000; (o) Rose Bellin, prem; (a) Savignano & Federer, 6005 14 av (19583).

FT. GREENE PL, 163, e s, 130 s Hanson pl, exterior & int alts to 2-sty bk str & 1 fam dwg; \$10,000; (o) Lehman Bros., 161 Ft. Greene pl; E. M. Adelsohn, 1778 Pitkin av (1960).

JOHNSON AV, 272-306, s s, 96 w White, ext to abattoir; \$4,300; (o) Henry May, 230 W 79th, Manhattan; (a) John L. Plock, 96 5 av, Manhattan (19648).

LIVINGSTON ST, 156, s e c Smith, str front & int alts to str; \$5,000; A. Marko, lessee, prem; (a) Edgar N. Bogert, High st, Leonia, N. J. (19572).

PRESIDENT ST, 1592-4, s w c Bedford av, int alts to club; \$2,000; (o) Cavalry Club, prem; Chas. M. Hart, 331 Madison av, Manhattan (19553).

SEDGWICK ST, 41-43, n e c Van Brunt, str fronts, etc, to 2-sty bk 1 fam dwg; \$8,000; (o) Hills Bros. Co., prem; (a) Morris B. Adler, 217 Havemeyer (19570).

BAY 23D ST, 128-34, w s, 188.10 s Benson av, ext to 2½-sty fr 2 fam dwg; \$7,500; (o) Italo Mauno, 197 Bay 20th; (a) Chas. M. Straub, 147 4 av, Manhattan (19542).

METROPOLITAN AV, 1000-18, s s, 57 w Morgan, int alts & plumbing in 2-sty bk factory; \$2,000; (o) Estey Bros. Co., 270 Union av; (a) G. Howard Estey, 270 Union av (19596).

Queens

JAMAICA.—453 Fulton st, n e c 166th st, remove store fronts, int alt, plumb; \$3,000; Sam'l Berkowitz, 387 Fulton st, Jamaica; (a) A. Farber, 1746 Pitkin av, Bklyn (3661).

JAMAICA.—Fulton st, s s, 51 w Washington av, 1 & 2-sty bk ext, rear, 2x40, storage & garage; \$7,500; (o) Julius F. Jarnes, Union Hall st, Jamaica (3662).

ROCKAWAY BEACH.—Rockaway Beach blvd, s w cor, & 82d st, new store front, new foundation, plumb; \$1,000; (o) Wm. Kasten, premises (3663).

WOODHAVEN.—Water st, n s, 75 w Ferry st, 2-sty fr ext, 4x8, raise extension 1-sty; \$1,000; (o) Salvatore Galeotiflore, 212 Water st, Woodhaven (3665).

John P. Kane Company

TROWEL
PORTLAND CEMENT

MASONS'
BUILDING MATERIALS

MAIN OFFICE: 103 PARK AVENUE, NEW YORK

DISTRIBUTING YARDS: { FOOT EAST 14TH ST., NEW YORK
FOOT WEST 96TH ST., NEW YORK
145TH ST. AND HARLEM RIVER, NEW YORK
6TH ST. AND GOWANUS CANAL, BROOKLYN

Empire Brick & Supply Co.

YARDS
12th Ave., 47th to 48th Sts., Manhattan
138th and Exterior Sts., Bronx
Morgan Avenue and Newtown Creek
(near Stagg St.), Brooklyn

MANUFACTURERS OF BRICK AND DEALERS IN

MASONS' BUILDING MATERIALS
Executive Offices: 103 PARK AVE., NEW YORK

WORKS
STOCKPORT, N. Y.
GLASCO, N. Y.

MURTHA & SCHMOHL CO.

MASONS' BUILDING MATERIALS
OFFICE: FOOT 109TH STREET, EAST RIVER

YARDS

Foot 14th Street, East River
Foot 108th and 109th Sts., East River

High Grade
Watchman's Service
Day Tel.: Franklin 6030
139 CENTRE STREET

HOLMES PATROL

Holmes Electric Protective Company

Regular Post Patrol and Special Watch.
Day and Night. Capable, Sober, Reliable,
Efficient.

Night Tel.: Murray Hill 3030
66 WEST 39TH STREET

MISSISSIPPI WIRE GLASS COMPANY

St. Louis Office
4070 North Main St.

220 FIFTH AVENUE
NEW YORK

Chicago Office
7 West Madison St.

M. F. WESTERGREN, INC.

FIREPROOF DOORS AND WINDOWS

213-31 EAST 144th STREET

'Phone 0770-1-2 Mott Haven

Builders Brick and
Supply Co., Inc.

Mason's
Building Materials

172d St. and West Farms Road
Telephone: Intervale 0100



Dragon The Lawrence
PORTLAND CEMENT Cement Company
302 BROADWAY, NEW YORK

WATSON

New Electric Elevators

All makes and types repaired and altered. Estimates free. Weekly or monthly inspections by competent elevator men keep elevators safe and reduce repair bills.

Phone: Longacre 0670, 0671, 0672
Night and Sunday: Westchester 3521
WATSON ELEVATOR CO., INC.
407-409 WEST 36TH STREET, NEW YORK

LOUIS C. ANDERSON, Pres.
**THE ANDERSON BRICK
AND
SUPPLY COMPANY, Inc.**
MASONS' AND PLASTERERS'
SUPPLIES

YARD and OFFICE
201 East 129th Street, New York
Telephone
Harlem 0285

A.B.SEE

**ELECTRIC
ELEVATOR
COMPANY**

220 BROADWAY
NEW YORK

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District
Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; W. D. HADSELL, Vice-President; E. S. DODGE, Vice-President; J. W. FRANK, Secretary-Treas.

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

Copyright, 1922, by The Record and Guide Company

119 West 40th Street, New York (Telephone: Bryant 4800)

VOL. CIX
NO. 2 (2809)

NEW YORK, JANUARY 14, 1922

25c. A COPY
\$12.00 A YEAR

Advertising Index

Page

A. B. See Electric Elevator	4th Cover
Ackerly, Orville B.	49
Adams & Co.	48
Adler, Ernest N.	49
American Bureau of R. E.	49
American Enameled Brick & Tile Co.	55
Ames & Co.	2d Cover
Amy & Co., A. V.	2d Cover
Anderson Brick & Supply Co.	4th Cover
Anderson & Co., James S.	2d Cover
Armstrong & Armstrong	49
Ashforth & Co.	2d Cover
Automatic Fire Alarm Co.	56
Balter, Alexander	48
Bauer, Milbank & Molloy	48
Beckmann, A. G.	48
Bell Co., H. W.	59
Biltmore Realty Corp.	48
Boyd, James	44
Boylan, John J.	2d Cover
Brennan, Edmund M.	49
Brensam Realty Corp.	44
Brett & Goode Co.	Front Cover
Brooks & Momand	44
Brown Co., J. Romaine	Front Cover
Builders' Brick & Supply Co.	4th Cover
Bulkley & Horton Co.	48
Busher & Co., Eugene J.	2d Cover
Butler & Baldwin	Front Cover
Cammann, Voorhees & Floyd	2d Cover
Carpenter, Leonard J.	2d Cover
Chauncey Real Estate	2d Cover
City Investing Co.	36
Classified Advertisements	47
Coburn, Alfred P.	48
Cross & Brown	Front Cover
Cruikshank Co.	Front Cover
Cruikshank's Sons, Wm.	Front Cover
Cudner, R. E. Co.	2d Cover
Cusack Company	48
Cutler & Co., Arthur	2d Cover
Cutner, Harry B.	2d Cover
Daily, Clarke G.	36
Davies, J. Clarence	50
Day, Joseph P.	2d Cover
Dean & Co., W. E.	2d Cover
Dike, O. D. & H. V.	2d Cover
Dodge Co., F. W.	63
Dowd, James A.	49
Dubois, Chas. A.	48
Duffy Co., J. P.	56
Dunlap & Loyd	48
Duross Co.	2d Cover
Edwards Co., Charles G.	2d Cover
Edwards, Dowdney & Richart	36
Elliman Co., Douglas L.	44
Ely & Co., Horace S.	Front Cover
Empire Brick & Supply Co.	4th Cover
English, J. B.	2d Cover
Finch & Co., Chas. H.	56
Finkelstein & Son, Jacob	49
Fischer, J. Arthur	2d Cover

TABLE OF CONTENTS

Editorials	37
Realty Board Holds Housing Emergency Has Passed	39
Review of Real Estate Market for the Current Week	43
Private Sales of the Week	43
Statistical Table of the Week	50
National Outlook for Construction During 1922 is Bright	51
New York Building Managers Hold Monthly Dinner Meeting	52
Architects Start New Year with Many Large Projects	53
Personal and Trade Notes	53
Trade and Technical Society Events	53
Building Materials Markets	54
Current Building Operations	54
Contemplated Construction	56
Plans Filed for New Construction	59

Advertising Index

Page

Moors, J. K.	2d Cover
Morgan Co., Leonard	49
Muhiker, Arthur G.	49
Murray & Sons, Inc., John A.	54
Murtha & Schmol	4th Cover
Nail & Parker	36
Natanson, Max N.	50
Nehring Bros.	2d Cover
New York Edison Co., The	57
New York Title & Mortgage Co.	36
Niewenhaus Co., Inc.	46
Noyes & Co., Chas. F.	Front Cover
Ogden & Clarkson Corp.	2d Cover
O'Hare, Geo. L.	36
Oppenheimer, Fred	48
O'Reilly & Dahn	2d Cover
Payton, Jr., Co., Philip A.	50
Pease & Elliman	Front Cover
Pell & Co., S. Osgood	59
Pendergast, John F., Jr.	48
Phomm, F. & G.	Front Cover
Phelps, Albert D.	48
Pomeroy Co., Inc., S. H.	56
Porter & Co.	Front Cover
Quell & Quell	48
Read & Co., Geo. R.	Front Cover
Realty Co. of America	36
Rickert-Brown Realty Co.	55
Rinaldo, Hiram	48
Ross, Frank U.	56
Runk, Geo. S.	48
Ryan, George J.	2d Cover
Schindler & Liebler	48
Schweibert, Henry	48
Seaman & Pendergast	48
Shaw, Arthur L.	49
Shaw, Rockwell & Sanford	48
Simberg, A. J.	59
Sherman & Kirschner	49
Smith, Malcolm E., Inc.	48
Smith, Gerritt, Mrs.	50
Solove, R.	56
Spear & Co.	48
Speyers, Inc., James B.	49
Spotts & Starr	2d Cover
Sterling Mortgage Co.	47
Straus & Co., S. W.	59
Tabolt, Jacob J.	48
Title Guarantee & Trust Co.	36
Tyng & Co., Stephen H., Jr.	36
Union Stove Works	54
United Elec. L. & P. Co.	45
Van Valen, Chas. B.	44
Vorndrans Sons, C.	56
Walsh, J. Irving	2d Cover
Watson, Elv. Co., Inc.	4th Cover
Weill Co., H. M.	44
Wells Architectural Iron Co.	56
Wells Sons, James N.	2d Cover
Westergren, Inc., M. F.	4th Cover
White & Sons, Wm. A.	Front Cover
Whiting & Co., Wm. H.	Front Cover
Whitney-Foster Corp.	48
Williams-Dexter Co.	49
Winter, Benjamin	44
Wood-Dolson Co.	Front Cover
Wyckoff, Walter C.	2d Cover
Zittel & Sons, Fred'k	2d Cover

Getting Set for 1922!

1922 is going to be a fine year for business. If we all think so, say so, and ACT so, we can make it so. It is encouraging to see how many far-sighted, long-headed business men have already drafted their plans for an intensive advertising campaign—they are getting set for 1922 and at the crack of the pistol will be off to a lead that their less aggressive competitors can never wear down. And you—YOUR schedule, like theirs, must surely include

THE RECORD AND GUIDE

for more than fifty-three years the recognized authority in Real Estate and Building.

Phone Bryant 4800 and a representative will call.

Title Insurance and
Mortgage Loans
for the Real Estate Owner

Protection in
Placing Loans
for the Broker

Guaranteed First Mort-
gages and Certificates
for the Investor

**New York Title
& Mortgage Company**

Manhattan - 135 Broadway
Brooklyn - 203 Montague St.
Jamaica - 375 Fulton St.
Richmond - 24 Bay St.
White Plains - 163 Main St.
Mt. Vernon - 3 South 3d St.

Established 1887

CHAS. S. KOHLER, Inc.

**Real Estate
Insurance**

**Broker and Manager of
Estates**

MAIN OFFICE:
901 Columbus Ave.—Corner 104th St.
BRANCH OFFICE:
1426 St. Nicholas Ave.—Near 181st St.
NEW YORK

GEORGE L. O'HARE
MEMBER REAL ESTATE BOARD OF N. Y.

REAL ESTATE

EXCEPTIONAL INVESTMENTS
SELLING—RENTING—BUSINESS AND
APARTMENT BUILDINGS

SPECIALIZING IN LEASEHOLDS
MORTGAGE LOANS
FULL EQUIPPED DEPT. FOR EXCHANGING

489 FIFTH AVE.
TEL. VANDERBILT 5092—6441

William D. Kilpatrick

**REAL ESTATE
OPERATOR**

149 BROADWAY

SAMUEL KILPATRICK

**EDWARDS,
DOWDNEY & RICHART**
**REAL ESTATE
AND
MORTGAGE
LOANS**

156 Broadway, New York

Tel. Cortland 1571-1572
Member Real Estate Board, N. Y.

Lawrence, Blake & Jewell
Mortgage Loans

115 Broadway

Tel. 4080 Rector

Member Real Estate Board, N. Y.

**Specialists in Harlem
and
Colored Tenement
Properties**

NAIL & PARKER
REAL ESTATE

**145 West 135th Street
New York City**

JOHN E. NAIL
HENRY C. PARKER

Telephone (7682
Morningside (7688

**BROADWAY STORE
FOR RENT**

Located in Breslin Hotel, East Side of
Broadway, near 29th St. Size: 15x50.

For details apply to

CLARKE G. DAILEY

115 BROADWAY Rector 4300

Full Commission to Brokers

STEPHEN H. TYNG H. OAKLEY HALL
Stephen H. Tyng, Jr., & Co.

Incorporated

Member Real Estate Board, N. Y.

**REAL ESTATE
MANAGEMENT OF
BUSINESS PROPERTY**

41 Union Square West

22 EAST 17TH STREET

Telephone: Stuyvesant 4000

Worry Kills

They say that worry has killed
more people than disease.

Every once in a while we see some
one who is really worried over title
troubles.

This, however, is never a person
who holds our title policy. In such
cases, we are the people who pay for
you without worrying, for this is
our business.

Title insurance is not expensive
and it brings with it a great deal of
comfort and peace of mind.

**TITLE GUARANTEE
& TRUST CO.**

Capital \$7,500,000
Surplus \$11,000,000

176 Broadway, New York
175 Remsen St., 196 Montague St., Brooklyn
350 Fulton St., Jamaica 67 Jackson Ave., L. I. City

**The
Realty Company
of America**

FRANKLIN PETTIT
President

TRANSACTS A GEN-
ERAL BUSINESS IN
THE PURCHASE AND
SALE OF NEW YORK
CITY REAL ESTATE

2 WALL STREET, NEW YORK CITY
Rector 0276-0276

STILL PAYING 5½%

The Guaranteed First Mortgages of the Home Title Insur-
ance Company yield 5½%. Every investor in these
mortgages is protected, by the written guarantee of the
Company, against loss of principal or interest.

HOME TITLE INSURANCE CO.

Willoughby and Jay Streets
Brooklyn

Post Office Building
Jamaica

**City Investing
Company**

61 Broadway, New York

Telephone: Bowling Green 8530

Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

Conflicting Views as to Housing Situation

What are the real facts about the housing situation here in New York at the opening of the year 1922? Is the shortage in living quarters as great as when the Emergency Rent Laws were passed sixteen months ago? Does a crisis still exist which is so serious as to warrant the Lockwood Committee in urging the new Legislature to extend these Emergency Rent Laws for another year?

At recent hearings before the Lockwood Committee its counsel, Mr. Untermeyer, brought out testimony from several witnesses which resulted in big headlines in the newspapers declaring "House Famine Called Worst in City's History," "Housing Shortage as Bad Now as Ever," and other headlines somewhat less disconcerting, the whole exhibit being finished off with the statement "Lockwood Committee Fails to See Where Crisis Has Passed."

As against these views of the present situation, no publicity was accorded the statement submitted to the committee by Mr. Charles G. Edwards, President of the Real Estate Board of New York, in which he declared "The allegation that there is a housing shortage of 70,000 living quarters in the City of New York at this time is utterly without foundation of fact."

It is clearly evident from the foregoing that a wide difference of opinion exists as to the present housing shortage in the metropolis. Either some of the Lockwood Committee witnesses who get big headlines in the daily papers are in error, or else the leaders of the Real Estate Board of New York, whose statements do not get similar headline treatment, presumably because they are less sensational, are in error. If the desire is to get all the facts, surely the statements and views of such men as Mr. Edwards are entitled to as much consideration and as much publicity as the more sensational statements of the "crisis" witnesses. The public cannot determine whether or not a crisis still exists, and neither can the Lockwood Committee nor the Legislature determine that point, unless all of the facts are placed before them and given consideration in exact proportion to their relative merits.

In order that the pertinent and convincing facts assembled by President Edwards may be fully read and discussed, the RECORD AND GUIDE prints elsewhere in this issue the complete text of the statement which the Lockwood Committee declined to accept as testimony, but which its counsel said would have the consideration of the committee. The "crisis" testimony, of course, already had gone into the committee's records.

The most reliable information the RECORD AND GUIDE has been able to gather shows conclusively that the housing shortage is not nearly so serious today as it was when the Emergency Rent Laws were enacted. It is true, as President Edwards pointed out in his statement, that "overcrowding and congestion of today exists among the same classes of people and for the same reason as have obtained for years in this and every other large city." Mr. Edwards' declaration that "housing conditions in New York City have not impaired and do not imperil the public health" must be logically sound—otherwise no reliance can be placed in Com-

missioner Copeland's statement that New York is the healthiest city in the world. These are only two vital aspects of the situation which Mr. Edwards covered in his statement. He brought out many other pertinent points, one of which is that if the emergency actually is greater today than it was when the Emergency Rent Laws were enacted that in itself proves the emergency laws have not provided a remedy and some other remedy must be found.

Construction Outlook for 1922 Good

When all of the factors are taken into consideration 1921 was anything but a bad year for the building industry, after all. True, there were periods of considerable weakness, and in many ways conditions could have been more favorable, but when the results of the past twelve months are viewed in retrospect the only fair conclusion is that the year was a period of definite progress and achievement in construction.

There is no fact of greater significance for its influence upon the final results of the year than the manner in which the volume of building and engineering commitments steadily increased, the record of each month surpassing that of the previous one, until the totals of the closing month established an unusually high record.

The fine showing made by the December, 1921 building totals for the entire country, as indicated by the figures tabulated by the F. W. Dodge Company, following the excellent records of the four previous months, is an added confirmation of the nearness of the long-predicted revival in the building industry. Every present indication is that 1922 will witness a measurably greater volume of construction activity than that embodied in the ambitious program of the year recently closed.

Prominent among the factors favorable to a record building year in 1922 are the still unsatisfied demands for buildings of almost every type and in practically every community, and the steadily increasing amount of money available for investment in new construction projects. Lack of available funds has been one of the chief deterrents to building progress during the post-war years, but it is quite apparent now that investors are looking with greater favor upon investments in real estate and buildings. With sufficient money assured one of the most serious of the building retardants will have been eliminated.

Although there is every likelihood that residential construction will continue to predominate through the coming building season, because there is still a national shortage of living accommodations, the records of the past few months show conclusively that the percentage of work of this character will be considerably lower than it was last year and in closer contact to a normal ratio. According to the plans already announced and an analysis of the recent commitments, the coming months will witness a marked improvement in the volume of commercial and industrial construction, the latter, however, largely dependent upon a general business revival.

Taken as a whole there is every reason for the building

industry to be optimistic regarding its prospects for the coming months. There is a vast amount of contemplated construction now being planned which, when added to the operations now estimating or actually under contract, will insure ample work for all trades during the coming season. The building material markets are fairly well stabilized as to prices and essential basic materials are easily available

in amounts sufficient to meet all requirements. Money is easier and there is a firm desire to start operations on the part of a host of prospective builders. The only factor that remains uncertain at present is building labor, and there is good reason to anticipate that this problem will be settled within a short time to the entire satisfaction of all interested in the building industry.

Harry Hall Delivers First 1922 Y. M. C. A. Real Estate Lecture

THE first lecture of the season of 1922, under the auspices of the Real Estate Class of the West Side Y. M. C. A., was delivered Tuesday evening by Harry Hall, a member of the well-known real estate firm of William A. White & Sons. A distinctive feature of the meeting was the keen human interest shown in the subject discussed. Entitled "As New York Grows," Mr. Hall's address was a survey of the development of the metropolis during the last century. The attendance was the largest that has, so far, appeared to hear a lecture about real estate. Mr. Hall answered a variety of questions about real estate that were asked him by members of the class. The speaker was much impressed by the intelligent interest shown in the subject.

William C. Demorest, who introduced Mr. Hall, laid stress on the fact that the real estate business in this city has become a profession that required as honorable and confidential a relation as exists between lawyer and client.

Mr. Hall gave an interesting sketch of the growth of the city from its evacuation by the British in 1783 up to 1900, comparing its growth to that of a human body, which when born into the world is a small but complete organism, with veins, arteries, heart and organs, and a suitable frame covered with flesh which as it grows expands in all its parts.

So New York's framework may be said to consist of Broadway as its backbone, the main cross streets as its ribs, with the transportation lines its arteries, the business districts and markets its digestive organs, the banking system its heart and veins and its residences its flesh, all of which have expanded consistently to meet the city's growing population, fed by its increasing commerce.

He drew a picture of the little town of 10,000 people which the end of the Revolution found wrecked by fire, with ruined trade and an empty treasury, and traced its gradual development with picturesque descriptions of its life and appearance at different periods, emphasizing especially the important events, which induced its phenomenal growth, which he said

were the development of its shipping interests in the early days of the century, the invention of the steamboat in 1807, the opening of the Erie Canal in 1825, the coming of the railroads in the thirties which made possible the opening of unoccupied areas of the continent, the introduction of the Croton Water System in 1842, the invention of the telegraph in 1846, the opening of the Elevated Railroads in 1880, the invention of the telephone, the introduction of electric lights at about the same time and finally the adaptation of steel to building construction in 1884.

Mr. Hall gave some interesting reminiscences of his own early recollections of New York in 1880 and traced the northward movement of the social centre, retail stores, hotels and theatres as the town grew in size.

He called attention to the fact that in 1900 there was no business centre north of Madison Square, no Public Library, Pennsylvania Terminal or Grand Central development, no subway, tubes, "movies," and very few automobiles. That the present Equitable Building, the Woolworth, Bankers Trust and City Investing buildings were not then in existence and stated that since 1890 practically the entire financial district had been rebuilt.

Following his simile of a human person he stated his belief that the city had just about arrived at early manhood and that the next twenty-five years would see still greater and more important development than the past quarter century.

He ended with a comparative example of values at different periods in various parts of the town, such as Wall street, Fifth avenue and Times Square, showing among other items that John Jacob Astor bought the Eden Farm about 1840 for \$34,000 and that the lease of the Hotel Astor, occupying only a small corner of the farm, had recently been renewed for twenty years at an annual rental of \$500,000.

At the close of the lecture the meeting was thrown open for informal discussion in which many of the audience participated.

Month-to-Month Tenants Get Thirty Days' Notice

THE Appellate Term of the Supreme Court, Brooklyn, has rendered a decision that a month-to-month tenant must get thirty days' notice from the landlord of intention to terminate tenancy, and that the landlord may not sue the tenant for possession of the premises unless the notice has been given.

The opinion was written by Justice Charles Kelby, and concurred in by Justices Cropsey and Lazansky. The case was appealed from the Municipal Court, in which Richmond Weed brought an action to recover \$721 from his tenant, Matthew W. Carswell of 61 Sanford avenue, Flushing.

"The original agreement or lease having expired, the tenant holds over by force of the statute in the absence of any new agreement," says the decision. "Even if the tenant makes a new agreement he can attack the rent reserved as unjust and unreasonable on the first day that the rent accrues. Under these circumstances there is no necessity of the landlord notifying the tenant that after the expiration of his term use and occupancy will be at an increased rate.

"In the case of tenancies from month to month, or monthly tenancies, a different rule applies. Under the terms of Chapter 209, Laws of 1920, such a tenant, in the absence of service of the notice to quit therein provided for has the right to occupy the premises for another month at the same rent. This statute has not been repealed.

"Summary proceedings to recover real property under Chapter 942, Laws of 1920, must still be predicated upon this statutory notice to quit. If, therefore, a landlord wishes to sue a monthly tenant or a tenant from month to month for use and occupation, or upon an implied agreement for an increased rental, he must serve the tenant with a thirty days' notice, stating that he elects to terminate the tenancy. In the absence of such notice the landlord can recover from the tenant only the former monthly rent agreed upon.

"While Chapter 209, Laws of 1920, does not in terms provide what we have above stated, we believe that must necessarily be its meaning and effect. That statute clearly-intended to prevent a tenant from being dispossessed unless he had received at least thirty days' notice of the termination of his existing agreement.

"If, without having given such notice, the landlord at the end of any month could claim that the reasonable rental value was greater than the amount heretofore paid and could sue the tenant therefor, he would, if successful, obtain a judgment against the tenant under which the latter could be dispossessed unless he paid the judgment within five days. In this way the landlord might dispossess his tenant without having given him any notice. This would virtually nullify the provision of Chapter 209 of the Laws of 1920."

REAL ESTATE SECTION

Realty Board Holds Housing Emergency Has Passed

President Edwards Submits Memorandum to Lockwood Committee Which Reveals Marked Improvement in Situation, Despite Testimony to the Contrary

THE question of whether the emergency rent laws, which expire on November 1, next, should be extended for another year was taken up by the Joint Legislative Committee on Housing, of which Senator Charles C. Lockwood is chairman, at the hearing on Thursday, January 6. City officials and representatives of the Real Estate Board and other realty interests were called as witnesses to testify as to housing conditions at the present time. The testimony of the city officials as brought out by Samuel Untermeyer, counsel to the Committee, indicated that the emergency is as acute as a year ago and that there is a shortage of low-priced apartments. The realty experts, on the other hand, contended that until a survey of housing conditions was made by competent authorities it would be impossible to decide whether the extension of the emergency rent laws and of tax exemption was necessary.

This suggestion was first made by Charles G. Edwards, president of the Real Estate Board, who testified that in the opinion of that organization the emergency under which the rent laws were enacted no longer existed, but he promised if a survey should prove otherwise that the organization of which he is head would make no objection to the extension of the laws for another year. At a subsequent hearing of the Committee on last Tuesday when Mr. Edwards was recalled to the stand, he presented a memorandum respecting the housing situation, which is given in full below, stating that it was the primary purpose of the memorandum to justify the request of the Board for a full and impartial investigation of the present housing situation with the view of determining

1. Whether a general housing shortage exists or whether the shortage is limited to housing for particular classes of our population?

2. Whether or not the existing rent laws have operated to discourage the construction of multi-family buildings, particularly of those within the means of mechanics, laborers and other wage-earners?

3. Whether or not the existing rent laws should be continued or should be replaced by a re-enactment of the so-called "April Laws," perfected by the remedying of the defects therein indicated by Justice Spiegelberg, on lines suggested by the Real Estate Board of New York in September, 1920. The main purpose of the proposed change being to relieve the municipal courts of the ever-rising flood of "jury" cases.

Mr. Untermeyer, after glancing briefly at the memorandum, said he would not accept it for the record as testimony but told Mr. Edwards it would be considered by the committee as a brief.

Mr. Edwards' memorandum follows:

The Real Estate Board of New York respectfully asserts:

1. That the report of the Joint Legislative Housing Committee, made to the Legislature on September 20, 1920, expressly declared the non-existence of the particular form of emergency urged by the Governor and accepted by the Legislature as necessitating the enactment of the Housing Laws at the extraordinary legislative session of September, 1920.

This alleged emergency was that from 60,000 to 100,000 families would be thrown out upon the streets of New York City on October 1, 1920, unless, meanwhile, the Legislature intervened to prevent it.

No such emergency existed or could have existed in September, 1920, for, at that time, there was upon the statute books a series of laws enacted at the regular session of 1920 (Chaps. 130, 131, 135-139, L. 1920) which was fully adequate to prevent any such general flood of evictions on October 1, 1920, as was prophesied by the promoters of the alleged "public emergency."

Upon this point, at page 7 of the printed report of the Joint Legislative Housing Committee to the Legislature, dated September 20, 1920, there is this declaration: "THE 1920 RENT LAWS WERE GENERALLY SUCCESSFUL IN PREVENTING EVICTIONS, BUT PARTIALLY FAILED TO STOP EXORBITANT INCREASES OF RENT."

In a public address delivered at the Fort Washington Democratic Club in New York City on October 14, 1920, Justice Frederick Spiegelberg, of the Municipal Court, said:

"I told the members of the Legislative Committee in August, and I have repeated it ever since privately and in public, that the old laws should continue, with certain amendments of a minor character. But the spectre of October 1 arose before the Legislature. They were in a panic. They meant well, but they were in a panic and nothing could stop them. The newspapers took the matter up. Lurid statements were made about one hundred thousand dispossession proceedings having been started on October 1. How they could have known I do not know, because a dispossession proceeding cannot start in advance of October 1. October 1 must pass before the proceeding is to be taken. But they were in a panic, and, strange to say, the panic did not start so much among the members of the Legislature from this borough, not even from the Bronx, but from Brooklyn."

The Real Estate Board of New York has a full stenographic report of Justice Spiegelberg's address and insists that he be called as a witness by the Joint Legislative Housing Committee to verify or deny the statements herein quoted from his said address.

Furthermore, it is also stated in the same report of the Joint Legislative Committee on Housing (p. 6) as follows:

"During the past year the calendars of Municipal Courts of New York City have been so congested with rent cases that other business has been deferred."

But this condition operated to check evictions rather than to promote them, since it delayed the obtaining of final orders of dispossession, and accordingly, the application for and granting of stays of such orders; meanwhile, of course, the tenants continued in their occupancy undisturbed. Under these circumstances, the service of even 60,000 notices requiring tenants to quit on October 1, 1920, could not possibly have operated to create an emergency. No tenant could have been evicted on October 1, 1920, on a notice to quit on that date, because the notice was merely the first step in a legal proceeding that would necessarily have been delayed, on account of the congestion in Municipal Courts, and the final order in which could have been judicially stayed for a further period of twelve months.

On Sunday, September 26, 1920, "The World," at p. 18, printed a dispatch from its Albany correspondent which contains the following illuminating paragraph:

"Much was said of the session concerning the 'October 1 crisis.' A person not familiar with the situation would have thought that unless the laws were passed before September 30, half the tenants in New York City would have found themselves in the streets along with their goods and chattels. This was merely a talking point. In the vernacular of the business world, the legislative leaders had something to 'sell' and they took this way of disposing of it. As a matter of fact, the old laws fully protected the tenants during the month of October. What was accomplished was to free the courts of thousands of dispossession cases which the Justices had authority to stay and quiet the nerves of the tenants."

In the interest of the truth, concerning the alleged "emergency" that moved the Legislature at its extraordinary session of 1920, the Real Estate Board of New York submits that the publisher of "The World" should be required to disclose the name of the correspondent who wrote the paragraph above quoted and that he be subpoenaed to appear before the Joint Legislative Housing Committee and be examined as to the truth or falsity of the assertions contained in said paragraph. Let us see whether or not the alleged "emergency" was merely a "talking point of legislative leaders who had 'something to sell.'"

The existing Landlord and Tenant Laws have produced the present intolerable condition of congestion and oppression in the Municipal Courts by transferring the function of ascertaining what is a reasonable rent from the Municipal Court Justices to Municipal Court juries, composed usually of tenants alone.

Under Chapter 137 of the Laws of 1920, the determination of the amount to be paid for use and occupation by a hold-over tenant was lodged in the discretion of the trial justice, who might grant a stay of dispossession for a year, subject to the payment of

the adjudged rental value of the demised premises for such a period. This operated to stabilize the holdover's tenancy, both as to its term and the return to the landlord. Had the law been efficiently and uniformly administered by the Municipal Court Justices, it would have operated satisfactorily to all concerned. But, as stated by Justice Spiegelberg, in his address before the Fort Washington Democratic Club on October 14, 1920:

"The grave defect and the one grave defect in the April hold-over law was this: These laws had to be administered by individuals. A person when he becomes a judge does not cease to be a human being fortunately, and these laws were administered differently by some and differently by others. Some of the judges were very strict and in my judgment very narrow-minded. Notwithstanding the fact that the law was primarily to try to continue the tenant in his home, with adequate compensation to the landlord, some of the judges limited the stay to thirty days and that was the end of it. They played directly into the hands of the very man we all condemn, whether they are friends of the landlords or friends of the tenants. I do not criticize these judges. They are perfectly conscientious. Some of them I have recently talked to. They are personal friends of mine and they are very high-minded men. They are very conscientious, but they took a view of these laws which to me was absolutely false and wrong."

Although it was quite feasible to remedy the defect in the law indicated by Justice Spiegelberg, the Legislature in its panic at the extraordinary session of 1920 substituted therefor a series of enactments that made it plain that the real emergency actuating the lawmakers was that the Municipal Justices would not enforce the April laws in a uniform and reasonable manner. These new laws deprive the Justices of the discretionary power to grant stays in summary proceedings and created a statutory stay of all such proceedings, with a few specified exceptions, until November 1, 1922, and made it possible for the tenant in every action for rent or rental value to demand a jury trial upon the issue of the reasonableness of the rent or rental value demanded and every other issue of fact involved in a landlord-and-tenant controversy. It is this change in the form of procedure in landlord-and-tenant litigations which has choked the machinery of the Municipal Courts with an impossible grist of "jury" cases. The Real Estate Board of New York insists that Justices of the Municipal Court, and particularly Justices Levy, Spiegelberg, Davies, Genung and Law, be examined by the Joint Legislative Housing Committee, to determine whether or not a return to the procedure that obtained under the April laws is not preferable to the existing state of congestion and confusion in their courts and in the Appellate Terms of the Supreme Court of the First and Second Departments.

Upon this point, the Real Estate Board of New York calls particular attention to the statement of Assemblyman Joseph V. McKee, printed in "The World" of September 8, 1921, under the title "Rent Law Justice of Kinds as Many as the Justices." In this statement, the Assemblyman is quoted as follows:

"Assemblyman Joseph V. McKee, attorney for the association, said yesterday he personally handled a case in which three sets of tenants living in the same house received from three judges decisions that ranged from no increase at all to \$15. In each case, the rooms had originally rented for \$24." Speaking of the Justices in the Bronx, Mr. McKee said: "No two judges try their cases alike. One makes no allowance for depreciation; another requires the landlord to submit proof of his depreciation, while a third takes an arbitrary two per cent. One Judge requires the landlord to put in proof of expenses for repairs. Another won't receive such proof in the bill of particulars and arbitrarily allows 10 per cent. of the rentals."

2. The allegation that there is a housing shortage of 70,000 living quarters in the City of New York at this time is utterly without foundation of fact.

It is a matter of general knowledge that during the period between 1908 and 1916, inclusive, there was a heavy over-production of moderately-priced apartments, which frequently resulted in liberal concessions of free rent to new tenants therein. There was certainly no unusual housing shortage in the City of New York in 1916, as has been established by the figures of Superintendents of Buildings. Since 1917, as testified by the Tenement House Commissioner on January 5, 1922, before the Joint Legislative Housing Committee, apartments for 29,120 families have been produced in new multi-family houses, as follows:

1917	14,241 apartments
1918	2,706 apartments
1919	1,624 apartments
1920	4,822 apartments
1921	5,677 apartments

These additions provided living quarters for approximately 145,600 persons. But this is not all. During 1921, Commissioner Mann testified, accommodations for about 14,000 families, or 70,000 persons, were also added to the local housing supply by the construction of one and two-family houses under the stimulus of the new tax exemption law. The aggregate of these sources of new housing, added since 1917, was 43,100 apartments, containing provision for approximately 215,000 persons. But as shown by the World Almanac for 1922, p. 562, the population of New York City increased during that period by only 14,367 persons; the population for 1921 (July 1) being stated by said authority as 5,751,859 as against 5,737,492 in 1917 (July 1).

On the question of addition to housing in 1920 and 1921, the F. W. Dodge Company is quoted, in the "New York Times," of Sunday, January 8, 1922, as stating that New York City carried through a program of building involving contracts awarded to the amount of \$394,764,400, and that residential construction ac-

counted for two-thirds of this, or for \$262,184,400. The statement in full is as follows:

"RECORD CONSTRUCTION IN NEW YORK CITY LAST YEAR. In 1921 New York City carried through the largest construction program on record for many years, according to F. W. Dodge Company. The total amount of contracts awarded during the year was \$394,764,400. This figure is 25 per cent greater than the total for 1920, which was \$315,048,650; it was also 41 per cent. greater than the total for 1919, which was \$279,478,200. The actual volume of construction, distinguished from the dollar cost, was very considerably greater in 1921 than in either of the two previous years. Residential construction, greatly stimulated by the tax exemption act, has been largely responsible for this record volume of building. This class of construction accounted for \$262,184,400, or exactly two-thirds of the total.

In 1921 there was 56,356,700 square feet of residential floor space contracted for, compared with 15,142,000 square feet in 1920, and 38,179,500 square feet in 1919.

"Second in importance to residential construction in 1921 was the construction of commercial building, which accounted for \$70,062,200, or 19 per cent. of the year's total. Although this was considerably less than the 1920 volume of construction of this class, it was greater than the corresponding amount in 1919."

In conclusion upon this point, the Real Estate Board of New York calls attention to the fact that Justice Spiegelberg of the Municipal Court is thus quoted in an article entitled "Re-enactment of Rent Laws for one or two years favored by more New York Judges," printed in the final edition of the "Evening World" of January 6, 1922: "The housing shortage has been grossly exaggerated. In fact, it is almost entirely due to sensationalism. The consequence of such misinformation is a panic and a general 'jacking up' of rentals. Because of this state of mind we need the further protection of the rent laws."

In this same article Justice Davies of the Municipal Court is thus quoted: "The difficulty now is not with a shortage of houses but with prices. The exorbitant priced apartment is a drug on the market. There are thousands of them vacant and it may take at least another year or so to bring the owners to reason."

The Real Estate Board of New York insists that the eminent jurists thus quoted be invited to testify before the Joint Legislative Housing Committee, as to the truth or falsity of the statements ascribed to them by "The Evening World."

3. Overcrowding and congestion of today exists among the same classes of people and for the same reasons as have obtained for years in this and every large city.

Overcrowding is urged as a strong reason for rent legislation. Most of us remember the harrowing stories of overcrowding told by the Charity Organization Society in connection with the enactment of the Tenement House Laws in 1901. Then there were thousands of vacant apartments and no talk of "emergency."

In 1906 the Federation of Churches, through its official organ, "Federation," published an article entitled "New York's Populous and Densest Blocks."

This article gave a list of overcrowded blocks. One bounded by West 61st street, Amsterdam avenue, West 62d street and East End avenue, contained 6,173 people. Fifty-one city blocks had each over 3,000 people. The population of these 51 blocks had increased from 132,881 in 1900 (an average of 2,605 to the block) to 177,988 in 1905 (an average of 3,490 to the block). This included many lower east side blocks with populations of between 3,000 and 5,000.

Overcrowding is largely the result of temperament and occurs naturally with certain types of people whether there is a housing shortage or not. Even in the poorer classes of tenements the accommodations are so much better than most of our immigrant population were formerly accustomed to, that they often thrifflily utilize the housing space to the uttermost.

Be this as it may—and every consideration of decency requires the admission that overcrowding is undesirable—it will also be admitted by all fair-minded persons, that what is and always has been a commonplace of life in large cities should not now be exaggerated and paraded before the public as a reason for extending the rent laws.

4. Housing Conditions in New York City have not impaired and do not imperil the public health.

The Commissioner of Health has frequently emphasized the housing shortage in its relation to congestion and to the public health. From his statements, it might be inferred that the alleged housing shortage was seriously menacing the public health.

In the "New York Tribune" of December 2, 1920, the following appeared:

"OVERCROWDING INCREASES DISEASE, SAYS COPELAND.

Health Commissioner Finds Twenty Cities Suffering from Shortage of Dwellings.

Dr. Royal S. Copeland, Health Commissioner, returned yesterday from Detroit, where he presided at a meeting of health officials from twenty cities, having a population of 200,000 or more, which was called at the request of the Senate Committee on Reconstruction. * * * Unsanitary conditions resulted from overcrowding, he said, increasing the infant mortality rate and the danger from tuberculosis, pneumonia and other diseases. Infant mortality was shown to be 50 per cent. higher, he said, in the districts where overcrowding was the worst. * * *

In the "New York Herald" of May 5, 1921, there is reprinted from the Weekly Bulletin of the New York City Department of Health a lengthy article under the caption of "Healthy Babies in New York." From this the following is quoted:

"The infant mortality rate continues to be most encouraging. For the first thirteen weeks of the year, that is, up to

the week ending March 26, the infant mortality rate was 80, as against 113 for the corresponding period of last year, a difference of 33 a thousand children born. This infant mortality rate represents a numerical reduction of 1,069 infant deaths from all causes."

In the "New York Times" of September 11, 1921, the following statements are made in an article headed "East Side District Healthiest in the City":

"Mortality Rate Cut in Half for Section Bounded by Third and Ninth Streets and Avenues A and B."

"Deaths Only 6.44 a 1,000."

"Dr. Copeland Says It Is Due to Observance of Health Department Regulations by Aliens."

Contrary to general belief, the healthiest part of the city is not that section in which wealth has its dwelling. In a report on the general excellent health condition of the city made public yesterday, Dr. William H. Guilfoyle, Registrar of Records of the Health Department, has placed the point of lowest mortality in Sanitary District 26, which constitutes ten square blocks running from Avenue A to Avenue B and extending from Third to Ninth street.

In this section the mortality rate, compared with the city's rate, has been cut in two. The population of the district is 33,373, according to Health Department figures. Many of the residents are foreign born. In this small city, for there are more than 3,000 persons in each block, the mortality rate is 6.44 for each thousand. The city's average mortality rate is 12.93 a thousand. The infant mortality rate in the district is 52 a thousand, and the infant mortality rate for the city is 85 a thousand.

In commenting on the report Health Commissioner Dr. Royal S. Copeland said: "The people in this section have been used to governmental control all their lives in countries where paternalism is conspicuous. The result is when they come here they place themselves under the regulations of the Department of Health, patronize our baby health stations and follow the Board of Health teachings. It is unfortunate that illness among children and a high child mortality rate frequently are found among well-to-do people. It is a sad commentary on our citizenship that too many children coming from so-called good homes are turned over to nursemaids and do not receive personal attention from their mothers so essential to their health. * * *

The following table summarizes the steady decrease in the death rate in New York City from 1918 to 1921 inclusive, during which New York City has established its reputation as "the greatest health resort in the world." The Health Department figures seem to prove not only this, but that there was a perceptible drop in the death rate for the last three months of 1921:

MORTALITY RATE PER 1,000.

For	General	—Mortality Rate Per 1,000—	
		Under 5 Years	Under 1 Year
1918	17.88	36.1	92.
1919	13.35	26.6	82.
1920	12.93	30.8	85.
1921 (To Sept. 10).....	11.54	24.	76.
1922 (Estimated year).....	11.17	23.8	71.1

"Greater New York" (the bulletin of the Merchants' Association of New York) under date of January 9, 1922, contains an article entitled "New York City Is the Safest Spot on Earth." The subhead states that this article was prepared by Dr. Royal S. Copeland, Commissioner of Health of New York City.

In this article Dr. Copeland is quoted as saying: "Going back fifty years we find that the general death rate of New York City was twenty-eight per thousand. In 1921 it reached the remarkably low rate of eleven per thousand. Translated into terms of what this means to the community, let me say that the two points by which the death rate was lowered in 1921 over the preceding year, 1920, indicates that more than 10,000 persons are alive and well in New York today who would have died under the conditions of one year ago."

5. High rents are due primarily to high cost of construction.

One phase of the testimony that should have been sufficient to satisfy the Joint Legislative Housing Committee as to the reason for continued high rents was the statement of Building Superintendent Reville of the Bronx that in 1910 20,000 separate apartments were built in the Bronx at a cost of \$34,000,000 and that 10,000 were built in 1921 at a cost of \$39,000,000. As the file estimate of cost is usually about 10 per cent. under the actual cost, this would mean that an apartment cost to build in 1910, \$1,870, and in 1921, \$4,290. If there is added to \$4,290 the architects' fees, the cost of obtaining money, the cost of the land and incidental expenses, it brings the cost of the apartment to \$6,000; on which the landlord, to make 7 per cent. net, must get 16 per cent. This is \$960 a year, or \$80 a month.

A statement issued by Superintendent of Buildings Miller, of Manhattan, and published in "The World" of January 1, 1922, under the heading "Steady Increase in Average Cost of New Buildings," shows that for all buildings erected in Manhattan from 1902 to 1911, the average cost was \$80,000, as against \$140,000 between 1912 and 1921.

6. Wages in the building trades are an important factor in the high cost of housing, and are still at war time levels.

The outstanding factor in the high cost of producing housing is the price of labor. Practically since the days of Sam Parks in 1903 the item of wages in the building industry has been upward, reaching the peak during the war, when it touched a point approximately 100 per cent. higher than pre-war rates.

The Real Estate Board of New York does not coincide with the opinion of counsel for the Joint Legislative Housing Committee that the labor unions, merely on request of counsel, will "be good" and cease to carry on the practices which have, as brought

out by the committee, increased the cost of housing.

Neither does it believe to be either practically or economically sound, the proposal to continue the existing high schedule of wages with a statement to the unions that this will be continued when efficiency is maintained and withdrawn when it is not. The Real Estate Board of New York sees in this plan nothing but a proposal to insure the continued high cost of housing.

There is available (Handbook of Building Trades Employers' Association of the City of New York for 1921, pages 50 to 55) a statement showing the steadily increasing cost of labor since pre-war times. It is here referred to for the reason that it confirms common observation that one of the main reasons for the continued high cost of construction is the fact that the price of labor in the building industry is still at war time levels.

7. Labor is producing on a lower basis of efficiency than in pre-war times.

It is universally admitted that there is a great loss in the efficiency of labor and it must also be considered that in the boroughs outside of Manhattan in pre-war years a ten hour day was the usual work day.

Some builders state that labor is 50 per cent. under normal, others 40 per cent., and most of them claim, and the testimony before the Joint Legislative Housing Committee bears out the claim, that bonuses in addition to the regular pay must be given. Then there is the constant interference of shop stewards, the frequent calling of strikes, and the vastly increased cost of workmen's compensation insurance.

The Committee has constantly referred to the shortage of low-priced housing as constituting the so-called "emergency." This shortage is a permanent condition because houses renting for less than ten to twelve dollars per room cannot be produced either under existing conditions or those which we are likely to have for some years to come. The average "poor" tenant, however, is better able to pay rentals of ten to twelve dollars per room today than he was able to pay six to eight dollars per room in pre-war times. His wages have increased to a far greater extent than this increase in rentals. Moreover, rentals generally have increased more slowly than any other factor in the cost of living. The statistics of the Department of Labor show this beyond question. In any event, the community must be prepared to pay a fair economic rental for housing—that is, rentals which will provide a return on the investment sufficient to induce enough houses to be built to house the community. If the Joint Legislative Housing Committee intends to endeavor to keep rentals below this level, it will defeat its own object and the housing problem will never be solved.

8. The cost of living has declined from war time levels.

Common observation, supported by published statements on authority, indicate that the cost of living has fallen. The tables published by the Bureau of Labor Statistics in October, 1921, show the following index figures:

Dec., 1914	Dec., 1920	May, 1921	Sept., 1921
100	201.4	131.7	179.7

In the Monthly Review of Credit and Business Conditions in the Second Federal Reserve District by the Federal Reserve Agent, Federal Reserve Bank, New York, January 1, 1922, at page 7, the following statement is made, showing a further decline from .797 above pre-war living costs" * * * While the Statist price index for Great Britain is now only 11 points higher than the Department of Labor index of wholesale prices in the United States, the index for the cost of living in England is 103 points above the 1914 level, while that for the United States is 34 points above it. * * *

9. Operating and fixed costs have increased.

Operating and fixed costs have increased, as well as construction costs. Mortgage money, formerly 4 1-2 to 5 per cent., is now universally 6 per cent.

Wages of all classes of employees in connection with the operation of buildings have increased to 50 to 100 per cent. In addition thereto, the cost of repairs, coal and other supplies have increased in like proportion, to say nothing of the heavy expense of an abnormal number of rent litigations.

The tax rate six years ago was 2 per cent. on approximately on 80 per cent. valuation. Today it is 2.77 on approximately a 100 per cent. valuation. Touching this phase of the housing problem, "The World," on October 27, 1921, printed an article entitled "Higher Tax Rate Clearly Traced in Rent Increases," in which it was stated:

"The average family in New York City, excluding the very poor, who have been affected to a lesser degree, has had from \$30 to \$200 added to its annual rent bill in the last three years by the increase in taxation.

"Thousands of families four years ago were paying their landlords around \$12 a month for the taxes which the latter had to pay. Now they are paying \$19 or more a month for the same purposes and are blaming the landlords for raising the rents. * * *

"Interesting is the disclosure that so far as the elevator apartments are concerned, the tax bill has increased faster than have the other expenses of the house. In one house, the taxes in 1918 were 29.9 per cent. of the total expenses; in 1921 they were 32.8 per cent. In another the percentage jumped from 28.8 to 33.1 per cent., while in a third it rose from 27.8 to 34.4 per cent. * * *

The foregoing are the facts upon which the Real Estate Board of New York relies to maintain its contention that an intelligently and impartially conducted investigation by the Joint Legislative Housing Committee will disclose the housing situation as it actually exists. Without the facilities for such comprehensive and official investigation as the Joint Legislative Housing Committee has at its disposal, the Real Estate Board of New York

has, at short notice, as indicated in this memorandum, demonstrated the following points:

- I. That the drastic rent laws of September, 1920, were enacted under a misapprehension of the facts and because of an atmosphere of hysteria and panic created by lurid misstatements of the actual conditions; and that congestion in the Municipal Courts is due entirely to the rent laws and particularly those of September, 1920.
- II. That, contrary to the impression created by the conduct of the investigation on January 5, 1922, and the published accounts of that investigation, no such emergency or unusual shortage of housing exists now as the public has been led to believe.
- III. That congestion and overcrowding have existed in New York City to a marked degree when there was a surplus of housing.
- IV. That the attempt to prove that the public health suffers, because of congestion on account of the alleged shortage, does not harmonize with the published statements of the Health Commissioner.
- V. That, while housing is being produced at an almost unprecedented rate, the cost of housing is still at least twice pre-war cost; and that no matter how much housing is produced at the present cost, it cannot benefit the average renter. The chief items of cost, labor and material, must come down before housing rented at \$6 to \$10 per room, or prices the masses can afford to pay, can be produced.
- VI. That the one item of cost which remains at war time levels is the item of labor.
- VII. That labor is not producing on as effective a basis as in pre-war times.
- VIII. That the cost of living has fallen very considerably.
- IX. That operating, maintenance and fixed expenses are abnormally high.

The Real Estate Board of New York appreciates the fact that these conclusions reflect a very serious condition. But it attributes them, as do all thinking persons, to a number of abnormal factors, all of them in conflict with economic law.

The Real Estate Board of New York believes that the rent laws are largely responsible for the situation, because they have resulted in a method of administration which has been discouraging to owners, and in Court decisions which are at wide variance with established understanding of constitutional rights, because they have resulted in the intimidation of owners and investors, and the frightening away of capital; and because they have for these and other reasons, tended to prolong the period of high rents.

In these circumstances the Real Estate Board of New York does not believe that the rent laws should be extended or that conditions warrant their extension beyond the time fixed by the Legislature of 1921 for their expiration.

The rent laws do not expire until November 1, 1922, nearly a year hence. The Real Estate Board of New York fails entirely to see how the Legislature can honestly be asked to legislate in January, on the pretext that there will be an emergency in November. Nor does the Real Estate Board of New York see, in view of the facts on increased housing production here submitted, how the Legislature can, with any regard for the obvious facts in the case, enact such legislation if it is asked to do so.

If the Joint Legislative Housing Committee intends to recommend to the Legislature that the laws be extended, and if the Legislature acquiesces in this recommendation, the Real Estate Board of New York requests that the Committee give due consideration to the statement of its Counsel when it was said, that the emergency is greater today than it was when the laws were enacted, proving clearly that the present laws have not provided the remedy and that some other remedy must be found.

The Real Estate Board also reaffirms its belief, as expressed to the Joint Legislative Housing Committee in a resolution dated November 9, 1920, that legislation providing for incorporation and state supervision of labor unions is an essential factor in the situation and should be presented to the Legislature just convened.

Following Mr. Edwards on the stand Mr. Untermeyer called Prof. Samuel McCune Lindsey of Columbia University, who testified he had prepared an analysis of facts bearing on the housing situation which had been attached to the brief of the lawyers who were engaged in appealing to the United States Supreme Court the case involving the constitutionality of the Emergency Rent Laws, the purpose of the analysis being to show that there is no evidence to prove there ever was a shortage of 70,000 apartments in this city but that, using the same figures from which such a deduction had been made a surplus of 30,000 apartments was indicated.

Mr. Untermeyer demanded to know how Prof. Lindsey reached the conclusion that there was a surplus of 30,000 instead of a shortage of 70,000 apartments. The witness referred to his reasons in his pamphlet.

Patrick J. Reville, Superintendent of Building of Bronx Borough, testified that while there had been considerable construction of apartments renting from \$18 to \$25 a room nothing was being built for the families which could pay half that amount.

"Housing conditions for workingmen are becoming desper-

ate, and we are getting no relief for these people," was Mr. Reville's statement.

Dr. Annie S. Daniel testified about the overcrowded conditions on the East Side in the section between Houston and Fourteenth streets from Third avenue to the East River, which has for many years been notorious for congestion of population.

Tenement House Commissioner Mann declared the housing shortage is more acute than ever. In February, 1921, he testified vacant apartments fit for occupancy aggregated one-fifth of one per cent. of the total number in the city, but in a census just completed the vacancies showed only one-tenth of one per cent. Commissioner Mann said that up to 1917 there were built annually in this city 25,000 apartments. Since that year 29,120 apartments have been built. He gave the following figures.

Year.	Houses.	Apartment- ments.
1917	760	14,241
1918	95	2,706
1919	95	1,624
1920	237	4,822
1921 (to Dec. 15).....	264	5,667

"There is a shortage of 80,000 apartments right now," he declared, "as against 70,000 last year. Were that made up, we ought to have new buildings each year with from 20,000 to 25,000 apartments."

Health Commissioner Copeland testified there was danger from plague because of the overcrowding of tenements.

Judge Levy said that the rent laws should be extended, and asserted that the poor tenants of the East Side, of Brownsville, Harlem and the Bronx had been the target to a far greater extent of the profiteers than the Riverside Drive dwellers, who could better afford to take care of their interests.

William H. Dolson, secretary of the Real Estate Board, urged that a written agreement be binding on both landlord and tenant, and that the latter be required to pay the rent which he may agree to pay in a lease. The law now permits the tenant to question the rent, even though he may sign the lease. Mr. Dolson admitted to Mr. Untermeyer that this would eliminate new tenants from protection under the rent laws.

Stanley Isaacs, member of the Law Committee of the Real Estate Board, told the committee there was urgent need for official arbitration tribunals to decrease the congestion of rent cases in the courts.

Rudolph P. Miller, Superintendent of Buildings of Manhattan, testified he regarded the emergency on the increase in the low-priced apartments. From 1910 to 1916 there were built or projected in Manhattan, 1,251 tenements, he said, and only 207 built or projected from 1916 to 1921. In the Bronx, tenement houses to accommodate 17,360 families have been erected in the last five years. In the preceding five years accommodations for 72,746 were erected.

Victor M. Earle, who testified on January 6, was recalled last Tuesday and asked if he had any suggestions for amendment of the rent laws. He made the following—that a written lease made subsequent to the amendments should be valid and not within the protection of the rent laws; that a tenant who holds over beyond the expiration of his lease should be held to the end of the term; that a tenant who has been given four months' notice that the landlord will renew the lease at the same rental should be compelled to answer thirty days before the expiration of his lease whether he will accept or not and that if he fails to accept he shall be compelled to move at the expiration of his lease; that the purchaser of an apartment should be able to obtain possession of that particular apartment in a house which has been actually sold on the co-operative plan, where at least 20 per cent. of the apartments in said house are included for sale in said plan; and that a reasonable rent should be absolutely and definitely defined and should be figured on a certain percentage, say 10 per cent. of the actual market value, and not on the equity as called for under the present rent laws.

Several other witnesses were recalled last Tuesday but no further testimony relative to the housing shortage was taken.

Review of Real Estate Market for the Current Week

Large Transactions Seasoned a Market That Abounded in Widespread Dealing,
While Many Tenants Bought Their Places of Occupancy

THIS week was one crowded with good real estate transactions. There have been weeks in the recent past when the number of sales aggregated as much as they did this week and when large properties were distinguishing features, but in no week for a long time has there been stronger investment interest shown nor a better variety of good sales. The week, too, disclosed some leases of more than passing interest.

The most notable sale was that of the leasehold of the Knox building, at the southwest corner of Fifth avenue and 40th street, by August Heckscher, who took over this choice site in the name of the Anahma Realty Corporation from the Fortieth Street and Fifth Avenue Corporation controlled by Benjamin Mordecai and E. C. Potter. There are 19 years yet to run on the lease, with privilege of renewal. A sale that would seem to mark a revival of co-operative buying of business buildings was that of the sale of a 12-story loft building on a Seventh avenue corner, to the tenants. It is the largest co-operative sale in many months and probably the most notable commercial building sale of the kind.

The scope of the buying movement by individual tenants of the properties they occupy was wide this week. A tenant of a group of business buildings at Second avenue, 53d and 54th streets, bought them; another bought an old building on West street; another bought a parcel downtown; while numerous tenants of dwellings bought them. Such transactions always strengthen values roundabout.

Downtown properties were in the limelight of dealing this week, also. Conspicuous among them was the sale of some old warehouses on a Water street corner that had been in the continuous ownership of one family since the era of Peter

Stuyvesant, or more than two centuries. This is probably the best answer to the question: "Does New York real estate pay?"

A group of old frame buildings on lower Vesey street, in the wholesale produce district, changed hands. Covering a small plot, they adjoin another small plot on a corner. It will be interesting to see if the corner is acquired for a joint re-improvement. A wholesale merchant bought a loft building on Lisenard street. Business properties on Madison avenue, Sixth avenue, Eighth avenue and other prominent thoroughfares changed hands. A large vacant holding of Robert E. Dowling's in West Harlem, was bought for improvement.

There was considerable dealing in all kinds of multi-family houses. Numerous large elevator apartment houses on Washington Heights changed hand and two parcels on Marble Hill were bought. In the Bronx extensive buying of dwellings and multi-family houses exceeded the buying of vacant plots for improvement for the first time in many months. Some large new apartment houses were among those sold.

In the leasing field a good sized site for a 9-story loft building was leased on the West Side, for a long term. Marking great rental increment was the sub-leasing of the Siebrecht building at the northeast corner of Fifth avenue and 38th street. The new lease shows more than a doubling of the rental in twelve years. A large lease in the Heckscher building marks the most northerly movement of trade on Fifth avenue. Fifth avenue is an investment prodigy among world thoroughfares. The annual rental of the Siebrecht building under the new lease is almost as much as the late James Gordon Bennett obtained for the fee of it about 20 years ago when he sold it to the late Austin Corbin.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 133, as against 81 last week and 78 a year ago.

The number of sales south of 59th st was 59, as compared with 26 last week and 43 a year ago.

The number of sales north of 59th st was 74, as compared with 55 last week and 35 a year ago.

From the Bronx 56 sales at private contract were reported, as against 35 last week and 13 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 50.

Observations by Max Natanson

Max N. Natanson, one of the city's most active real estate operators, now located at 170 Broadway, will soon join the northward march of the real estate fraternity. He has leased, through the Brown-Wheelock Co., for a term of 10 years, a large suite of offices in the Guaranty Trust Co.'s Building, formerly the Sherry Building, at 522 Fifth av, southwest corner of 44th st. Mr. Natanson will occupy his new offices sometime in March.

Mr. Natanson's dealings in real estate during the last several years have been spectacular in the extreme, his operations having aggregated close to \$200,000,000. His latest transactions involved the purchase and the immediate resale of the Belnord Apartment house, assessed at \$1,500,000, and occupying the entire square block bounded by Broadway, Amsterdam av, 86th and 87th sts.

Discussing the removal of his offices from the financial zone to the new uptown business district, Mr. Natanson said: "I am moving uptown to be closer to the center of things and to the district, which, in addition to being the 'uptown Wall Street,' rapidly is becoming the real estate and mortgage loan center of New York.

"Within a stone's throw of my new quarters are the offices of some of the most prominent estate owners, real estate operators and brokers in New York. All parts of the city can be reached readily by way of the subways that radiate from the Grand Central Station, from which point also the Queensboro Subway, the N. Y. Central, N. Y., N. H. & Hartford Railroad, Pennsylvania Railroad, the Long Island Railroad and the New York and Hudson Tubes are most accessible.

"The advantage of being located in the heart of the city is the ease with which a property

presented in the morning can be inspected and passed upon within the hour. On the other hand, the great purchasing power of New York, from the residential point of view, is now concentrated north of 42d st and east and west of Central Park. It is advisable for a real estate operator to be as close as possible to this purchasing power.

"There is also to be considered the comparative potentialities of the downtown and uptown districts as fields of speculation and investment. The downtown districts have been fine-combed by the speculator, the investor and the broker. Prices in certain sections have about reached their peak and the main thoroughfares are so fully improved with permanent buildings that there remain but few opportunities for quick turns. And yet there is always a drift from the side streets to the main thoroughfares such as Broadway, Nassau and William sts, and these arteries of trade and travel will always be money-makers.

"In general, however, the opportunity for profitable investment and speculation is greater in the midtown district, the terminal zone, the new uptown business section and the districts lying east and west of Central Park, toward which the business and residential population of New York is trending steadily.

"The proper location for the offices of an active real estate operator is that which is closest to the active centers; wherefore, I have concluded to move to 44th st and Fifth av."

Closes Out Ocean Front

Lewis H. May Co. sold for the Banister Realty Co., Maximilian Morgenthau, president, the last of the ocean front holdings of the company in the Ostend section of Far Rockaway, namely: to Max Fishel and Max Katz the parcel on the east side of Beach 13th st (formerly Neilson av), 120 feet south of Seagirt av and 100 feet wide to the Atlantic Ocean, including riparian rights; to Henry Matz the entire block on the east side of Beach 12th st (formerly Seneca av), with a frontage of 120 feet on Seagirt av (formerly South st) to the Atlantic Ocean, approximately 20 lots. The buyers of both parcels will improve them with dwellings for summer occupancy which will be ready next season.

The Banister Realty Co., in 1905, acquired 1,500 feet of ocean front, including the bathing establishment known as the Kuloff, five dwellings and 40 acres of adjoining land, part of which was ocean meadow land. The company expended over \$400,000, exclusive of purchase price, in developments, including reclaiming, streets, sewers, sidewalks, etc.

On December 15, last, the Lewis H. May Co. were appointed agents to dispose of the remaining holdings at private sale by January 1, 1922; these holdings consisting of 100 seashore lots, 3 ocean fronts and 7 private plots, containing 60 lots. These sales were completed within the contract time, practically two weeks, which is a record in suburban selling.

Mr. Morgenthau stated that since all the real estate holdings of the Banister Realty Co. have been disposed of steps will be taken in the immediate future to wind up the affairs of the corporation and liquidate the same.

New York Title Has Election.

The yearly organization meeting of the New York Title & Mortgage Co. directors was held at the main office of the company, 135 Broadway. The following officers were re-elected: Harry A. Kahler, president; Cyril H. Burdett, vice-president; Henry S. Acken, vice-president; Gerhard Kuhne, vice-president and secretary; Ernest J. Habighorst, vice-president; Hubert F. Breitwieser, vice-president; Joseph L. Obermayer, treasurer; Louis Palestrant, assistant secretary; Nelson A. Mesereau, assistant secretary; Harry E. Kuhlman, assistant secretary; Frank L. Stiles, assistant secretary; Edward Mullowney, assistant treasurer; William Huntsman Williams, solicitor; Morgan J. O'Brien, general counsel, and an addition made by the election of Alfred C. Busch, as assistant secretary. Mr. Busch has been with the New York Title & Mortgage Co. for many years and for a considerable time has been attached to the Brooklyn office, 203 Montague st.

Operator in a Big Trade

Samuel Brenner sold to the Wedgewood Realty Corporation, Francis M. Kyle, president, 425 West End av and 303-305 West 80th st, at the northwest corner, consisting of a 7-sty elevator apartment house on the immediate corner and a 6-sty elevator apartment house adjoining the street, the combined plot fronting 102.2 feet on West End av and 100 feet on 80th st.

In part payment Mr. Brenner takes the following free and clear properties: Plot 150x100 at the southeast corner of Morris av and 191st st, opposite St. James Park; 15 acres on Wilmet rd, opposite the Bloomingdale residence at Scarsdale, and the waterfront property at Milton Point, Rye, adjoining the American Yacht Club and the estate of Senator Wainwright.

Mr. Brenner recently purchased from the Central Union Trust Co. the West End av property, together with two dwellings adjoining on 80th st, which are not included in the sale. Richard

H. Scobie was the broker in the present deal. Waldemar F. Timme, attorney, represented Mr. Kyle, and Goldsmith & Rosenthal acted for Mr. Brener.

Activity in Jamaica

Homes are beginning to spring up in the Country Club District of Jamaica, Queens, recently sold by the M. Morgenthau, Jr., Co. Herbert L. Miller is constructing a house and seems likely to win the prize of an Overland Sedan offered by Mr. Morgenthau for the first to move in his own home built on the property. Mrs. Jane Smith, of Hicksville, L. I., has arranged to start the first of the week, as has Mrs. L. McGinness, of Jamaica. Many others who purchased property in this section are drawing up plans and the time is not far off when, from all indications, this section will soon be another community of homes.

Big Deal on the Heights

S. & J. H. Albert, brokers, sold the Cliffwood Court and Westwood Court apartments, two 6-sty elevator apartment houses, covering the block front on the west side of Fort Washington av. between 179th and 180th sts. The Capricorn Realty Holding Co., Richard A. Geis, president, is the new owner. The Herbstone Realty Co., formerly the W. J. Rich Development Co., which acquired the properties in 1914 through the same brokers, was the seller.

The houses, erected in 1912 by William H. Picken, are valued at \$600,000 and return a yearly rental of \$90,000. They measure 202 feet

on the avenue and 115 feet on each street and accommodate 72 families, being laid out in suites of 4 to 9 rooms each. S. & J. H. Albert, who have been appointed agents of the buildings, report that they are fully rented.

Otto H. Kahn Makes a Trade

Otto H. Kahn purchased the 5-sty stone American basement dwelling 30 West 74th st. on a lot 22.6x100.5, on the Rockefeller block. Harold C. Matthews was the seller. The property was held at \$125,000. Mr. Kahn gave in exchange the 5-sty stone American basement dwelling 10 East 68th st. on a lot 25x100.5, which was recently reported sold. William B. May & Co. were the brokers in both transactions.

St. Francis Apartment Sold

Samuel Kaplan sold for a client 41-47 St. Nicholas terrace, a 6-sty and basement elevator apartment house with stores, known as the St. Francis, on a plot 39.11x113, northwest corner of 129th st. overlooking St. Nicholas Park.

Operators Buy Second Avenue Corner

Eisman, Lee, Corn & Levine sold through L. G. Johnson to Meister Builders, Inc., 900 Second av. northwest corner of 48th st. a 6-sty brick tenement house with stores, fronting 70.5 feet on the avenue and 40 feet on the street. It was held at \$75,000.

Brown Makes West Side Purchase

Frederick Brown purchased the 12-sty business building, on a plot 60x98.9, at 151 to 155 West 25th st. between Sixth and Seventh avs. from a client of Dwight, Archibald & Perry. The structure has an annual rent roll of \$55,000 and is largely occupied by furriers.

Madison Avenue Site Assembled

A new building is to be erected on the west side of Madison av. between 32d and 33d sts. as a result of a series of sales which have been negotiated by Joseph P. Day during the last two months. The new owner, whose name is not revealed, intends to improve the site, which has a ground area of 7,500 feet and was held at \$375,000. The parcel has frontages on the avenue and both side streets. It is just south of the Murray Hill district, and north of the Madison Square zone, a section which has been active recently.

Included in the sale was 158 Madison av. a 5-sty building, 24.7x95. This property was sold by Mrs. Caroline McLanahan, represented by William A. White & Sons. The deal also included 19 East 32d st. a 4-sty building, 25x98.9, sold by Mrs. McLanahan, executrix of her husband's estate. The third parcel involved 22 East 33d st. a 5-sty building, 25x98.9, sold by the estate of W. H. Moore, represented by Albert B. Ashforth, Inc.

Tenants Buy Large Buildings

Frederick Osann, president of the Frederick Osann Co., sewing machines, and a tenant in the 12-sty and loft building at the northeast corner of Seventh av and 24th st. has bought the property from the Seventh Avenue Property Corporation. Alexander S. Fisher president. The building, which was sold subject to mortgages for \$297,250, measures 86.11 feet on the avenue and 79.2 feet on 24th st. William A. White & Sons were the brokers. The sale is recorded.

The General Cigar Co., Frederick Hirschhorn president, with quarters in the 7-sty factory building 1016 to 1020 Second av. southeast corner of 54th st. has purchased that property, together with the adjoining 5-sty store buildings at 1014 Second av and 310 East 54th st. and the abutting 6-sty building, 57.2x100.5, at 307 to 311 East 53d st. They were acquired from the Norwelt Corporation, Henry Fisher, president, for a stated consideration of \$245,000, of which \$168,812 represents mortgages. The property fronts 100.5 feet on the avenue and 125 feet on 54th st. The sales are recorded.

Owner Buys Adjoining Parcels

The Norko Realty Corporation (Isse Koch), which owns the properties at 570 to 574 Lexington av and 128 and 130 East 51st st. forming the southwest corner of those thoroughfares, has purchased from M. M. Marks the adjoining 5-sty buildings 566 and 568 Lexington av. on a plot 40x80. The company now controls an avenue frontage of 111.10 feet and a street frontage of 106 feet.

Fine Apartment House Bought

George Neiman bought through Stanley Wolfson from the 106 East 85th Street Corporation the 9-sty and basement elevator apartment house 106 110 East 85th st. on a plot 51.9x102.2. It was built 3 years ago by the seller. Two doors away at the southeast corner of Park av and 85th st. is the private residence of E. R. L. Stettinius, the banker.

Chateau d'Armes Changes Hands

The newly organized Chateau d'Armes Realty Corporation with M. R. Donald, S. Scammell and F. S. Castiglione as directors, has purchased the 6-sty and basement elevator apartment house at the southeast corner of Fort Washington av and 161st st. known as the Chateau d'Armes. The house has an avenue frontage of

102.1 feet and a street frontage of 145.10 feet. Large holdings located in Mercer County, N. J., were given in part payment by the buying company, which is represented by Noble, Morgan & Scammell, attorneys.

Resells Harold Court

The Maxroe Realty Corporation, representing Max Rosenfeld, purchased from the Ardsmore Estates, Inc., Earnest Klar, president, the Harold Court apartments, a 6-sty elevator structure with stores, at the southwest corner of St. Nicholas av and 183d st. The property, measuring 104.11 feet on the avenue and 150 feet on the street, was disposed of subject to mortgages for \$340,250. It was acquired by the selling interests last March from Joseph Shenk.

Tenant Buys Pearl St. Parcel

Clinton K. Scofield purchased from Denison Realty Corporation the 5-sty brick loft building, on a lot 25x101.3, at 277 Pearl st. in which he was a tenant.

Good Upper West Side Sale

The 225 Central Park West Corporation sold to the Lapidus Engineering Co. 30-32 West 65th st. two 5-sty stone and brick apartment houses, on a plot 41.8x100.5. The buyer will reimprove the site with a 9-sty elevator apartment house.

Buys Site for New Dwelling

Pease & Elliman resold for Joseph G. Abrahamson 130 East 79th st. a 4-sty and basement stone dwelling, on a lot 19x102.2. The buyer is Arthur Upham Pope, representing a client for whom he will erect a 5-sty American basement dwelling. Mr. Abrahamson bought the house and that adjoining at 132 through the same brokers a few months ago. The latter was resold to Shephard Morgan, vice-president of the Federal Reserve Bank.

"Childs" Buys a Sixth Avenue Parcel

The Childs Restaurant Co. purchased from the estate of Oscar Hoyt, Bryan L. Kennelly, trustee, 221 Sixth av. between 14th and 15th sts. a 4-sty brick building with store, on a lot 20x120. The property was held at \$100,000.

Building Site Assembled

Pease & Elliman, who recently announced the sale of 683 Madison av. at the same time reported that negotiations were in progress for 681 Madison av to the same buyer, have consummated the sale of the latter property for John Sherman Hoyt and others. The buyers are George C., Alexander C. and Victor C. Camas, who, under the name of Maison Camas, are now at 617 Madison av. The two houses just purchased form a plot 39.5x85, between 61st and 62d sts. The buyers will erect a business building for their own use. The property was held at \$150,000.

Purchases East Houston St. Corner

Purchase has been made by the newly formed Mott and East Houston Streets Realty Corporation (F. D. Paoli, J. d'Anangelo and P. Mato) of the three 5-sty stone and brick tenement houses with stores, 63.4x76x irregular, at 53 to 57 Mott st. forming the southwest corner of those thoroughfares. The new company was represented by Alexander Bloch, attorney.

R. E. Dowling Closes Out a Tract

Slawson & Hobbs sold for the Liberty and Church Street Corporation, Robert E. Dowling, president, the vacant plot, 105x71.10, on the north side of 109th st. 100 feet west of Broadway.

In March, 1920, Mr. Dowling purchased 17 lots from the estate of Russell Sage, extending from 109th st to Cathedral Parkway, with the entire front on Riverside dr and being 100 feet west of Broadway. He resold through the same brokers the plot on the south side of Cathedral Parkway, 100 feet west of Broadway, to the 610 West 110th Street Co. (Benjamin P. Walker), and the northeast corner of Riverside dr and 109th st, 160x71.10, to Mr. Walker. The 375 Riverside Drive Corporation (M. E. Paterno), purchased the southeast corner of Riverside dr and 110th st.

This last transaction on 109th st completes the sale of the entire tract.

Buys a Park Row Parcel

The Sillocks Realty Co. sold to Samuel Miller 160 and 162 Park Row, a 3-sty brick building with store, on a lot 25.2x120x irregular, adjoining the southwest corner of Baxter st.

Investment on Lisenard St.

Daniel Birdsall & Co. sold for Richard S. Elliott 46-48 Lisenard st. a 5-sty stone loft building, on a plot 48x93.5. After extensive alterations the buyer will occupy the property.

Sale in Produce District

W. J. Russell sold for Germaine Roncoroni to the Jersey York Realty Co. 74-76 and 78 Vesey st. three old 3-sty frame buildings, on a plot 40.10x49, adjoining the northwest corner of Greenwich st. The corner is an old brick building, on a plot 41.2x53.11. The adjoining property was held at \$55,000 and was sold for all cash.

Douglas L. Elliman & Co.

Real Estate Brokers

Fifth and Park Avenue Districts
Efficient Property Management
Plaza, 9200 15 East 49th St.

JAMES BOYD

Member Real Estate Board, N. Y.

Real Estate—Mortgage Loans

135 BROADWAY
Phone: Rector 8658-8659

BROOKS & MOMAND

Member of Real Estate Board

Real Estate Mortgages

115 BROADWAY Phone 2267 Rector
2268

CHARLES B. VAN VALEN, INC.

Member Real Estate Board of N. Y.

REAL ESTATE
MORTGAGE LOANS—INSURANCE
110 WILLIAM STREET
Phone: 6000 Beekman

SPECIALISTS IN PENN. TERMINAL SECTION REAL ESTATE

AGENTS—BROKERS—APPRAISERS
H. M. Weill Co.

Tel. Longacre 2290-2817 221 West 33rd St.

BENJAMIN WINTER

BUY AND SELL HIGH-CLASS
MANHATTAN PROPERTY

BROKERS ARE INVITED TO SUBMIT
PROPOSITIONS—Quick Decision Given.

Lansing Building
2299 BROADWAY, AT 82nd STREET
Suite 6 Phone: Schuyler 2897

BRENSAM REALTY CORP.

SAMUEL BRENER, Pres.

REAL ESTATE OPERATORS

50 EAST 42nd STREET

Vanderbilt 3918-19

Knox Building Leasehold Sold

August Heckscher, whose operations in up-town real estate in recent years, have been notable, has bought from the Fortieth Street & Fifth Avenue Corporation the leasehold of the Knox building on the southwest corner of Fifth av and 40th st. The selling corporation is controlled by Benjamin Mordecai and E. C. Potter, who, two years ago, obtained a 21-year lease with privilege of renewal, which passes to Mr. Heckscher in the name of the Anahma Realty Corporation.

Cushman & Wakefield, Inc., have been appointed agents for the building. The total amount involved in the leasehold is something over \$2,000,000. The plot is 33x110 feet.

Avoca Apartments Bought

The Avoca, an 8-sty elevator apartment house at the northwest corner of Fort Washington av and 178th st, has been purchased by the Washingtonian, Inc., represented by Kohn, Nagler & Williams, attorneys. The seller was Louise Greenberg. The house measures 101.1 feet on the avenue and 99.7 feet on the street. It was valued at \$300,000.

Buys Palisade Apartments

Charles S. Kohler sold for Amelia A. and Charles H. J. Dilg to Ennis & Sinnott 79 Haven av, adjoining the northeast corner of 170th st, a 5-sty and basement brick apartment house, known as the Palisade, on a plot 56.9x83.4. It is the first sale of the property in 5 years.

Sell Two Elevator Apartment Houses

Frederick Zittel & Sons sold for the Vera Building Corporation 353-359 West 118th st, two 7-sty and basement elevator apartment houses, each on a plot 50x100.11, within one-half block of Morningside Park.

Operator Takes Quick Profit

James H. Cruikshank purchased from J. A. Smith, J. A. Smith, Jr., and Mary M. Ramsteck 128-130 East 127th st, two 3-sty and basement brick dwellings, on a plot 39.2x99.11. And he immediately resold same to Julius Reich. George W. Bretell & Sons were the brokers in both transactions.

A Bit of Ancient New York Sold

After an ownership of more than 250 years by the descendants of Henry Rutgers, when this city was known as New Amsterdam under the Dutch rule of Governor Peter Stuyvesant, the property 561 to 565 Water st, southeast corner of Clinton st and part of the old original Rutgers Farm, passes into the hands of I. Randolph and Everett Jacobs, who have purchased the three 5-sty brick warehouses, size 24x74 each, from Henry S. Leverich, Lucius H. Beers and Eli G. Partridge, as trustees of the estate of Amelia Stuyvesant. The buildings were erected more than 70 years ago and are still occupied by the original tenant, whose tenancy started prior to the Civil War. Harry B. Cutner was the broker.

Old Ryan House for Jewish Home

The old Ryan mansion at 532 Riverdale av, just north of the city line, in Yonkers, has been bought by the Jewish Home for Friendless Children. Millie Jacobus president. It will be altered to provide accommodations for about 100 children and will be conducted on non-sectarian lines. The property measures 185x400 and was purchased through Douglas-Gettel.

Co-operative Buying

The newly formed 171 West Twelfth Street, Inc., which acquired recently the dwelling at that location from the Excelsior Estates Co., has also bought from the same seller the adjoining 3-sty and basement brick dwellings, each 21x103.3, at 169-173 West 12th st. The buying concern represents a co-operative organization, which will improve the combined site with a 6-sty elevator apartment house, to be conducted on the 100 per cent. co-operative plan. The entire operation calls for an expenditure of \$225,000, of which \$140,000 represents the cost of the new building.

The proposed house will contain 24 suites, each of 4 rooms and bath. Harvey P. Vaughn was the broker who assembled the site. The buying company is composed of Mr. Vaughn, Evert G. Routzahn, Ethel Armes, Lloyd T. Williams and Edith H. Day. It was organized by Aberly & Bryde, attorneys.

Recently the Co-operative League of America purchased the building at 167, adjoining.

Corner Picture Theatre Sold

The Eighth Theatre Corporation, Louis Schneider president, incorporated at Albany, on January 4 bought from the Four Ks, Inc., the 3-sty motion picture theatre, 13 to 17 Second av, southwest corner of 1st st. The new company represents the M. & S. Circuit, which will operate the theatre as the eighth under its control on the East Side. J. Barodkin and M. Spiro are also directors in the company, which is represented by M. D. Bohrar, attorney. The property measures 70.4 feet on the avenue and 59.2 feet on the street.

School Buys on East Side

The Browning School (John A. Browning), now on West 55th st, purchased for its use the two 2-sty stone buildings 50 and 52 East 62d st, adjoining the southwest corner of Park av, on a plot 33.4x100.5. The sellers were the receivers of the American Real Estate Co., which acquired the property several years ago.

Operators Buy Second Av Corner

Maurice Wertheim sold for Lucy Madden to Edward Baer and the Willstone Realty Co., William Goldstone, president, the northwest corner of Second av and 43d st, a 3-sty frame tenement house with store, on a lot 25.2½x100, together with an "L" 50 feet in depth around the rear of the adjoining Second av parcel. The "L" is a 2-sty brick building.

Builders Buy Bronx Plots

Samuel Friedenberg sold to John Wanderman the vacant plot on the northeast corner of Webb av and De Voe Terrace, as the site for an apartment house to accommodate 49 families. Mr. Friedenberg sold to John A. Sharp the vacant plot on the west side of Nelson av, 120 feet south of Featherbed la, 100x96. To Max Marcus Mr. Friedenberg sold the vacant plot on the west side of Morris av, 70

feet north of 184th st, 114x96, recently acquired from the Debb Corporation.

Morris Bogdanoff bought from Mr. Friedenberg the vacant plot at the southwest corner of Mount Eden and Townsend av, part of a plot Mr. Friedenberg acquired through Joseph P. Day at the Mahoney estate auction sale.

Buys a Row of Bronx Flats

The Hesu Realty Co. (Heiler & Sussman) bought from the New York City Unit Ownership Realty Co. 888 to 902 Union av, six 6-sty and basement brick apartment houses, each on a plot 37.5x100. They abut the rear of the B. S. Moss Theatre on Prospect av.

Operator in Three Bronx Deals

Joseph Sager purchased from Mindlin & Roseman 815 and 817 Southern Boulevard, a plot 150x110, 135 feet north of Longwood av and held at \$65,000. Mr. Sager will erect a 1-sty business building. Arthur Deutsch was the broker. Mr. Sager also purchased from J. M. Martin the southeast corner of 231st st and Albany Crescent, a plot 35x100, which will be improved with a 1-sty taxpayer. Harry T. P. Johnson and McLernon Bros. were the brokers. From Charles S. Levy Mr. Sager bought the 1-sty taxpayer at the southwest corner of Tre-



A recent United Electric Service installation

The P. Lorillard Company Building, located between 71st and 72nd Streets and Avenue A; a new three story factory that will be devoted to the manufacture of cigarettes.

The owners are the P. Lorillard Company; the architect, E. G. Tremaine; the builders, Turner Construction Company, and the electrical contractors, Hatzel and Buehler.

When in need of Electric Light or Power Service, call Stuyvesant 4980. Your requirements, whether large or small, will receive the prompt attention of our Commercial Department representatives.

**The United Electric
Light and Power Co.**

130 East 15th St., New York.

89th Street and Broadway

146th Street and Broadway

mont and Marmion ays, containing 5 stores and a bakery. It rents for \$6,000 and was held at \$60,000. Samuel Katzen was the broker. Max Monfried represented the purchaser in all of the deals.

City Island Landmark Sold

Mulvihill & Co. sold for Stephen Collins the Collins Homestead, on Carroll st, City Island, Bronx, 100 feet from water front, to William Cronk. The property has been in the Collins family for more than 100 years, and it will be the second time in more than 140 years that the property has been transferred.

Bronx Corner Apartments Sold

Meyer Isear, operator, sold 481 East 167th st, northeast corner of Washington av, a 6-sty brick apartment house with stores, on a plot 29x128, to the J. G. Gold Realty Corporation, for all cash. Mr. Isear also sold to the same buyer 1154 Washington av, adjoining, a 6-sty brick apartment house with stores, on a plot 36x128. Jacob Gumberg negotiated both sales.

A Trade of Brooklyn Real Estate

William Liss, Inc., exchanged for the Crux Construction Co. with a client three new 2-family houses, with garage, on the east side of 10th st, 150 feet north of Av R, for the block front on the south side of Thirteenth av, between 71st and 72d sts, 200x100. The buyers will erect 3-sty double apartment houses on the plot. The transaction involved \$65,000.

Borough Park Corner Plot Sold

A. J. Murphy sold for Edward J. McGaffney to Henry Kelley the northeast corner of New Utrecht av and 42d st, Brooklyn, a vacant plot 126x85 irregular, for immediate improvement with apartment houses with stores.

Operators Buy in Long Island City

The Casilear Realty Co. sold through the private sales department of Bryan L. Kennelly, Inc., to the Bliss Street Realty Co., Monroe Douglas Robinson, president, 50 lots in the Thompson Hill residential section of Long Island City. The lots were sold at \$200,000, and are located in the block bounded by Heiser and Fitting sts and Nelson av and Queens Boulevard, and close to the Bliss st station of the dual subway system.

The buyers intend to erect 42 2-family tax exempt Colonial red brick houses, 25x100, and have them ready for occupancy by June. Contracts to build them have been awarded to T. C. Desmond & Co., Inc., and foundations will be put in at once. Herbert Lucas is the architect.

Suffolk County Acreage Sold

Bankers Trust Co. as executor sold a tract of 97½ acres of timberland, at Farmingville, Suffolk County, Long Island.

Russian Colony for Nassau County

The large home and 15 acres belonging to A. G. Gersward at Roosevelt, L. I., have been purchased by New York business men for a number of Russian friends who have come to this country to escape the Bolshevik regime.

The Russians are said to have formerly held high positions in the late Czar's army and in the Russian financial world. Geer Bros. and G. M. Taylor were the brokers.

Choice Newark Parcel Sold

The building occupied by Marshall & Ball, clothiers, at 807 to 813 Broad st, Newark, together with the leasehold, stock, fixtures and good will, has been purchased by M. B. Hausman, an officer of the Diamond Shoe Co., of this city and the I. Hausman & Sons Co., of Newark. Louis Kamm, Inc., were the brokers. The aggregate amount of money involved in the deal, including the 75-year rental of the ground site from the First Presbyterian Church, will, it is said, amount to \$3,000,000.

Plans for alterations to the building to fit it for the purposes of the new owners are already being made by Nathan Myers, architect. The work will entail an expenditure of \$75,000. Mr. Hausman will retain the shoe department of the sellers and will dispose of the goods to make room for the alterations.

The stores are 3 stories high and of brick. They front 66 feet on Broad st and extend west through the block 100 feet to Nutria st in the rear. The sellers have occupied the building for more than 50 years and were among the oldest firms of clothiers' row in Newark. Their stock will be moved to the main store of Mc Gregor & Co., at 859 Broad st, where it will be disposed of.

South of 59th Street

CHERRY ST.—Lawyers Mortgage Co. sold to Max Scheiner 362 Cherry st, a 5-sty brick tenement house with store, on a lot 26x94.9.

DIVISION ST.—Nathan Horwitz sold to Ida Oser 139 Division st, a 5-sty brick tenement house with store, on a lot 25x61.9.

GRAND ST.—Esther Weiskopf sold to Samuel Friedman 415½-417 Grand st, a 6-sty brick tenement house with stores, on a plot 26.8x100.

GREENWICH ST.—Duross Co. sold for the Bankers Trust Co., as trustee, to Alexander E. Schiller 550 Greenwich st, a 5-sty stone tenement house with store, on a lot 27.2x76.3, adjoining the southwest corner of Charlton st.

LEROEY ST.—Arthur Dorn sold through the Duross Co. to Thomas Putney 121 Leroy st, adjoining the northeast corner of Greenwich st, a 3-sty and basement brick dwelling, on a lot 22x82.

RIVINGTON ST.—Adolf Jabloner sold to Max Markowitz the 6-sty brick tenement house with stores at 231 Rivington st, on a lot 25x63, southwest corner of Willett st.

THOMPSON ST.—Raffaele De Raco sold to Francesco Nigro 69 Thompson st, a 5-sty brick tenement house with store, on a lot 21.8x100.

VANDAM ST.—The Spring Street Presbyterian Church, at Spring and Varick sts, bought from William S. Coffin the 2½-sty and basement brick house, on a lot 20x100, at 25 Vandam st, for \$17,000.

WEST ST.—James Squillante, a tenant in the old 4-sty brick loft building, 26.8x88, at 175 West st, adjoining the southeast corner of Warren st, has bought the property from the Italian Fruit Co.

7TH ST.—Michael Palloovsky sold to Leo Freiman 31 East 7th st, a 3-sty and basement stone clubhouse, on a lot 26x75.

9TH ST.—Beatrice Schwartz sold to Israel Rosenkranz 625 East 9th st, a 6-sty brick tenement house with store, on a lot 25x92.3.

12TH ST.—Martha A. Hinds, who occupies the 4-sty and basement brick dwelling, on a lot 25x103.3, at 39 West 12th st, has bought the property from Henry C. Piercy 2d. She paid \$26,500, according to the deed.

17TH ST.—Margaret Derry sold to Michael A. Frascella 439 West 17th st, a 5-sty brick tenement house, on a lot 25x92.

18TH ST.—Gertrude Gunshor sold to Rachel Levine 255 West 18th st, a 3-sty frame flat with store and a 2-sty rear frame building, on a lot 26x75.5.

30TH ST.—Dr. John Rogers sold through Charles M. Baldwin to James H. Cruikshank 102 East 30th st, a 5-sty English basement brownstone dwelling, on a lot 20x79, adjoining the southeast corner of Fourth av.

34TH ST.—Westchester Trust Co., as trustee, sold to Helen Karrenberg 408 West 34th st, a 3-sty and basement brick converted dwelling with store, on a lot 20x98.9.

49TH ST.—Aaron Kushito, who recently purchased the 3-sty and basement stone dwelling, on a lot 18.9x100.5, at 357 East 49th st, has resold it to Samuel Hadler through Joseph Nasanowitz.

49TH ST.—Butler & Baldwin, Inc., sold for the 434 West 49th Street Corporation, a 5-sty brick tenement house, on a lot 25x100.5, at the address mentioned. It was held at \$24,000.

49TH ST.—M. A. C. Levy purchased the vacant plot 447-449 West 49th st, 50x100, through S. H. Rosner Co. and has resold the same to Snyder & Co., with a building loan, for improvement.

49TH ST.—Lena Harburger sold to Simon Shampain 338 East 49th st, a 5-sty stone flat with store, on a lot 25x100.5.

54TH ST.—Peter Otten sold to George H. Klein 327 East 54th st, a 5-sty brick tenement house, on a lot 24.2x100.5.

54TH ST.—The Norwell Corporation, Henry Fisher president, whose sale of the southeast corner of Second av and 54th st to the Central Cigar Co. was announced recently, has sold to John M. Michalik the remainder of its holdings there, comprising the three 5-sty brick tenement houses, on a plot 75x100.5, at 312 to 316 East 54th st, adjoining the corner parcel on the east. The price for the properties was \$52,500.

56TH ST.—Francis Speir sold to Bella Krauss 247 East 56th st, a 4-sty brick stable, on a lot 25x100.5, adjoining the northwest corner of Second av.

57TH ST.—Patrick McMahon sold to Josephine C. McCormack 452 West 57th st, a 5-sty stone flat, on a plot 33.4x100.5.

AV B.—Mary Schnabel sold to Conrad and Anna Maurer a 5-sty brick tenement house with store, on a lot 19-93.

FIRST AV.—Carmela de Benedictis sold to Vito de Robertis 176 First av, a 5-sty brick tenement house with store, on a lot 17.9x94.

SECOND AV.—Gord H. Schroeder sold to William H. Ursprung the 4-sty brick flat with store, 795 Second av on a lot 20.1x75.

SIXTH AV.—George A. Bowman sold for the estate of Charles F. Hoffman 765 Sixth av, a 4-sty stone flat with store, on a lot 25x75.

EIGHTH AV.—Sidney L. Warsawer sold for the Bankers Trust Co., executor of the estate of Samuel Rosenblatt 577 Eighth av, a 4-sty brick flat with store, on a lot 12.4x100.

EIGHTH AV.—Brown-Wheelock Co. sold for the Clem Realty Co. 526-528 Eighth av, the first being a 5-sty brick apartment house with store, on a lot 24.8½x100, and the second a 2-sty brick store building, on a lot 24.8x100.

North of 59th Street

COOPER ST.—The 15 Cooper Street Co. sold to Tom Rees 15 to 19 Cooper st, two 5-sty and basement brick apartment houses, on a plot 100x100, in the Dyckman tract.

71ST ST.—The Parish Visitors of Mary Immaculate purchased from John T. Tallon 330 West 71st st, a 3-sty and basement stone dwelling, on a lot 18x100.5.

86TH ST.—Rose Eisenbrand sold to Joseph Breunig 524 East 86th st, a 4-sty brick tenement house, on a lot 28x102.2.

86TH ST.—Leon S. Altmayer sold for A. C. Quackenbush to Howard A. Raymond the 3-sty and basement dwelling, on a lot 15.3x100.8½, at 241 East 86th st. A few days ago Mr. Altmayer sold the six flats 230 to 240 East 86th st, on a plot 160x102.2, making the third sale of that property by this broker. These six buildings will now be demolished for the erection of a multi-family apartment house surrounding a large Italian Garden.

93D ST.—James H. Cruikshank resold through Harry Sugarman to Annie E. Logan 151 West 93d st, a 3-sty and basement brick dwelling, on a lot 17x100.1¼.

LENDING AGAIN

It is an encouraging sign of improved financial conditions that we are again able to announce:

MONEY TO LOAN ON
BOND AND MORTGAGE

LAWYERS TITLE & TRUST CO.

160 Broadway, New York
188 Montague Street, Brooklyn
44 Court Street, Brooklyn

169 Main Street, White Plains, N. Y.

367 Fulton Street, Jamaica, N. Y.
383 East 149th Street, New York
1354 Broadway, Brooklyn

NIEWENHOUS COMPANY, INC.

We specialize in Financing, Planning and Erecting Legitimate Building Operations on a 60% Loan Basis.

Commission Moderate. 316-318 East 161st Street
Telephone: Melrose 1694-1695 New York City

97TH ST.—Ward Belknap & Son sold for Noel B. Fox to an out-of-town investor the 4-sty stone tenement house with store, on a lot 25x101.11, at 230 East 97th st.

104TH ST.—Morris Leventhal sold to Samuel Feinstein 72 East 104th st, a 3-sty stone dwelling, on a lot 16x100.11.

107TH ST.—Thomas J. O'Reilly sold for Louis Block to an investor 67 West 107th st, a 5-sty and basement brick apartment house, on a plot 37x100.11.

110TH ST.—The Amherst, a 12-sty elevator apartment house at 204 West 110th st, is to be taken over by the newly formed 204 West 110th Street Co., represented by Niles & Johnson, attorneys, and capitalized at \$100,000. The house fronts 100 feet on the street and has a depth of 70.11 feet. It adjoins the southwest corner of Amsterdam av.

111TH ST.—George Brenfleck sold to Adolph Karpf the 6-sty brick apartment house 204-206 West 111th st, on a plot 50x71.10.

111TH ST.—J. C. Hough & Co. sold for Benjamin Silverfine the 6-sty apartment house 220 to 222 West 111th st, on a plot 62.6x71.10.

113TH ST.—Samuel Gruber sold to Ida Parker 230 West 113th st, a 6-sty and basement brick apartment house, on a plot 50x100.11.

114TH ST.—Manville Realty Company sold to Elias Friedes 33 West 114th st, a 5-sty brick flat, on a lot 20x100.11.

115TH ST.—The Frame Realty Co. sold to Soren Ziff 9 East 115th st, a 5-sty brick apartment house with store, on a lot 25x100.11.

115TH ST.—Edward A. Metzler sold to the Loyal Dry Wash Laundry 78 East 115th st, a 5-sty brick tenement house with store, on a lot 26.8x100.11.

115TH ST.—Azzoline A. Severin sold to Martha Braun 232-234 East 115th st, a 5-sty stone flat, on a plot 35x100.11x irregular.

115TH ST.—Fischer Realty Co. sold for Charles Newman to S. Feiner 212 East 115th st, a 5-sty stone tenement house, on a lot 25x100.11.

118TH ST.—Meyer Ganz sold to Frank A. Palermo an d Ignazio Palermo the 6-sty brick tenement house with stores at 306 and 308 East 118th st, on a plot 40.9x100.11.

123D ST.—Clara Kelly sold to Ida R. Trenner 24 West 123d st, a 3-sty and basement stone dwelling, on a lot 16.3x100.11.

126TH ST.—Mary McDonough sold to A. Canero 159 West 126th st, a 3-sty and basement stone dwelling, on a lot 16.8x99.11.

130TH ST.—Porter & Co. sold for the General Synod of the Reformed Church in America to Jacob Goodman 243 West 130th st, a 3-sty and basement brownstone dwelling, on a lot 18.6x99.11.

133D ST.—William Hyman sold to Mae C. Hawes 35 West 133d st, a 3-sty and basement brick dwelling, on a lot 16.8x99.11.

134TH ST.—Kean-Manhattan Corporation sold to Samuel Nassau and Samuel Friedman 518 West 134th st, a 5-sty brick apartment house, on a plot 43.9x99.11.

137TH ST.—The Grant Holding Corporation sold to William Mandolwitz 121-123 West 137th st, two 5-sty and basement brick and stone apartment houses, on a plot 50x99.11.

141ST ST.—W. D. Morgan resold for Ennis & Sinnott to Anna J. Gerlach 313-315 West 141st st, two 3-sty frame flats with stores, on a plot 50x99.11, adjoining the northeast corner of Edgecombe av.

AMSTERDAM AV.—Slawson & Hobbs sold for Daniel E. Freedman to the Little White House, Inc., 285 Amsterdam av, adjoining the northeast corner of 73d st, a 3-sty frame and brick building, on a lot 21x100. The seller 2 years ago leased the parcel to the buyers for a term of 21 years with option of purchase.

LENOX AV.—William Goldstone and Simon Myers purchased from Stewart Hemingway 538 Lenox av, a 5-sty brick apartment house, with two stores, on a plot 37.6x100, adjoining the northeast corner of 137th st. It returns an annual rental of about \$12,000. Messrs. Goldstone and Myers are also the buyers of the 5-sty houses at the southwest corner of Second av and 65th st, reported sold recently by the New York Life Insurance & Trust Co.

LEXINGTON AV.—Dr. Harris Weinstein sold 825 Lexington av, adjoining the northeast corner of 63d st, a 3-sty and basement stone dwelling, on a lot 20x70.

LEXINGTON AV.—Leopold Friedheim sold for the United States Trust Co. to an investor the northeast corner of Lexington av and 112th st, known as 1803 to 1809 Lexington av, a 5-sty brick apartment house, with 6 stores, on plot 100.11 feet on Lexington av and 41.8 feet on 112th st.

OLD BROADWAY.—E. K. Van Winkle sold for Eva W. Day, residing in Nice, France, the 5-sty brick tenement house with 2 stores at 85 Old Broadway, on a lot 26.6x120, adjoining the southeast corner of 132d st.

MADISON AV.—Morris Kahn resold through Sherman & Kirschner 1473 Madison av, a 5-sty brick apartment house with store, on a lot 25.2x73.7, adjoining the northeast corner of 101st st.

MADISON AV.—Meister Builders, Inc., resold 2083-2087 Madison av, three 5-sty brick apartment houses with stores, on a plot 75x98, adjoining the northeast corner of 131st st.

PARK AV.—The Phelps Stokes Estates sold to Jacob Cinnan 1074 Park av, adjoining the southwest corner of 88th st, a 3-sty brick tenement house with store, on a lot 25.2x82.2.

TERRACE VIEW AV.—The triangular shaped vacant plot at the intersection of Terrace View av and Tunnison pl, on Marble Hill, has been sold by Elizabeth Sherman to George J. Wolf. It fronts 115.9 feet on the avenue, 183.8 feet on the place and has a rear line of 109 feet.

AV A.—The Presbyterian Hospital, which controls a large site at Av A, 67th and 68th sts, has disposed of a portion of the property to James Reilly and Frank D'Aquila. The sale affects the one and 2-sty buildings, partly covering the plot, 75x201x50, on the south side of 68th st, 150 ft west of Av A, and extending through to 67th st.

FIRST AV.—Ralph Russo sold for Samuel Isaacson to Antonio Siviglia 2405 First av, northwest corner of 123d st, a 4-sty stone and brick tenement house with stores, on a lot 22.11x60.

THIRD AV.—Isaac N. Heidelberg sold to the Durand Realty Co. the 6-sty brick tenement house with stores, on a plot 40.5x100, at the northeast corner of Third av and 66th st.

THIRD AV.—Harry Karger bought 2086 Third av, a 5-sty brick tenement house with store, on a lot 25.6x100, adjoining the northwest corner of 114th st.

THIRD AV.—Fischer Realty Co. sold for Frank Weinreich to Victor Stoller 2177 Third av, a 5-sty brick tenement house with store, on a lot 20x100.

FIFTH AV.—Mulvihill & Co. resold for Ella Kelsch and Barbara Whitman 2034 Fifth av, a 4-sty and basement stone dwelling, on a lot 20x85, between 125th and 126th sts.

EIGHTH AV.—Henry B. and Esther Lipner sold to George J. Handrinos 2717 Eighth av, a 5-sty brick flat with store, on a lot 25x100.

Bronx

180TH ST.—Mrs. Vinnie L. Batavia bought from the E. Habers Co. 611 to 637 East 180th st, northwest corner of Hughes av, a 1-sty brick taxpayer, containing 14 stores, on plot 195x65x irregular. S. Lichtenstein, J. Simons and Cohen Bros. were the brokers.

180TH ST.—Edward Polak, Inc., sold for John Donnelly to Mrs. C. Sovalize 589 East 180th st, a 3-sty and basement frame 3-family house, on a lot 25.3x102.9.

184TH ST.—J. Clarence Davies sold for Ada E. Maslen to Eugene Hatterer 14 West 184th st, a 3-sty and basement brick dwelling, on a lot 18x82.1.

BASSFORD AV.—Barnett & Smith sold for clients the vacant block front, 134.1x55x125.4x

31.8 on the west side of Bassford av, between East 182d and Fletcher sts.

BRIGGS AV.—Richard Dickson sold for B. Winterroth 2922-2924 Briggs av, northeast corner of 199th st, two 2½-sty and basement frame 2-family houses, the first being on a lot 25.11x106.3 and the second on a lot 25.1x104.

CONCOURSE.—Butler & Baldwin resold for a client to the Sexton Realty Co. the 5-sty walk up apartment house, on a plot 50x100, on the east side of the Concourse, adjoining the southeast corner of 180th st. The property rents for \$15,000 and was held at \$95,000. The brokers have sold the property twice in the last month and have been appointed agents.

CONCOURSE.—Charles B. Van Valen, Inc., sold for Martin Silverman, builder, to a client, for investment, 2095 Grand Boulevard and Concourse, a 5-sty and basement apartment house, tax exempt, on plot 100x100. The property contains 31 rooms on a floor, laid out in suites of 3 to 5 room apartments. The property shows an annual rental of \$45,000 and was held at \$250,000. This property was completed by Mr. Silverman about a year ago.

CONCOURSE.—The S. L. K. Realty Co. sold to Ephraim Sundarsky the 5-sty and basement brick apartment house, on a plot 101.7x105.7x irregular, on the west side of Grand Boulevard and Concourse, 93.8 feet north of 180th st. It was sold subject to mortgages for \$104,000.

CRESTON AV.—Byrne & Bowman resold for William J. Daniel to an investing client of John J. Meenan, Inc., 2039 Creston av, a 5-sty apartment house, 60x100. It is arranged for 5 families on a floor and rents for about \$24,000 annually. It was held at \$135,000. This property, together with the adjoining house at 2043 Creston av, southwest corner of Burnside av, was sold to Mr. Daniel by the same brokers last year for the Realty Managers, Inc.

FORDHAM RD.—Byrne & Bowman sold for A. L. Levy to William J. Daniel for investment the 1-sty business building, on plot 75x130, at the southeast corner of Fordham rd and Walton av, containing 9 stores, all rented, and a finished basement. The property, which was held at \$225,000, was acquired by Mr. Levy several months ago through the same brokers from the Simrud Holding Corporation, Rudolph Simon, president.

KINGSBRIDGE RD.—Samuel Brenner sold to the Paragon Construction Co., Charles Cohen, president, a plot, 165x150, on the north side of Kingsbridge rd, between University and Webb avs.

MORRIS AV.—The Marcus Buda Construction Corporation purchased the vacant plot, 114x97, on the west side of Morris av, 70 feet north of 184th st, and will improve this plot with an apartment house, to cost about \$250,000.

MORRIS AV.—D. Kempner & Son sold for Samuel Rubin to Abraham Hochroth the vacant plot, 125x92, on the east side of Morris av, 373 feet south of 170th st. The buyer will improve the plot with two 5-sty walk-up apartment houses.

MONEY TO LOAN

on-Mortgages

Building Alterations

Leaseholds

Building Loans

BROKERS PROTECTED

Sterling Mortgage Company Inc.

135 Broadway, New York.

TELEPHONE RECTOR 1228-9447

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 25c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

WANTS AND OFFERS

DESK ROOM desired in city by painting and decorating firm. Write Wm. Johnson, 674 President Street, Brooklyn.

SITUATION OPEN

MAN to interview property owners; leads furnished; commission only. Good opportunity

for energetic worker with good personality. Write Box 856, Record & Guide.

SITUATION WANTED

ENGINEER-ARCHITECT, good appearance, long experience, wishes position as superintendent and representative with contracting firm, salary expected reasonable. George Muller, 1526 North 5th Street, Philadelphia, Pa.

MEMBERS REAL ESTATE BOARD OF NEW YORK

ADAMS & CO., INC.

Real Estate
170 5TH AVE. Tel. Gramercy 3854
SPECIALIST IN BUSINESS PROPERTY

ALEXANDER BALTER

REAL ESTATE & INSURANCE
Management of Property a Specialty
152 W. 42nd St., Knickerbocker Bldg. Bryant 2042-3

BAUER, MILBANK & MOLLOY, INC.

REAL ESTATE

51 East 42nd Street Murray Hill 1936

BILTMORE REALTY CORPORATION
REAL ESTATE—COMMERCIAL LEASING
MANAGEMENT

TIMES BUILDING PHONE: BRYANT 6868-6869

ALFRED P. COBURN

Real Estate—Appraisals—Insurance
Management of Estate a Specialty
159 W. 72nd ST. Phones: Columbus 4356-2548

CUSACK COMPANY

Real Estate and Insurance Brokers
Specialists in West Side Properties
176 WEST 72nd STREET
Telephones: Columbus 6947-8179

CHAS. A. DUBOIS

REAL ESTATE
3551 BROADWAY
At 146th St. Established 1894

DUNLAP & LLOYD

INCORPORATED
Real Estate—Insurance
80 GROVE STREET Phone Spring 5518

ROYAL SCOTT GULDEN

REAL ESTATE, FIFTH AVE. SECTION
680 FIFTH AVENUE Phone: Circle 8315

CHARLES G. KELLER

Real Estate and Insurance
109 WEST 23RD STREET
Watkins 5336

ALBERT E. KELLY

Successor to Fredk. A. Booth
REAL ESTATE AND INSURANCE
50 Union Square Tel. Stuyvesant 1125

J. P. & L. A. KISSLING

Sales—Management—Appraisals
896 8TH AVE., NEAR 54TH ST.
Established 1870 Circle 0591 to 5

H. C. KOPP & COMPANY

Specialists in Retail Store Locations
MANAGEMENT and BROKERAGE
402 Madison Avenue Vanderbilt 4900

ROBERT LEVERS

Real Estate—Insurance
THE KNICKERBOCKER, 152 West 42nd Street
Uptown Office 376 Lenox Avenue. Phone Connections.

HIRAM RINALDO

Specializing in the Sale and Leasing of
East Side Property
230 GRAND ST. Bowery Bank Bldg.

GEORGE S. RUNK

REAL ESTATE BROKER
Mortgage Loans—Management
1252 LEXINGTON AVENUE

SCHINDLER & LIEBLER

Real Estate and Insurance
Rhineland 6122 1393 THIRD AVE., at 79th St

SEAMAN & PENDERGAST

Member Real Estate Board of New York
RENTALS—SALES—MANAGEMENT
RESIDENTIAL PROPERTIES
542 FIFTH AVENUE Vanderbilt 1309

Manhattan Office
1 WEST 125th STREET 1972 JEROME AVENUE
Tel. Harlem 8400 Tel. Connection

SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE

Successors to
SHAW & CO.

MALCOLM E. SMITH, INC.

Real Estate Agents and Brokers
185 MADISON AVE. Vanderbilt 7393

COMMERCIAL PROPERTY
MANAGEMENT

Rentals—Sales—Appraisals
Insurance



840 BROADWAY NEW YORK
Stuyvesant 0627

JACOB J. TABOLT

REAL ESTATE
558 EIGHTH AVE. Phone:
Above 37th St. Fits Roy 1860

WHITNEY-FOSTER CORP.

Real Estate Administrator
150 WEST 72nd ST. Columbus 6409

RECENT LEASES.

New Rental Power on Fifth Av

Bonwit, Teller & Co., Fifth av retailers, who recently subleased the 5-story Siebrecht building at the northeast corner of Fifth av and 88th st, opposite their store, have leased the building for a term of 21 years with two renewal privileges for similar terms to the Primrose Silk Stores, Inc., at a total aggregate rental of nearly \$3,000,000 for the first 21 years. This is the largest lease negotiated on Fifth av in many months.

The building fronts 50.11 feet on the avenue and 125 feet on the street, and it has a 25-foot L with a depth of 100 feet. The lease dates from August 1, 1921. In 1910 the United Cigar Stores Co. leased the building and in turn subleased it to Bonwit Teller & Co. Both these firms will realize substantial profit from the transactions.

Brooklyn Brokers

DON'T "SHOP" FOR REAL ESTATE

It doesn't pay. When you want to buy, take advantage of our four offices, 50 years' experience, and thorough organization and get WHAT YOU WANT. AT THE RIGHT PRICE, CONVENIENTLY.

"Established Over Half a Century"

BULKLEY & HORTON CO.

Member of Real Estate Board of New York
Member of Brooklyn Real Estate Board.
G. S. HORTON 585 Nostrand Ave., near Dean St.
Pres. 414 Myrtle Ave., near Clinton Ave.
A. J. HORTON 7520 Third Ave., near 75th St.
Secy. 1214 Flatbush Ave., near Ditmas Ave.

JAMES B. FISHER

Member of Brooklyn Real Estate Board
REAL ESTATE
174 MONTAGUE ST. Main 7267

QUELL & QUELL

REAL ESTATE INVESTMENTS
MANAGEMENT
818 Patchen Avenue Brooklyn, N. Y.
Telephone: Doanur 4981

Bonwit, Teller & Co. obtained control of the property in order to protect their store property across the street and to maintain the present high standard of this Fifth av block, which includes the stores of Lord & Taylor and Franklin Simon & Co. Francis J. Thynne, president of the Primrose Silk Stores, Inc., was for many years with B. Altman & Co.

Joseph Milner was the broker and Cushman & Wakefield, represented by William J. Demorest, were associate brokers. The United Cigar Stores Co. in 1910 acquired control of the property for a net rental of \$70,000 a year.

Long Lease in Heckscher Building

A deal of unusual significance was closed this week, through the leasing of the entire 8th floor of the new 25-story Heckscher building, now nearing completion, at the southwest corner of Fifth av and 57th st, to Stroheim & Romann, importers and wholesalers of upholstery and decorative fabrics. The lease, which is for a term of ten years, and involves an area of 15,000 square feet, marks an epoch in the ever-changing history of Fifth av. The decision of Stroheim & Romann is not only the first move of any concern of prominence in that industry to locate above 42d st, but the lease actually establishes a record, in that this wholesale establishment will be located farther north on Fifth av than any other wholesale house, irrespective of the line of business.

In commenting on the lease from a real estate standpoint it was said by J. Clydesdale Cushman, president of Cushman & Wakefield, Inc., the brokers in the transaction: "While this move on the part of Stroheim & Romann appears daring, I prophesy it is merely a forerunner of many others, in the same trade, basing my opinion on the present congested condition of the old upholstery zone which centers around Fourth av and 19th st. Also, in viewing the situation with a knowledge of other prominent upholstery firms which are now negotiating for large space in the Heckscher building, and in light of the fact that Fifth av and 57th st is firmly established as the center of dealers in object d'art, antiques and of decorators, the establishment of a new center of the upholstery and decorative trade in the Heckscher building seems both inevitable and imminent. The lower 9 floors of the building were designed for show rooms and their frontage of over 160 feet on 57th st with unobstructed north light and with unusual freight facilities provided on the 56th st side of the building renders it peculiarly adaptable for housing wholesale concerns carrying vast stocks of art fabrics and kindred merchandise."

Quick Leasing of New Building

Louis Carreau leased for the owner, in the building recently completed at the northeast corner of Sixth av and 37th st, and known as 636-640 Sixth av, the corner store and base-

Bronx Brokers

A. G. BECHMANN

Real Estate and Insurance
Tel. Intervale 556 1065 SO. BOULEVARD
One block from Stimpson Street Subway Station

T. H. KELLEY

Specialist in Fordham Heights Property
158 East 188th St., at Grand Concourse
Phone: Fordham 2504

OTTO LACKMAN

Management of Properties my Specialty
2514 Grand Concourse, near Fordham Road
Phone: Fordham 6799

L. G. LOSERE

REAL ESTATE
Entire Charge Taken of Property
871 Brook Ave., at 161st St. Established 1898

FRED. OPPENHEIMER

Real Estate—Mortgage Loans
540 Bergen Av., at 149th St.
Phone: MELROSE 5907

JOHN F. PENDERGAST, Jr.

Real Estate—Estates Managed
340 WILLIS AVENUE
Phone Melrose 7223

ALBERT D. PHELPS

BRONX REAL ESTATE
554 Melrose Ave., near 149th St. and 3rd Ave.
PHONE MELROSE 4371

HENRY SCHWIEBERT

Real Estate—Insurance
261 EAST FORDHAM ROAD
Near Valentine Avenue Fordham 9348

ment, containing about 3,500 square feet, to a furrier; the top floor in the same building to the Bankograph Co.; space on the 2d floor to the International Silk Goods Co.; small store on Sixth av front to Friedenberg and Kaplan, and in conjunction with Charles M. Noble, the north store on Sixth av to Elting & Pickup, opticians; in conjunction with Adams & Co., space on the 1st floor to the Royal Notion Co.; in conjunction with Homer Pence space on the 2d floor to Chicago Mercantile Co., and in conjunction with L. Tannenbaum, Straus & Co. the entire 3d floor to L. Schenker.

With the consummation of these leases the entire leasing of the building has been completed with the exception of one small store on Sixth av for which negotiations are in progress. Ready for occupancy on November 1, all of the renting has been accomplished within two months.

Another Brooklyn Deal by Brown

Frederick Brown, the operator, leased the 7-sty department store occupied by the J. S. Bailey Co., at 502 Fulton st, surrounding the southeast corner of Bond st. The lease is for a long term and is said to entail an aggregate rental of \$5,000,000. The property fronts 90 feet on Fulton st, 125 feet on Bond st and 60 feet on Hanover pl. It contains 23,000 square feet on each floor.

In order to obtain the lease Mr. Brown was obliged to buy the entire stock of the department store concern, for which he is reported to have paid \$500,000. The concern started in business in the store in 1916. Mr. Brown subsequently sold the merchandise. The deal was negotiated by Harvey B. Newins and Robert J. Coverdale.

This is the third large lease which the operator has made in Brooklyn during the last 12 months. Early in 1921 he leased the Healy store property, at 476 Fulton st, and later the Imperial Restaurant Building, at 360 Fulton st. Both of these he subsequently sub-leased through the same brokers.

Leases in Textile Building

The H. H. Gibson Realty Co. has closed leases aggregating \$3,500,000 in the Textile Building at 30th st and Fifth av, built by the late George Backer. Among the various tenants are the Fifth Carpet Co., George Nicols Co., Art Loom Co., Philadelphia Tapestry Co., Beatty Manufacturing Co., Bush & Diamond, Hodges Fibre Carpet Co., Charles W. Poulson Co., Jack Sheehan Co., Cotts-Lapp Linoleum Co., Plimp-ton Co., Hightstown Co., Dodge & Co., Aird and Watson, Williams and Avdoyan, Menthrop Co., McElroy Co., and George Kazan. These leases are for terms of 5 and 10 years each.

National Budget Committee Leases

Pease & Elliman leased to the National Budget Committee the 3d floor of their own building, 340 Madison av, near 43d st.

Good Eighth Av Corner Lease

D. Kempner & Son, Inc., leased for Anne Halley the two stores in 497 Eighth av, southwest corner of 35th st, to Max Amster, who will alter the stores into a large confectionery and cigar store. The lease, which covers a long term of years, calls for a graduated rental of from \$5,000 to \$6,000 per annum.

J. E. Ridder Leases on Park Av

Leon S. Altmayer leased, for a long term of years, for S. Charles Welsh, the new 5-sty American basement dwelling 1028 Park av, between 85th and 86th sts, to Joseph E. Ridder, of the New York Staats Zeitung.

Strong Lease in West 57th St.

W. H. Ebbitt Co. leased through C. Boyce Kelley to a client of H. M. Weil Co., 147 West 57th st, two 4-sty and basement buildings, 37x100, for a term of 21 years, at an aggregate rental approximating \$400,000 net, with an option of renewal for 21 years on a reappraisal basis. A building operation is planned.

Leases to City College Club

The City College Club leased the 5-sty English basement house, 46 East 50th st, from Mrs. H. K. S. Williams. The club proposes to use this property as a club house. Seaman and Pendergast were the brokers.

Leases Site for Loft Building

A 9-sty modern loft building operation is forecast for the site, 50x98.9, at 151 and 153 West 28th st, which was subleased by William R. Lohman to the Magoha Construction Co. The outlay involved, including the rentals, will amount to about \$1,000,000. The M. Rosenthal Co., which recently leased the plot to Mr. Lohman, was the broker in the recent deal. Gottlieb & Pickett are the building representatives of the lessees and will put up the loft. The site is 100 feet east of Seventh av and is now covered with old buildings. The brokers have been appointed agents of the new building.

College Fraternity Leases

Delta Tau Delta Club, which now has its home at 257 Madison av, has leased the 5-sty dwelling with elevator at 27 East 39th st. The property measures 25x100 and was rented through Horace S. Ely & Co., agents. This is

the fourth club which has recently made its home on this block. The owner of record of the property is Ella D. Milbank.

New Branch of Columbia Trust Co.

Douglas L. Elliman & Co. and Veiller & Robinson leased for a client to the Columbia Trust Co. space at the northwest corner of 48th st and Park av, in the new apartment building known as 290 Park av, for a long term of years. The lessee will open offices in this space particularly for its women depositors. It will be equipped in an unique manner, and when completed will give the impression of a drawing-room rather than a banking office, and will be the first thing of its kind in New York. Warren & Wetmore, architects of the building, are working on the plans for the new office, which it is hoped will be ready for occupancy about February 1.

The Trust Company was influenced in its choice of this location by the tremendous amount of new construction of apartment houses and hotels in the immediate neighborhood. There is 270 Park av, one of the largest apartment houses in the world; 290 Park av, the largest co-operative apartment building in the world, with the famous "Pierre" restaurant on the ground floor; 300 Park av, also known as the new "Sherry Building"; the Hotel Ambassador, Hotel Chatham, the Ritz Carlton, etc. The development of Park av, at this point, is making it a serious rival of Fifth av from a social standpoint.

Mortgage Loans

A building loan for \$150,000 has been obtained by the George F. Johnson Estate, Inc., from the Metropolitan Life Insurance Co. on the plot, 100x125, at the northwest corner of Southern Boulevard and 156th st, where a 6-sty apartment house will be erected.

Quinlan & Leland placed a first mortgage loan of \$115,000 on the 6-sty elevator apartment house, on plot 100x100, at the northeast corner of Northern av and 179th st.

New York Title & Mortgage Co. made a building loan of \$175,000 on the north side of 171st st, 100 feet east of Fort Washington av, where a 6-sty elevator apartment house is to be erected by the West 171st Street Corporation, a syndicate composed of Leo Schloss, Theodore Klein and others.

Quinlan & Leland placed a first mortgage loan of \$145,000 on the 6-sty elevator apartment house, on plot 91x115xirregular, at 4180 Broadway, northeast corner of 177th st.

MANHATTAN BROKERS

ORVILLE B. ACKERLY

Appraiser of

LONG ISLAND REAL PROPERTY

Phone: Longacre 2280

243 West 34th Street, New York City

ERNEST N. ADLER

Upper East Side Property a Specialty

1506 FIRST AVE., at 79th St.

Established 1903

Phone: Rhineland 6125

Telephone: Pennsylvania 0396-0397

AMERICAN BUREAU OF REAL ESTATE

All About Real Estate Everything—Everywhere

MODERN "AMERICAN" SYSTEM

18 West 34th Street

Astor Court Building, New York

Co-operation of Reliable Brokers Invited

ARMSTRONG & ARMSTRONG

Real Estate Agents and Brokers

212 ST. NICHOLAS AVE.—Near Eighth Ave. and

121st Street

Phone: Morningside 1376

EDMUND M. BRENNAN

INCORPORATED

Real Estate—Insurance

11 EAST 56th ST

Plaza 7604

JAMES A. DOWD

Real Estate—Insurance

Renting—Management

874 SIXTH AVENUE, above 49th Street

JACOB FINKELSTEIN & SON

Real Estate—Mortgages

Specialists in the Bowery Section

42 BOWERY

Phone: Franklin 1810

ROBERT G. GRUNERT

Successor to the

D. A. CUSHMAN REALTY CORPORATION

Real Estate—Management

172 Ninth Ave., at 21st St. Phone: Chelsea 2841

HARRIS EXCHANGE

Real Estate—Mortgages

Renting and Leasing of Stores and Lofts
Times Building Broadway at 42d Street

Phone: Bryant 310-1124

HOLT & MERRALL, Inc.

Industrial Real Estate

342 MADISON AVE. Tel. Vanderbilt 4699

WM. P. JONES & SON

ESTABLISHED 1895

Real Estate & Insurance

1358 BROADWAY

Corner 86th St. Phone: Pitts Roy 6267

JOSEPH MILNER

Real Estate

8 EAST 41st STREET, NEW YORK

Murray Hill 2619

JOHN CONSTABLE MOORE

REAL ESTATE

15 EAST 40th ST.

Vanderbilt 8189

LEONARD MORGAN CO.

Real Estate—Insurance—Estates Managed
Gotham Bank Building, Columbus Circle
Suite 504-5 Phone: Columbus 1646

ARTHUR G. MUHLKER

Real Estate—Insurance

Yorkville Section

1112 PARK AVE., NEAR 90TH ST.

Phone: Lenox 2335

ARTHUR L. SHAW

Washington Heights Specialist

4032 BROADWAY, ABOVE 169TH STREET

Wadsworth 4150-4151

SHERMAN & KIRSCHNER

Real Estate and Insurance

54 E. 109th STREET

NEW YORK

Tel. Harlem 9028-5863

JAMES B. SPEYERS, INC.

Real Estate

CANADIAN PACIFIC BUILDING

342 Madison Ave.

Suite 814-816

WILLIAMS-DEXTER CO., INC.

Greenwich Village Real Estate

Insurance

72 GREENWICH AVE

Chelsea 8096

REAL ESTATE NOTES.

A. G. RING, who was formerly with Lawrence, Blake & Jewell, is now associated with Childs & Humphries.

JOHN S. HEEP, formerly of 110 William st. has removed his office to 115 Broadway, where he will carry on a real estate and insurance business.

THOMAS A. WILSON has removed his real estate office from 156 Broadway to 206 Broadway. His telephone number has not been changed.

DOUGLAS VOUGHT, of the realty firm of Harris, Vought & Co., heads the Middletown Holding Corporation, which purchased the Hotel Wentworth at 59 and 61 West 46th st, recently reported sold.

CHARLES B. VAN VALEN, INC., have added to their brokerage staff Harry W. Hopton in the sales department; Glenn K. Carver and John Thornton in the mortgage department, and Thatcher McKenna in the renting department.

MISS MARY MONAHAN and Miss Anna Mulry have opened a real estate office at 2525

Broadway, Symphony Theatre building, under the firm name of Monahan & Mulry. Miss Monahan was located at Broadway and 107th st for a number of years.

EDWARDS, DOWDNEY & RICHART and Horace S. Ely & Co. were the joint brokers in the recent sale of 55-57 White st, southwest corner of Franklin pl, a 5-story loft building, the sale of which was recently reported. It was held at \$140,000.

BRACHER & HUBERT is the name of a real estate firm formed by Vasa K. Bracher and C. Royce Hubert, both of whom have been well known individual brokers for a long time. The firm has opened an office at 200 West 72d st, where it will conduct a general real estate and insurance business.

FREDERICK FOX & CO. announce the opening of a country department in connection with their New York city business, under the management of N. Raymond Fox, formerly of the Fox Realty Co. Mr. Fox will specialize in Westchester and Connecticut real estate, in acreage, plots, dwellings, estates, etc.

SPEAR & CO. have been appointed managing agents of the 10-story and basement building 138-140 West 17th st, owned by Frank Willetts, builder.

Member Brooklyn Real Estate Board
Money to Loan on First Mortgage

Joseph T. McMahon

**REAL ESTATE and
MORTGAGE LOANS**

**188 and 190 MONTAGUE STREET
BROOKLYN
Main 0834**

**SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES**

MAX N. NATANSON

**BUYS AND SELLS
IMPROVED
MANHATTAN
PROPERTY**

**170 BROADWAY
Suite 915-919 Cortlandt 7637-7638**

MRS. GERRIT SMITH

Member Real Estate Board of New York

**42 EAST 40th STREET
CITY DEPARTMENT
APARTMENTS AND HOUSES
SOUND SHORE PROPERTY A SPECIALTY**

J. CLARENCE DAVIES

Member Real Estate Board, N. Y.

**BRONX REAL ESTATE
AUCTIONEER—BROKER
APPRAISER—MORTGAGE LOANS
Main Office: 149th St. and Third Ave.
BRANCHES:
32 Nassau Street 51 East 42nd Street
Phone Connections**

**Philip A. Payton, Jr.,
Company**

**REAL ESTATE AGENTS
AND BROKERS**

**New York's Pioneer Negro
Real Estate Agents**

**127 West 141st Street
Between Lenox and Seventh Avenues
Telephone: Audubon 0945**

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Jan. 4 to Jan. 10	1921 Jan. 5 to Jan. 11	1922 Jan. 4 to Jan. 10	1921 Jan. 5 to Jan. 11	1922 Jan. 3 to Jan. 9	1921 Jan. 4 to Jan. 10
Total No.....	282	227	324	170	863	673
Assessed Value.....	\$21,648,400	\$14,514,700	.....	.....	.....	.....
No. with consideration	31	23	38	14	28	47
Consideration	\$1,058,250	\$3,553,250	\$385,004	\$59,575	\$228,675	\$421,169
Assessed Value.....	\$1,231,000	\$2,894,000	.....	.....	.....	.....
	Jan. 1 to Jan. 10	Jan. 1 to Jan. 11	Jan. 1 to Jan. 10	Jan. 1 to Jan. 11	Jan. 1 to Jan. 9	Jan. 1 to Jan. 10
Total No.....	319	317	351	204	863	751
Assessed Value.....	\$24,040,900	\$21,404,700	.....	.....	.....	.....
No. with consideration	36	27	49	21	28	56
Consideration	\$1,375,750	\$3,856,750	\$417,054	\$122,970	\$228,675	\$471,883
Assessed Value.....	\$1,544,500	\$3,048,000	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Jan. 4 to Jan. 10	1921 Jan. 5 to Jan. 11	1922 Jan. 4 to Jan. 10	1921 Jan. 5 to Jan. 11	1922 Jan. 3 to Jan. 9	1921 Jan. 4 to Jan. 10
Total No.....	249	174	260	116	901	583
Amount	\$7,060,672	\$7,622,241	\$2,316,295	\$600,065	\$4,631,029	\$3,010,807
To Banks & Ins. Co.	19	16	22	11	154	87
Amount	\$888,800	\$309,000	\$364,915	\$15,000	\$967,050	\$912,750
No. at 6%.....	214	142	216	92	872	517
Amount	\$4,439,692	\$5,667,841	\$2,094,977	\$489,717	\$4,437,829	\$2,793,402
No. at 5½%.....	1	6	5	4	23	29
Amount	\$81,550	\$276,400	\$32,300	\$14,120	\$178,500	\$131,050
No. at 5%.....	3	2	3	3	3	8
Amount	\$290,000	\$13,000	\$10,400	\$46,000	\$9,000	\$28,500
No. at 4½%.....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4%.....	1	.....	.....	.....	.....	.....
Amount	\$2,500	.....	.....	.....	.....	.....
Unusual Rates.....	1	.....	1	.....	2	1
Amount	\$550,000	.....	\$5,115	.....	\$5,200	\$2,000
Interest not given...	29	24	35	17	1	28
Amount	\$1,696,930	\$1,665,000	\$173,503	\$50,228	\$500	\$55,855
	Jan. 1 to Jan. 10	Jan. 1 to Jan. 11	Jan. 1 to Jan. 10	Jan. 1 to Jan. 11	Jan. 1 to Jan. 9	Jan. 1 to Jan. 10
Total No.....	273	232	273	132	901	647
Amount	\$9,033,997	\$11,128,911	\$2,414,485	\$748,065	\$4,631,029	\$3,307,742
To Banks & Ins. Co.	21	20	24	5	154	90
Amount	\$952,800	\$747,000	\$373,415	\$21,500	\$967,050	\$952,055

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922 Jan. 4 to Jan. 10	1921 Jan. 5 to Jan. 11	1922 Jan. 4 to Jan. 10	1921 Jan. 5 to Jan. 11
Total No.....	66	34	20	12
Amount	\$3,201,575	\$2,329,650	\$588,500	\$256,300
To Banks & Ins. Companies...	43	20	9	4
Amount	\$2,792,200	\$2,019,150	\$338,000	\$67,500
	Jan. 1 to Jan. 10	Jan. 1 to Jan. 11	Jan. 1 to Jan. 10	Jan. 1 to Jan. 11
Total No.....	69	54	24	13
Amount	\$3,215,725	\$2,936,150	\$679,000	\$263,300
To Banks & Ins. Companies...	45	35	13	4
Amount	\$2,802,800	\$2,485,650	\$428,500	\$67,500

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 Jan. 4 to Jan. 10	1921 Jan. 5 to Jan. 11	1922 Jan. 4 to Jan. 10	1921 Jan. 5 to Jan. 11	1922 Jan. 4 to Jan. 10	1921 Jan. 5 to Jan. 11	1922 Jan. 4 to Jan. 10	1921 Jan. 5 to Jan. 11	1922 Jan. 4 to Jan. 10	1921 Jan. 5 to Jan. 11
New Buildings...	7	28	65	13	94	84	232	54	50	12
Cost	\$2,149,000	\$250,600	\$1,945,300	\$2,120,000	\$878,510	\$865,345	\$1,169,300	\$357,175	\$169,895	\$29,925
Alterations	\$325,450	\$199,150	\$20,500	\$8,100	\$38,030	\$386,350	\$18,292	\$18,615	.....	\$3,170
	Jan. 1 to Jan. 10	Jan. 1 to Jan. 11	Jan. 1 to Jan. 10	Jan. 1 to Jan. 11	Jan. 1 to Jan. 10	Jan. 1 to Jan. 11	Jan. 1 to Jan. 10	Jan. 1 to Jan. 11	Jan. 1 to Jan. 10	Jan. 1 to Jan. 11
New Buildings...	10	30	76	14	94	89	285	66	50	12
Cost	\$2,204,300	\$302,100	\$2,100,700	\$2,120,000	\$878,510	\$984,595	\$1,246,670	\$286,175	\$169,895	\$29,925
Alterations	\$398,400	\$276,550	\$20,500	\$8,100	\$38,030	\$404,450	\$18,292	\$23,740	.....	\$3,170

BUILDING SECTION

National Outlook for Construction During 1922 Is Bright

Building Figures for December, 1921, Tabulated by F. W. Dodge Company,
Shows Definite Improvement When Compared With Previous Totals

DECEMBER building contracts in the twenty-seven Northeastern States of the country as reported by the F. W. Dodge Company, amounted to more than for any previous December, with the exception of December 1919. The total amount of these contracts was \$198,518,000, an increase of 3% over the November figure, whereas December usually shows a decline from November. The closing month of 1921 showed an increase of 98% over the corresponding month of 1920.

The total amount of construction contracts let during 1921 was \$2,359,018,000, only 8% under the 1920 total. It is doubtful whether any other business fared so well in 1921 as the construction industry as a whole has, even though the volume of construction has been unevenly distributed as to classes of projects and as to locality.

The predominating factor in the year's program was residential building, which amounted to \$880,052,000. It was 37% of the 1921 total, and represented an increase of 54% over 1920 residential construction. Public works and utilities took second place, amounting to \$459,184,000, or 19% of the year's total. Other important items were: business buildings, \$336,920,000, or 14%; educational buildings, \$242,562,000, or 10% (this figure representing a very considerable increase in number of projects and in total over 1920); and industrial buildings, \$173,325,000, or 7% of the year's total.

The remarkably good showing of the month of December, following the good records of the four previous months, give added confirmation of the revival of construction activity. Every present indication is that 1922 will see a measurably larger volume of construction than the program carried through in 1921.

The principal factors favorable to a big construction year are the still unsatisfied demand for buildings of every class and the steadily increasing amount of money available for investment in construction projects. These factors are not uniformly favorable everywhere. Recovery in recent months has been rapid in the east and very slow in the Central West. This unevenness in the rate of recovery may be expected to continue well into 1922. The recovery of general prosperity in the Central West will continue to be slow, and general business conditions in that section will retard speedy revival or construction activity, particularly in agricultural communities.

While it's reasonable to expect increased activity in every class of construction projects, it is probable that residential buildings and educational buildings, all of which made good records for activity in 1921, may be expected to continue at a satisfactory rate. Even industrial buildings, which special class is likely to be about the last to return to a normal rate of activity, should show an increase over 1921.

The records of construction that was contemplated during the past three years indicate that the community comprised within the F. W. Dodge Company's territory (including about $\frac{3}{4}$ of the total construction of the country) has collectively worked toward a three-billion dollar total each year. The average accomplishment per year has amounted to two and a half billions. The year 1920 was the only one since the war that started off at a sufficiently high rate to reach a three-billion dollar total. That rate was maintained for four months, and then the reaction came. This reaction was caused not only by the reaction in general business conditions, but it was also

influenced by the fact that there was a sufficient supply of neither materials, labor nor transportation facilities to carry through the extensive program that was mapped out.

In 1922 the community's collective effort will be toward a three-billion dollar construction year, (or four billions for the entire country). The supply of materials, labor and transportation facilities is still inadequate to carry through such a large program. It is neither likely nor desirable that a program of such magnitude be actually started. Slowness of recovery in general business, labor disputes still unsettled, and other retarding factors may be expected to curb a too rapid boom in construction. If this year shows a moderate margin over two and a half billions invested in construction contracts in the 27 Northeastern States (say an increase of 8 or 10% over 1921) rather more evenly distributed than the 1921 construction was, it will justify present expectations and spell increased prosperity for the industry.

December building contracts in the New England States amounted to \$26,474,000, an increase of 44% over November, and double the figure for December, 1920.

The total building contracts let during the entire year 1921 amounted to \$205,407,000, or 33% less than the total for the year 1920.

The year's total included \$85,773,000, or 42%, for residential buildings; \$26,743,000, or 18%, for business buildings; \$23,494,000, or 11%, for educational buildings; \$18,973,000, or 9% for public works and utilities; \$16,057,000, or 8%, for industrial plants.

The amount of contemplated new work reported during the year \$377,674,000, showing a shortage of construction which should be at least in part, made up during the coming year.

Contracts let in New York State, and Northern New Jersey during December amounted to \$62,331,000, the largest December total on record for this district. This figure was 6% greater than the November total and more than three and a half times the figure for December, 1920.

The December figure brought the year's total construction up to \$647,051,000, which was 7% greater than the 1920 total and was, consequently, the largest yearly total on the Dodge Company's records for this district.

Residential building was the dominant factor in the 1921 record, amounting to \$369,443,000, of 57% of the year's total. Business buildings amounted to \$99,831,000, or 15% of the total; public works and utilities, \$45,598,000, or 7%; industrial buildings, \$37,280,000, or 6%; educational buildings, \$36,177,000, or 6%.

Contemplated new work reported during the year amounted to \$1,176,000,000, compared with \$647,000,000 worth of construction actually started showing a deficit still to be made up.

December building contracts in the Middle Atlantic States (Comprising Southern New Jersey, Eastern Pennsylvania, Delaware, Maryland, District of Columbia, Virginia and the Carolinas) amounted to \$32,923,000, an increase of 9% over the November figure, and more than double the total for December 1920.

The total for the year 1921 came to \$335,235,000, compared with \$300,812,000 for the year 1920. This increase, however, was in large part due to the addition of North and South Carolina to the district in 1921.

(Concluded on page 52)

New York Building Managers Hold Monthly Banquet

Wm. E. Walsh, Chairman, Board of Standards and Appeals, Outlined Policies of Board and H. C. Boyden Discussed Developments in Concrete

HERE was an excellent attendance at the regular monthly dinner meeting of the Building Owners' and Managers' Association of New York, which was held at the Advertising Club, 47 West 25th street, Tuesday evening, January 10. E. Everett Thorpe, newly elected president occupied the chair and acted as toastmaster.

The speakers of the evening were William E. Walsh, Chairman of the Board of Standards and Appeals, who spoke informally of some of the problems of his office, and H. C. Boyden of the Portland Cement Association, who delivered an address on "Recent Developments in Concrete."

Mr. Walsh described the efforts of the Board of Standards and Appeals to be fair in all cases that came before it for settlement and still uphold the law which means so much for the safety and comfort of the citizens of New York. He also assured the members of the Building Managers and Owners Association that they will always have his fullest co-operation and consideration when they come before the Board in answer to notices of violations etc. He cited several interesting instances of the application of the laws of safety and showed that the Board of Standards and Appeals is not an arbitrary tribunal designated to make life more difficult for property owners but that it is essentially a medium for eliminating unnecessary hazards and assuring the maximum of safety to the occupants of buildings in this city.

Mr. Boyden spoke of the growing popularity of the use of concrete in general construction work and explained the new

uses constantly being found for this material. He told of the economics that can be obtained through the use of concrete instead of other basic materials for certain types of work and also of the extremely low cost of maintenance.

After the two addresses the meeting was turned over to routine business which included the reading of several annual reports that were not submitted at the last meeting.

The Building Owners' and Managers Association is planning to make 1922 a banner year of achievement and if only a part of the program now outlined is put through a new record for progress will be attained. One of the most interesting and important of the plans of this organization was recently presented by Charles F. Merritt, executive secretary. This undertaking provides for the establishment of a bureau of records for information and instruction on elevators, boilers, building construction materials, supplies and general equipment. It is also planned to make a compilation of the history of building in Manhattan, giving dates of the erection of all prominent structures, the names of the architects and builders, and other details such as the number of square feet of floor area, height of building and the ceiling heights, square feet of corridor space, square feet of rentable space, wages paid to building employees such as porters, cleaners, elevator operators, superintendents, and other helpers, general operating costs, etc., together with a collection of photographs and prints of the exteriors and interiors of the most prominent buildings.

National Outlook for Construction During 1922 is Bright

(Concluded from page 51)

In the year's total were the following items: \$118,841,000, or 33%, for residential buildings; \$88,337,000, or 25% for public works and utilities; \$46,235,000, or 13%, for business buildings; \$32,627,000, or 9%, for educational buildings; \$28,804,000, or 8% for industrial buildings.

Contemplated new work reported during 1921 totaled \$695,000,000, compared with \$355,000,000, worth of work actually started.

Contracts awarded during December in Western Pennsylvania, West Virginia, Ohio, Kentucky and Tennessee amounted to \$22,453,000, a decrease of 35% from the November figure, but an increase of 14% over the total for December, 1920.

The total volume of construction for the year 1921 in this district amounted to \$422,049,000, a decrease of 9% from the 1920 total.

Included in the 1921 total were the following: \$120,859,000, or 29%, for residential buildings; \$117,259,000, or 28%, for public works and utilities; \$49,247,000, or 12%, for educational buildings; \$49,107,000, or 12% for business buildings; \$41,315,000, or 10%, for industrial buildings.

Contemplated new work reported in 1921 reached a total of \$663,000,000, compare with \$422,000,000 for construction actually started.

December building contracts in the Central West (comprising Illinois, Indiana, Iowa, Michigan, Wisconsin, Missouri and

portions of Eastern Kansas and Nebraska) amounted to \$45,985,000, an increase of 1% over November, and an increase of 37% over December, 1920.

The year's total for this district amounted to \$644,014,000, a decrease of 19% from 1920. It is thus seen how the severe depression in the agricultural states has affected the construction industry.

Included in the 1921 total were; \$165,801,000, or 27%, for public works and utilities; \$161,175,000, or 26%, for residential buildings; \$97,377,000, or 15%, for business buildings; \$85,318,000, or 13%, for educational buildings; and \$47,673,000, or 7%, for industrial buildings.

The total amount of contemplated new work reported during the year in this district amounted to more than one and a half billion dollars, showing the largest deficit in the year's program of any district included in the Dodge Company's territory.

Contracts awarded during December in Minnesota and the Dakotas amounted to \$8,443,000, which was an 80% increase over November and a 75% increase over December, 1920.

The year's total amounted to \$85,262,000, a decrease of 8%, from 1920. Included in this total were the following items: \$23,962,000, or 28%, for residential buildings; \$23,216,000, or 27%, for public works and utilities; \$15,698,000, or 18%, for educational buildings; \$7,627,000 or 9%, for business buildings.

Contemplated new work reported during the year amounted to \$233,000,000, compare with \$85,000,000 for work actually started, leaving a considerable deficit in the year's program.

Commerce Department Collecting Construction Data

AMONG the recently inaugurated activities of the Division of Building and Housing of the U. S. Department of Commerce are the collection from contractors and secretaries of building exchanges of building material prices actually paid by contractors. Information has been obtained for several months and has been distributed among those who have supplied the information.

The division, which is under the direction of John M. Gries as chief, is also obtaining from the contractors data on the percentage of different materials and the amount of labor that go into a typical six-room frame and a six-room brick residence. This survey will enable some estimate to be made of the importance of price fluctuations in labor and in different classes of materials entering into these types of dwellings.

Architects Start New Year with Many Large Projects

Weekly Figures of F. W. Dodge Company Indicative of Active Spring and Summer Building Season in Metropolitan Area

DESPITE the fact that there were only four business days in the first week of this year the building totals for that period indicate unusual activity and may be taken as an excellent sign that the coming months will be notable for the volume and value of new structural projects. Reports from architects and engineers in New York State and New Jersey, north of Trenton, are significant of the vast amount of new work to be undertaken during the coming spring and summer. It has been several years since the first week in January has been so productive of newly contemplated operations, the majority of which are scheduled for an early start. According to figures tabulated by the F. W. Dodge Company, there were 375 new building and engineering projects reported during the first week of the new year, representing an approximate cost of \$13,132,100. During the same period 245 contracts were awarded in this territory that call for an outlay of \$8,075,000.

Although there is a decided improvement in the outlook for commercial and industrial construction during the coming months residential building still continues to be the dominating factor in the building situation. Speculative builders in Greater New York are advancing their scheduled work for the

coming spring as rapidly as possible so as to get their operations well under way before April 1, the date specified for the expiration of the Tax Exemption measure. Suburban builders, who cannot claim the advantages of tax exemption, are also preparing for an extremely active season because the demand for small dwellings is still far from satisfied.

The list of 375 projects for which plans were reported during the first week of 1922 included 43 business structures such as stores, offices, lofts, commercial garages, etc., \$1,153,500; 4 educational projects, \$685,000; 3 hospitals and institutions, \$959,000; 8 factory and industrial projects, \$172,500; 6 public works and public utilities, \$135,000; 8 religious and memorial buildings, \$202,500; 298 residential operations including apartments, flats and tenements and one and two-family dwellings, \$9,509,600 and 5 social and recreational buildings, \$315,000.

Among the 245 projects for which contracts were awarded during the week were 25 business structures of various types, \$1,216,000; 6 educational buildings, \$553,600; 8 factory and industrial buildings, \$385,500; 3 public buildings, \$311,500; 11 public works and public utilities, \$909,900; 4 religious and memorial structures, \$110,000; 184 residential operations including multi-family dwellings and one and two-family houses, \$4,276,000 and 4 social and recreational projects, \$312,500.

PERSONAL AND TRADE NOTES.

Ferdinand W. Roebbling, of the John A. Roebblings' Sons Co., Trenton, has been elected a director of the Otis Elevator Co.

Schaefer Construction Company announces the removal of its offices from 5 West 31st street to 157 East 44th street.

D. Gross has been appointed secretary of the Building Bureau of the Borough of Manhattan. Mr. Gross has been chief clerk of the department for the past twelve years.

John R. Alpine has been appointed New York Department Manager of the Grinnell Co., Inc., 1 Liberty street, representing the company's power, steam, hot water and industrial piping interests.

F. S. Slater, for several years with the Detroit Graphite Co., has resigned to take a position with the M. E. Suydam Co., paint manufacturer, Pittsburgh, in its New York office, 17 East 42d street, as Eastern sales manager.

Jac. C. Holman has been elected vice-president of the A-J Contracting Company, Inc., building contractors, 101 Park avenue. Mr. Holman is a graduate of Cornell University, Class of 1910, and previous to his association with this firm was in charge of the Cost Engineering Department of the Housing Corporation, New Brunswick, N. J.

Charles A. Johnson and **F. G. Stickel**, architects, have recently established offices in the Savings Bank Building, Peekskill, N. Y., for the general practice of architecture. Mr. Johnson is a graduate of the Massachusetts Institute of Technology and has been associated with some of the leading architects in Boston and New York. He was connected with the office of Cass Gilbert for the past eight years and during that time has had charge of some important building projects. Mr. Stickel has been with the Cass Gilbert organization for twenty-one years as a designer.

W. R. Stovel and **H. A. Brinkerhoff**, both formerly with Westinghouse, Church, Kerr & Company, have formed a partnership as consulting engineers, with headquarters at 136 Liberty street. The new organization, under the firm name of Stovel & Brinkerhoff, will handle design, construction and equipment of electric

and steam power stations, factories and railroad shops, and investigations and reports on factories and power plants and on the purchase and generation of power. Mr. Stovel served overseas as lieutenant-colonel in the A. E. F. in charge of the mechanical and electrical equipment at all ports used by the American forces.

T. C. Desmond & Co. Starts Large Contract.

A general contract was recently awarded to T. C. Desmond & Co., engineers and contractors, 26 Beaver street, for the construction of forty two-family brick dwellings on Queens Boulevard and Helsier street, Long Island City. The work is already started and will call for an outlay of \$216,000, or \$5,400 per house. These dwellings are of brick with combination slate and gravel roofs. They are to be heated by steam and lighted by electricity. Hardwood floors are to be included. The buildings are for the Bliss Street Realty Co., in which Bryan L. Kennelly is largely interested. The houses were planned by Herbert Lucas, architect, 117 East 60th street.

Contract Let for Large Newark Project.

A general contract has been awarded to the Geo. A. Fuller Company, 175 Fifth avenue, for the construction of a modern fireproof office building for the Newark Chamber of Commerce. This structure, which will be erected according to plans and specifications prepared by Guilbert & Betelle, architects, Aldene Building, Newark, will be ten stories in height and will occupy a plot 80x100 feet at the southwest corner of Branford and Treat places, in the heart of Newark's business district. The building has been designed in the Renaissance style of architecture and the facades will be of Indiana limestone, face brick and terra cotta. The cost of construction is estimated at \$700,000, exclusive of the value of the land.

Architects Offer Medals.

The New York Chapter of the American Institute of Architects will offer two medals and four certificates of honorable mention to owners for excellence in the exterior design of apartment houses. One medal will be awarded in a class of apartment houses of more than six stories in height, and the other medal will be awarded for a class of multi-family dwellings of six stories or less in height. Two honorable mentions will be awarded in each of the above classes.

TRADE AND TECHNICAL SOCIETY EVENTS.

Building Managers' and Owners' Association of New York will hold its regular monthly dinner meeting at the Advertising Club, 47 East 25th street, Tuesday evening, February 14. The speaker of the evening will be announced later.

New York State Builders' Supply Association will hold its annual meeting at the Lafayette Hotel, Buffalo, January 17 and 18 inclusive.

American Society of Heating and Ventilating Engineers will hold its annual meeting in New York City, January 24 to 26, 1922, inclusive.

National Brick Manufacturers' Association will hold its annual convention at the Claypool Hotel, Indianapolis, Ind., January 23-28, 1922.

Retail Lumber Dealers' Association of New York State will hold its annual meeting and convention at the Powers Hotel, Rochester, January 14-21, 1922.

Metropolitan Hardware Association will hold its annual banquet at the Hotel Commodore, Wednesday evening, January 18, 1922. H. A. Cornell is chairman of the dinner committee.

American Institute of Architects has selected Chicago as the city in which to hold its 1922 convention, which will be held early in the spring. Further details will be announced later.

New York State Retail Hardware Association will hold its annual convention and exhibition at Rochester, N. Y., February 21 to 24, inclusive. Exhibition at Exhibition Park; headquarters and sessions at the Powers Hotel.

Common Brick Manufacturers' Association of America will hold its annual convention at the Statler Hotel, St. Louis, Mo., January 30 to February 1, 1922. Indications are that this convention will draw a larger attendance than the historic gathering in New York City last January.

Associated General Contractors of America will hold its annual convention at Cleveland, January 17 to 19, 1922, inclusive. Speakers of national prominence will feature the opening session of this convention. Reports of standing committees will be received and discussed.

CURRENT BUILDING OPERATIONS

DEVELOPMENTS in the local building industry during the first two weeks of the new year indicate a forthcoming season of splendid progress for all interested in construction. There is a large amount of high class building now being planned and contractors feel that the work to be undertaken during the coming months will be far more representative than that of last year. Although there is an over-balance of residential construction now under way or planned for a start next spring, the general situation is much more favorable than it has been and there is an excellent prospect that the building activity of the coming season will be far more diversified as to type.

During the past week or so a number of important operations were announced and several others have been released for estimates, and local contractors are anticipating a decided improvement in the number of awards in the near future. As a matter of fact there is already considerable increase in the number of announced commitments for new building projects, and if any real percentage of the work now proposed matures to the point of actually commencing operations the building trades will have all they are able to handle with efficiency.

The markets for building materials and supplies are fairly active, and all signs point to a steady improvement in the volume of business. Brick is in fair demand, and cement, lime, terra cotta and other basic products are in a favorable position. Prices are steady at present and no important changes are anticipated until the spring building business opens. There is some talk of higher building material prices next spring, but any changes along this line will be totally dependent upon the ratio of demand to the supply. At present there seems to be sufficient materials easily available for all normal building demands, and it will only be an unusually active season that will be responsible for increased material prices.

Common Brick.—Owing largely to the weather conditions, there was a falling off in activity in the New York wholesale market for Hudson River common brick during the past week. Sales were light and inquiries infrequent, but there is an undercurrent of feeling that just as soon as the weather is more favorable there will be a decided change in the rate of common brick demand, as there is a vast amount of projected construction piling up for a start early next spring. There were no arrivals of brick from up-river plants this week because of the ice-bound

condition of the river. The Hudson is frozen solid north of Tarrytown and unless a mild spell comes to thaw this ice there is no likelihood of the arrival of brick barges for some weeks to come. There is quite a reserve unsold in the wholesale market, however, and dealers have ample stocks in their yards for all current demands. Prices are somewhat firmer than they have been during the past two or three weeks, and manufacturers are of the opinion that the market will be notably firm as to price until the river is again open to navigation.

Summary.—Transactions in the North River brick market for the week ending Thursday, January 12, 1922. Condition of market: Demand, lighter; prices slightly firmer. Quotations: Hudson Rivers, \$14.50 to \$15 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, none; sales, 13. Distribution: Manhattan, 2; Bronx, 1; Brooklyn, 10. Remaining unsold in the New York wholesale market, 21.

Lumber.—As is usual at this particular period of the year, there is no great amount of activity in the lumber business.

BUILDING COMMODITY PRICES

CURRENT prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York.

Note—Price changes are indicated by bold-face type.

Brick (Wholesale, on Dock, N. Y.), per thousand:

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

Hudson River best grades.. \$14.00 to \$14.50

Raritan No quotation

Second-hand brick, per load

of 3,000, delivered.....\$45.00 to —

Face Brick.—Delivered on job in New York:

Rough Red.....\$45.00 to —

Smooth Red..... 45.00 to —

Rough Buff 50.00 to —

Smooth Buff 50.00 to —

Rough Gray 53.00 to —

Smooth Gray 53.00 to —

Colonials 45.00 to —

Cement.—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Domestic Portland cement, per bbl..\$2.80

Rebate for bags, 10c. each.

Gravel.—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu.

yd. \$4.25

Bronx deliveries 4.25

¾-in., Manhattan deliveries..... 4.25

Bronx deliveries 4.25

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water front, in which case prices will be slightly higher.

Grit.—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries \$3.50

Bronx deliveries 3.50

Hollow Tile.—

Exterior—Not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring.....\$0.12 per sq. ft.

3x12x12 0.12 per sq. ft.

4x12x12 0.17 per sq. ft.

6x12x12 0.19 per sq. ft.

Note—For deliveries north of 125th st., Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

Lath.—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens

.....\$10.50 per 1,000

Lime.—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Finishing Lime (Standard in

300-lb. barrel)\$4.70 per bbl.

Common Lime (Standard 300-

lb. barrel) 4.40 per bbl.

Finishing Lime (Standard in

Hydrate Finishing, in paper

bags24.00 per ton

Hydrate Common, in cloth

bags22.50 per ton

Plaster.—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth

bags\$21.00 per ton

Brown Mortar, in cloth bags. 18.90 per ton

Lath Mortar, in cloth bags... 18.00 per ton

Finishing Plaster, in cloth

bags 24.50 per ton

Rebate for returned bags. 15c. per bag

Finishing Plaster (250-lb.

barrel)\$4.00 per bbl.

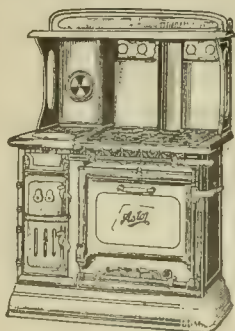
Finishing Plaster (320-lb.

barrel) 5.35 per bbl.

Plaster Blocks.—

2-in. (solid) per sq. ft.....\$0.17 to 0.19

3-in. (hollow) per sq. ft..... 0.17 to 0.19



The UNION STOVE WORKS

Headquarters for Builders for

Kitchen Ranges for Coal or Gas, Standard or
Pipeless Furnaces, Heating Boilers, Laundry
Apparati

THE GREAT "ASTOR" LINE

70 BEEKMAN STREET

Established 88 Years

Telephone: Beekman 2496

Keen Competition and the Great Struggle for Business has brought into the New York Market a Light Weight Extra Heavy Cast Iron Pipe.

We are selling Full Weight, New York Regulation, Extra Heavy, Cast Iron Pipe.

We do not Substitute, but sell Full, Honest Weight.

JOHN A. MURRAY & SONS, INC.

"The House of Reliability"

310-312 WEST 39TH STREET, NEW YORK

\$80,000

To loan on corner plot, 75x100 feet, in Norwood Gardens, Long Island City, for construction of 5-story walk-up with stores.

One Million Dollars

To loan on one and two-family houses.

**Rickert-Brown
Realty Co.**

52 VANDERBILT AVE., NEW YORK CITY

Tel. Vanderbilt 9484

4-6

MATERIALS AND SUPPLIES

Both wholesalers and retailers are engaged with their inventories, and until these are completed the business will naturally be light. Demand is fair and shows every likelihood of improving steadily as the prospects for an unusually active building season are excellent. The holidays and the inclement weather of the past two weeks has curtailed buying to some extent, but there is a large amount of business in sight. There is a general feeling in the lumber industry that prices are likely to advance. While there is as yet nothing definite to go by

the marked trend toward higher values so noticeable during the last few months of the past year are taken as indicative of the future. The fact that wholesale stocks are low, coupled with depleted reserves at mill points, seems to lend color to the predictions of higher prices to come next spring, particularly as it is now positive that the demand for lumber to be used in new construction projects will be abnormally heavy. Reports from suburban districts show a tremendous potential demand for lumber products, as there is a large building program scheduled for

the early spring and summer months.

Structural Steel.—Although current business is light as compared with the volume of a few weeks ago, the outlook for the coming month or so is excellent, as there are a number of large projects soon to be released that will require an important total tonnage. Recent bookings of fabricated materials for new building projects, while numerous, have not been for large individual amounts, but there is every indication that the next week or so will show a decided improvement in this respect. Fabricated steel prices are steady and unchanged.

Electrical Supplies.—The market for these materials is not quite so active as it was a few weeks ago, but conditions are expected to improve within the next week or ten days, as there is a large amount of active building with electrical material requirements yet unsatisfied and an imposing program of new construction waiting for a start. A settlement of the local labor problem would be of material benefit to all material lines, as there is considerable proposed building being held in abeyance pending the consummation of a new working agreement between employers and workmen. For the most part prices in the electrical lines are steady, with but slight changes reported during the past few weeks. Demand for conduit is light; prices unchanged. The recent advance in rubber-covered wire prices has not stimulated buying to any extent.

Cast Iron Pipe.—Business in this line has dropped off to some extent, but at that it is far better than it was one year ago at this time. The majority of the Eastern plants are operating at approximately seventy-five per cent. of capacity and there is considerable new business in sight for the spring and summer. Municipal lettings are scarce at present, but several important projects are likely to be released for bids within the next few weeks. Private buying is light and no real improvement is anticipated until weather conditions are more favorable. Prices are steady and practically unchanged, with New York quotations as follows: 6 in. and larger, in carload lots, \$47.30 per net ton; 4 in. and 5 in., \$52.30; 3 in., \$62.30.

Window Glass.—Because of the large amount of residential construction, both apartments and one and two-family houses, now in the final stages of completion, the demand for window glass is excellent and likely to hold so for some time to come. Stocks are fairly complete and prices firm.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.

27x48x½ in.	\$0.38 each
32x36x¾ in.	0.22 each
32x36x¾ in.	0.24 each
32x36x½ in.	0.30 each

Sand—

Delivered at job in Manhattan	\$1.80 to — per cu. yd.
Delivered at job in Bronx	1.80 to — per cu. yd.

White Sand—

Delivered in Manhattan....\$5.00 per cu. yd.

Broken Stone—

1½-in., Manhattan delivery.	\$4.00 per cu. yd.
Bronx delivery.....	4.00 per cu. yd.
¾-in., Manhattan delivery..	4.00 per cu. yd.
Bronx delivery.....	4.00 per cu. yd.

Building Stone—

Indiana limestone, per cu. ft.	\$1.62
Kentucky limestone, per cu. ft.	2.27
Briar Hill sandstone, per cu. ft.	1.68
Gray Canyon sandstone, per cu. ft.	1.65
Buff Wakeman, per cu. ft.	1.90
Buff Mountain, per cu. ft.	1.80
North River bluestone, per cu. ft.	1.85
Seam face granite, per sq. ft.	1.20
South Dover marble (promiscuous mill block), per cu. ft.	2.25
White Vermont marble (sawed) New York, per cu. ft.	3.00

Structural Steel—

Plain material at tidewater; cents per pound:

Beams and channels up to 14 in.	1.88c. to 2.03c.
Beams and channels over 14 in.	1.88c. to 2.03c.
Angles, 3x2 to 6x3.	1.88c. to 2.03c.
Zees and tees.	1.88c. to 2.03c.

Lumber—

Wholesale prices, New York.

Yellow pine, merchantable 1905, f. o. b., N. Y.:

3x4 to 14x14, 10 to 20 ft.	\$41.00 to \$51.00
Hemlock, Pa., f. o. b., N. Y., base price, per M.	37.50 to —
Hemlock, W. Va., base price, per M.	37.00 to —
(To mixed cargo price add freight, \$1.50.)	
Spruce, Eastern, random cargoes, narrow (delivered).	30.00 to —
Wide cargoes	33.00 to —
Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.	
Cypress Lumber (by car, f. o. b., N. Y.):	
First and seconds, 1-in.	\$110.00 to —
Cypress shingles, 6x13, No. 1 Hearts.	— to —
Cypress shingles, 6x13, No. 1 Prime	— to —
Quartered Oak.	— to \$166.00
Plain Oak.	— to 136.00

Flooring:

White oak, quart'd sel.	— to \$87.50
Red oak, quart'd select.	— to 87.50
Maple No. 1.	65.00 to —
Yellow pine No. 1 common flat	55.00 to —
N. C. pine flooring Norfolk	65.00 to —

Window Glass—

Official discounts from manufacturers' lists:

Single strength, A quality, first three brackets	82%
B grade, single strength, first three brackets	82%
Grades A and B, larger than the first three brackets, single thick.	82%
Double strength, A quality.	82%
Double strength, B quality.	85%

Linseed Oil—

City brands, oiled, 5 bbls. lot.	\$0.72 to \$0.74
Less than 5 bbls.	0.75 to 0.77

Turpentine—

Turpentines	\$0.80 to \$0.82
-------------	------------------



Face
Enameled
Fire

BRICK

As manufacturers of BRICK for thirty years, we have a record of repeat orders that affords you a 100% guarantee of satisfactory service. To the service given by our Face, Enameled and Fire BRICK, is added the service we render in shipment and delivery. Prompt shipments on any size contracts in any range of shade or texture, at fair prices and of first-class quality.

We are well and favorably known wherever brick is used throughout the United States, Canada and South America. There can be but one reason for this—SERVICE. Whether it be FACE BRICK, ENAMELED BRICK, FIRE BRICK or FIRE CLAY, our product is furnished in all textures and shades, we are here to serve you in small quantities or large. It will be a pleasure to estimate for you—write us or phone for a representative.

American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 8787-8788

Jackson Avenue and Madden Street

Riverside 3419-7490

FORDHAM RD.—Wm. Koppe, 2310 Waterbury av. has plans in progress for a group of 1-sty brick and stone stores on the south side of Fordham rd. 90 ft west of Davidson av. for Occidental Holding Co., N. Wilson, president, 71 West 23d st. owner. Cost, \$25,000. Owner will take bids on separate contracts about January 15.

HUNTS POINT RD.—Benj. Sackheim, 26 Court st, Brooklyn, has plans in progress for ten 1-sty and basement brick stores, on plot 60x160 ft, at the southeast corner of Hunts Point rd and Whitlock av for Louis Rosenman, owner, care of architect.

FORDHAM RD.—Wm. Koppe, 2310 Waterbury av, has been retained to prepare plans for a group of stores, 120x138 ft, at the southwest corner of Fordham rd and Grand av for Julian Kovacs, 245 Ft. Washington av, owner.

TREMONT AV.—J. M. Felson, 1133 Broadway, has completed plans for a 1-sty brick store and office building, 50x181 ft, on the south side of Tremont av, 183 ft east of Morris av, for Rothbart Garage Co., Max Rothbart, president, 139 Marcy pl, owner and builder. Cost, \$35,000.

THEATRES.

WEBSTER AV.—S. Walter Katz, 505 5th av, has plans in progress for a 2-sty brick theatre, on plot 25,000 sq. ft., with stores, on the block bounded by Webster and Valentine avs and 178th st for Silmel Holding Corp., 1438 Broadway, owner. Cost, \$1,000,000.

MISCELLANEOUS.

161ST ST.—Jallade, Lindsay & Warren, 129 Lexington av, have been retained to prepare plans for a contemplated extension to the brick Y. M. C. A. building, on plot 100x139 ft, at the southeast corner of 161st st and Elton av for Y. M. C. A., City Board of Directors, care of Mr. Orne, 2 West 45th st, owner. Cost, \$250,000.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

OCEAN AV.—Rouse & Goldstone, 512 5th av, Manhattan, have completed plans for a 4-sty brick apartment, 102x134 ft, on the east side of Ocean av, 515 ft north of Parkside av, for Portwood Realty Co., 305 Broadway, Manhattan, owner and builder. Cost, \$160,000.

COTTAGE PL.—Seelig & Finkelstein, 44 Court st, have plans in progress for six 3-sty brick apartments, 20x86 ft, on the east side of Cottage pl, 94 ft south of Surf av, for I. & C. Rosenberg, 2248 West 22d st, owners and builders. Cost, \$90,000.

PACIFIC ST.—Edw. M. Adelson, 1778 Pitkin av, has plans in progress for a 4-sty brick apartment, 60x90 ft, in the south side of Pacific st, 80 ft east of Saratoga av, for Abe Klein, 149 Penn av, owner and builder. Cost, \$75,000.

MONTGOMERY ST.—M. A. Cantor, 373 Fulton st, has completed plans for two 2-sty brick dwellings, 20x60 ft, in the north side of Montgomery st, 70 ft west of Kingston av, for Rothschild Mason Worker, Inc., M. Rothschild, president, 632 Saratoga av, owner and builder. Total cost, \$20,000.

NEWPORT AV.—A. Farber, 1746 Pitkin av, has plans in progress for four 2-sty brick apartments, 22x63 ft, at the corner of Newport av and Amboy st for a corporation now forming, owner. Total cost, \$110,000.

SUTTER AV.—Edw. M. Adelson, 1778 Pitkin av, has plans in progress for five 2-sty brick apartments, 20x65 ft, with stores, at the northeast corner of Sutter av and Herzl st for Spring-Fox Realty Co., 593 Howard av, owner and builder. Total cost, \$50,000.

HEMLOCK ST.—Shampan & Shampan, 1543 Flatbush av, have completed plans for a 4-sty brick tenement, 40x86 ft, in the west side of Hemlock st, 100 ft south of Pitkin av, for Emil Reinking, 384 Crescent st, owner and builder. Cost, \$25,000.

ALBANY AV.—Shampan & Shampan, 50 Court st, have plans in progress for a 4-sty brick apartment, 100x110 ft, at the northwest corner of Albany av and Crown st for Crown Heights Building Corp., 2002 Douglass st, owner and builder. Cost, \$175,000.

6TH ST.—Samuel Cohen, 32 Union sq, Manhattan, has completed plans for a 3-sty brick tenement, 20x68 ft, at the northwest corner of West 6th st and Av R for Gussepina Campagna, 59 New Chambers st, Manhattan, owner. Cost, \$50,000.

BANKS.

COURT ST.—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, have plans in progress for a bank at the southwest corner of Court st and Atlantic av for South Brooklyn Savings Institute, 160 Atlantic av, owner. Cost, \$500,000. Heating and ventilating engineer, Meyer, Strong & Jones, 101 Park av, Manhattan. Vault engineer, F. S. Holmes, 2 Rector st, Manhattan. Engineer will take bids on vault about March 1.

CHURCH.

FOSTER AV.—Hobart B. Upjohn, 456 4th av, Manhattan, has plans in progress for a church at the corner of Foster av and East 23d st for Flatbush Presbyterian Church, Rev. Herbert Field, pastor, 657 East 23d st, owner. Cost, \$90,000. Architect will take bids on general contract in the spring.

DWELLINGS.

WEST END AV.—Edw. M. Adelson, 1778 Pitkin av, has plans in progress for a 2-sty frame and stucco dwelling, 27x50 ft, with garage, at the southwest corner of West End av and

Oriental blvd for Emil Lorber, 13 Garfield court, owner and builder. Cost, \$15,000.

71ST ST.—E. M. Adelson, 1778 Pitkin av, has completed plans for fifteen 2-sty brick dwellings, 20x57 ft, in the south side of 71st st, 72 ft west of 7th av, for K. R. Contracting Co., H. Repetsky, president, 221 Union st, owner and builder. Cost, \$150,000.

GREENWOOD AV.—Edw. M. Adelson, 1778 Pitkin av, has plans in progress for two 2-sty brick dwellings, 20x65 ft, at the northeast corner of Greenwood av and East 7th st for Joseph Dubesther, 965 Dumont av, owner and builder. Cost, \$20,000.

BELMONT AV.—Edw. M. Adelson, 1778 Pitkin av, has plans in progress for a 2-sty brick dwelling, 20x60 ft, with garage, at the northwest corner of Belmont av and Warwick st for M. Hecht, 517 Miller av, owner and builder. Cost, \$20,000.

CROWN ST.—Edw. M. Adelson, 1778 Pitkin av, has plans in progress for two 2-sty brick dwellings, 20x65 ft, with garage, in the south side of Crown st, 120 ft west of Kingston av, for H. Shames, 293 Vermont st, owner and builder. Cost, \$10,000.

9TH ST.—Wm. C. Winters, 106 Van Siclen av, has plans in progress for twenty-eight 2-sty brick dwellings, 20x60 ft, in the east side of West 9th st, 120 ft south of Highlawn av, for John R. Churlo, 70 Av R, owner and builder. Total cost, \$300,000.

10TH ST.—William C. Winters, 106 Van Siclen av, has plans in progress for fourteen 2-sty brick dwellings, 20x60 ft, in the west side of West 10th st, 275 ft south of Highlawn av, and the east side of West 10th st, 120 ft south

of Highlawn av, for John R. Churlo, 70 Av R, owner and builder. Total cost, \$168,000.

BUSHWICK AV.—Wm. C. Winters, 106 Van Siclen av, has plans in progress for three 2-sty brick dwellings, 20x63 ft, on Bushwick av, near Kosciusko st, for Dr. Duckman, owner, care of architect. Total cost, \$36,000.

NARROWS AV.—Benj. E. Lowe, 573 Clinton st, has plans in progress for a 2½-sty brick dwelling, 32x35 ft, at the corner of Narrows av and 81st st for owner, care of architect. Cost, \$40,000.

PRESIDENT ST.—McCarthy & Kelly, 16 Court st, have completed plans for a 2-sty brick dwelling, 24x55 ft, at the southwest corner of President st and Albany av for Stanson Building Co., Inc., Chas. I. Mandel, president, 136 Broadway, owner and builder. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

19TH ST.—Chas. M. Spindler, 26 Court st, has plans in progress for a 3-sty brick storage and warehouse building, 160x200 ft, in 19th st, through to 20th st, 600 ft west of 3d av, for Callan Bros., Inc., 19th st and Gowanus Bay, owner. Cost, \$75,000. General contract will be awarded without competition.

15TH ST.—S. Barclay MacDonald, 1630 Surf av, has completed plans for a 2-sty brick factory, 40x108 ft, with dwelling, in the west side of West 15th st, 440 ft north of Neptune av, for Harry Gleicher, 2992 West 31st st, owner. Cost, \$20,000. Owner will take bids on general contract.

14TH AV.—Chas. P. Cannella, 1163 Herkimer st, has plans in progress for a 3-sty brick factory, 30x90 ft, on the east side of 14th av, 40 ft south of 64th st, for Vincenzo LaBarbarta, 6405

1600 Horsepower 3000 Lamps

The new building of the Herald Square Press Building Corporation at 313-21 West 37th Street will be occupied by several large printing establishments

Edison Service will be used throughout the building both for lighting and power purposes. The electrical installation calls for 3000 lamps and 1600 horsepower

Architects: Schwartz & Gross - - - 354 Fifth Ave
Wiring Contractor: S W Horowitz - 313 Clinton Ave, Bronx

Big Buildings Use Edison Service

The New York Edison Company

At Your Service

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



14th av, owner. Cost, \$25,000. Owner will take bids on general contract.

BUTLER ST.—Frank Quimby, 110 William st, Manhattan, has plans in progress for alterations to the 5-story brick factory at 366-8 Butler st for K. & O. Co., Inc., E. Oldendusch, president, owner, on premises.

Queens

DWELLINGS.

LONG ISLAND CITY, L. I.—John Boese, 280 Broadway, Manhattan, has completed plans for a 2½-story brick dwelling, 23x40 ft, on the west side of 1st av, 166 ft north of Jamaica av, L. I. City, for Mrs. Jos. W. McKenna, 495 1st av, Manhattan, owner. Cost, \$10,000.

ROCKAWAY PARK, L. I.—H. Hohaus, Rockaway Park, has plans in progress for a 2-story frame dwelling, 24x56 ft, on Bayside dr, between 119th and 120th sts, Rockaway Park, for Mrs. M. Kiernan, owner, care of architect. Cost, \$14,000.

FAR ROCKAWAY, L. I.—H. Hohaus, Rockaway Park, has plans in progress for a 2-story stucco dwelling, 24x38 ft, on Mott av, Far Rockaway, for B. Friedman, 8403 Boulevard, Rockaway Beach, owner. Cost, \$13,000. Owner will take bids on general contract about January 17.

KEW GARDENS, L. I.—R. F. Schirmer, Woodhaven, has plans in progress for a 2-story hollow tile and stucco dwelling, 34x46 ft, at Kew Gardens for Mr. Wunsch, owner and builder, care of architect. Cost, \$15,000.

Westchester

BANKS.

SCARSDALE, N. Y.—Schultz & Weaver, 17 East 49th st, Manhattan, have plans in progress for a 4-story brick and limestone bank, about 80,000 sq. ft., with store and apartments, on Popham Block, Scarsdale, for syndicate identified with Scarsdale National Bank, Rush Wilson, president, Scarsdale, owner. Cost, \$150,000. Architect will take bids on general contract about January 20.

DWELLINGS.

SCARSDALE, N. Y.—Plans have been prepared privately for three contemplated 2½-story frame, brick and stucco dwellings, 26x40 ft, on Heathcote rd, Scarsdale, for Heathcote Land Corp., Scarsdale, owner and builder. Cost, \$20,000 each.

NEW ROCHELLE, N. Y.—D. A. Summo, 280 Huguenot st, New Rochelle, has been retained to prepare plans for a 2-story frame dwelling, 20x36 ft, on Coligne av, New Rochelle, for Joseph Girardi, owner, care of architect. Cost, \$8,000.

NEW ROCHELLE, N. Y.—A. Sundberg, 236 Huguenot st, New Rochelle, has completed plans for a 2½-story frame and stucco dwelling, 24x49 ft, on Argyle av, New Rochelle, for owner, to be announced later. Cost, \$8,500. Owner will take bids on general contract.

NEW ROCHELLE, N. Y.—D. A. Summo, 280 Huguenot st, New Rochelle, has been retained to prepare plans for a 2-story frame and stucco dwelling, 24x56 ft, in Walnut st, New Rochelle, for Joseph Russillo, owner, care of architect. Cost, \$10,000.

RYE, N. Y.—Wm. Dewsnap, 334 5th av, Manhattan, has plans in progress for a 2½-story brick and frame dwelling, 40x36 ft, with garage, at the northeast corner of Forest av and Rye Beach rd, Rye, for Fred Ponty, 17 North Main st, Portchester, owner. Architect will take bids on separate contracts about January 15.

THEATRES.

NEW ROCHELLE, N. Y.—Laurence M. Loeb, 57 Lawton st, New Rochelle, has plans in progress for a 2-story brick and steel moving picture theatre, 100x100 ft, with stores and studios, at the corner of North and Horton avs, New Rochelle, for George Neiman, 522 5th av, Manhattan, owner. Cost, \$100,000. Architect will take bids.

New Jersey

APARTMENTS, FLATS AND TENEMENTS.

LEONIA, N. J.—Hacker & Hacker, Palisades, have completed plans for two 3-story and basement brick and limestone apartments at the northwest corner of Christie st and Broad av, Leonia, for John Hoyd, 207 Christie st, Leonia, owner. Cost, \$100,000 each.

NEWARK, N. J.—Daniel J. Scrocco, 185 Market st, Newark, has plans in progress for a 4-story common and tapestry brick apartment, 50x106 ft, at 679-681 North 8th st, Newark, for D'Ambo Bros., 674 North 8th st, Newark, owner. Cost, \$60,000.

NEWARK, N. J.—Daniel J. Scrocco, 185 Market st, Newark, has completed plans for three 2-story frame and clapboard flats, 44x55 ft, at the corner of Clinton pl and Wolcott terrace, Newark, for Niagara Construction Corp., Samuel Rehr, president, owner and builder, care of architect. Cost, \$16,000 each.

BELLEVILLE, N. J.—Jas. V. Thetford, Bremont st, Belleville, has completed plans for a 3-story common and face brick, limestone and stucco flat, 59x50 ft, with stores, at the southeast corner of Washington and Overlook avs, Belleville, for Thos. W. Reilly, Belmont st, Belleville, owner and builder. Cost, \$30,000.

NEWARK, N. J.—Nathan Stegler, 164 Market st, Newark, has completed plans for a 3-story frame, clapboard and shingle flat, 24x61x57 ft, at the northeast corner of Wolcott terrace and Patten pl, Newark, for Star Construction Co., 403 Littleton av, Newark, owner and builder. Cost, \$20,000.

BANKS.

NEWARK, N. J.—Holmes & Winslow, 134 East 44th st, Manhattan, have plans in progress for a 1-story brick and limestone bank building, 50x80 ft, at 221 Clinton st, Newark, for Weequahic Trust Co., R. L. Strickland, president, owner, care of architect. Cost, \$75,000.

DWELLINGS.

NEWARK, N. J.—J. B. Accolla, Union Bldg., Newark, has completed plans for a 2½-story frame and clapboard dwelling, 22x44 ft, at 13-15 Schuyler av, Newark, for Helen Witten, Morris av, Union Township, owner and builder. Cost, \$10,000.

HILLSDALE, N. J.—Harold E. Paddon, 280 Madison av, Manhattan, has been retained to prepare plans for a 1½-story stucco on terra cotta blocks parish house of irregular dimensions at Hillsdale for Holy Trinity Church, Hillsdale, owner. Architect will probably take bids on general contract about March 1.

BLOOMFIELD, N. J.—Fred L. Pierson, 160 Bloomfield av, Bloomfield, has completed plans for a 2½-story frame dwelling, 22x28 ft, at 127 Berkeley av, Bloomfield, for Chas. Lucas, Broad st, Bloomfield, owner and builder. Cost, \$6,500.

ASBURY PARK, N. J.—Arthur F. Cottrell, Kinmouth Bldg., Asbury Park, has plans in progress for a 2½-story frame and clapboard dwelling, 28x32 ft, with garage, at the southwest corner of 1st av and Heck st, Asbury Park, for Arthur Britwoods, Home Construction Co., 224 Main st, Asbury Park, owner. Cost, \$15,000.

HALLS AND CLUBS.

BLOOMFIELD, N. J.—Fred L. Pierson, 160 Bloomfield av, Bloomfield, has plans in progress for a 2-story brick and hollow tile club house, 60x100 ft, on Myrtle av, Bloomfield, for Polish National Home, 40 Myrtle av, Bloomfield, owner. Cost, \$25,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Frank Grad, 245 Springfield av, Newark, has completed preliminary plans for a 6-story brick and limestone office building at 5-7 Belmont av, corner Court st, Newark, for Federal Loan Corp., 15 Belmont av, Newark, owner.

ELIZABETH, N. J.—Wm. E. Lehman, 738 Broad st, Newark, has completed plans for an addition to the 3-story brick and limestone department store at 104 Broad st, Elizabeth, for Goerke Kirch Co., Rudolph Goerke, president, 701 Broad st, Newark, owner. Cost, \$150,000-\$200,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked sub."

APARTMENTS, FLATS AND TENEMENTS.

BRONXVILLE, N. Y.—Hegeman & Harris, 185 Madison av, Manhattan, have the general contract for six 3-story brick and stucco apartments, 40x130 ft each, on the north side of Palmer av, between Bronx parkway and Bronxville rd, Bronxville, for Joint Ownership Construction Co., Fredk. Culver, president, 342 Madison av, Manhattan, owner, from plans by Mann & MacNeille, 70 East 45th st, Manhattan, architect. Cost, \$750,000.

BANKS.

MANHATTAN.—Thompson Starrett Co., 49 Wall st, has the general contract for a 1-story brick and stone bank building at the northeast corner of Canal and Varick sts for Corn Exchange Bank, Mr. Brown, vice-president, 13 William st, owner, from plans by Alfred Fellheimer and Stewart Wagner, 7 East 42d st, architects.

CHURCHES.

MANHATTAN.—Thos. O'Reilly & Son, 17 East 49th st, have completed plans for alterations to the 1-story brick church, 136x290 ft, at 100-118 West 60th st for Church of the Paulist Fathers, Rev. Father Thos. F. Burke, superior, 100-118 West 60th st, owner, from plans by Warren W. Chapin, 347 Madison av, consulting engineer. Cost, \$60,000.

NEW BRIGHTON, S. I.—Niewenbos Co., 316 East 161st st, Manhattan, has the general contract for a 1-story and basement brick and concrete Catholic church, 35x100 ft, at 110 Brighton av, corner of Webster av, New Brighton, for Church of Assumption, Rev. Father Crisci, rector, owner, on premises, from plans by P. R. Henkel, 316 East 161st st, Manhattan, architect.

DWELLINGS.

LONG ISLAND CITY, L. I.—T. C. Desmond & Co., 26 Beaver st, Manhattan, has the general contract for forty brick dwellings at Queens Blvd and Heister st, L. I. City, for Bliss Street Realty Co., Bryan L. Kennelly, president, 149 Broadway, Manhattan, owner, from plans by Herbert Lucas, 117 East 60th st, Manhattan, architect. Total cost, \$340,000.

HOLLIS, L. I.—E. P. Townsend, Chocoway av, Hollis, has plans in progress for two 2-story frame and stucco dwellings, 24x50 ft, at the northwest corner of Smith st and Luzerne av, Hollis, for owner, care of general contractor, from plans prepared privately. Cost, \$10,000 each.

JAMAICA, L. I.—H. R. Williams, Queens, has the general contract for a 2-story frame and stucco dwelling, 20x50, on the east side of Hillcrest av, 224 ft south of Hyland av, Jamaica, for H. Francis, care of F. R. Smith Co., New York av, Jamaica, owner, from plans by H. T. Jeffrey, Jr., 309 Fulton st, Jamaica, architect. Cost, \$20,000.

ROCKAWAY PARK, L. I.—J. Peterson, 214 Norris av, Jamaica, has the general contract for a 2-story frame and stucco dwelling, 28x46 ft, on Newport av, between 123d and 124th sts, Rockaway Park, for F. Shanley, Beach 82d st, Rockaway Beach, owner, from plans by H. Hohaus, Rockaway Park, architect. Cost, \$12,000.

BRADLEY BEACH, N. J.—Henry P. Gant, Bradley Beach, has the general contract for a 2½-story frame dwelling, 28x30 ft, with garage, at 302 La Reine av, Bradley Beach, for Mrs. Lena Levinson, Bradley Beach, owner, from plans by Harold D. Steward, Bradley Beach, architect. Cost, \$10,000.

GLEN COVE, L. I.—G. Richard Davis, 30 East 42d st, Manhattan, has the general contract for alterations and an addition to the 2½-story frame and clapboard dwelling, of irregular dimensions, at Glen Cove for I. Sanger, Glen Cove, owner, from plans by Tachau & Vout, 109 Lexington av, Manhattan, architects. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Cauldwell Wingate Co., 381 4th av, has the general contract for a 2-story brick factory, 27x95 ft, in the north side of 144th st, 347 east of Park av, for Mouritz F. Westergren, 213 East 144th st, owner, from plans by Phil H. Gabel, 381 4th av, architect. Cost, \$17,500.

LONG ISLAND CITY, L. I.—Levering & Garriques Co., 552 West 23d st, Manhattan, has the general contract for a 2-story brick manufacturing building, 50x100 ft, at the southeast corner of Bodine and Hamilton sts, L. I. City, for Egan & Hausman, 476 Clinton av, Brooklyn, owners, from plans prepared privately. Cost, \$20,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Chas. Money, Inc., 241 West 36th st, has the general contract for alterations to the 3-story brick office building, 37x50 ft, at 232-34 West 37th st for McCall Co., Wm. B. Warner, president, 236 West 37th st, owner, from plans by C. Aubrey Jackson, 243 West 36th st, architect. Cost, \$40,000.

BRONX.—Max Just, 4925 Broadway, has the general contract for a group of 1-story brick and stone stores, 115x70 ft, at the southeast corner of 167th st and River av for Amanda Mance and Mary L. Walker, 141 Broadway, owners, from plans by Moore & Landisdel, 148th st and 3d av, architects. Cost, \$17,000.

MISCELLANEOUS.

ST. GEORGE, S. I.—Frank J. Dougherty, 186 Washington st, Manhattan, has the general contract for a 3-story and basement, stone and terra cotta station house, 82x100 ft, with prison, at the corner of Richmond terrace and Wall st, 66th Precinct Hdq., St. George, for City of New York Department of Police, Richard E. Enright, commissioner, 240 Centre st, Manhattan, owner, from plans by James J. Whitford, Staten Islander Bldg., St. George, architect. Cost, \$200,000. Heating, John Brady, 210 East 38th st, Manhattan. Plumbing, Altman Plumbing Co., 219 East 25th st, Manhattan.

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street

BROOKLYN, N. Y.

A SIGN POST OF SAFETY

The record of S. W. Straus & Co., now 40 years without loss to any investor, is a sign post pointing the way to safe January investments.

Our booklet, "Common Sense in Investing Money," tells the reasons for this record and shows how investors may profit by it. Write for it today, and specify

Booklet A-1202

S.W. STRAUS & CO.

Established 1882

Incorporated

STRAUS BUILDING

565 Fifth Ave., at 46th St., NEW YORK

Offices in 15 Principal Cities

Telephone—Vanderbilt 8500

40 Years Without Loss to Any Investor

Copyright, 1922, by S. W. Straus & Co.

SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



F. J. KLOES

Established 1872

243 Canal St., New York

Telephone: Franklin 2216

H. W. BELL CO.

Gypsum Blocks
Terra Cotta Blocks
Plaster Boards
Dumbwaiter Blocks
Flue Pipe
Firebrick

Park Ave. & 139th St.

Phone—Mott Haven 3134

BROOKLYN

KENT AVENUE & MORTON STREET

BUILDERS

LITTLE CASH REQUIRED

We can subordinate entire purchase price of several well-located plots and obtain liberal building and permanent loans.

S. Osgood Pell & Co. 15 & 17 West 44th St.
Tel. Vanderbilt 5610

ARCHITECT

A. J. SIMBERG

1133 BROADWAY, NEW YORK

Phone: Watkins 8832

PLANS FILED FOR NEW CONSTRUCTION IN ALL BOROUGHES OF NEW YORK CITY

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

109TH ST, 19-21 E, 6-sty bk tnt, 50x86, slag rf; \$100,000; (o) Morris & Harry Michelson; (a) Gronenberg & Leuchtag, 450 4th ac (6).

STORES, OFFICES AND LOFTS.

UNION SQ, E, 14-18, remove walls, new copper store fronts, beams, in 6-sty bk stores & Hotel; \$5,000; (o) Jos Kerns & Geo Amron, Hotel Marlborough; (a) B. H. & C. N. Whinston, 2 Columbus Circle (38).

13TH ST, 122 E, 2-sty bk power house, 25x 103, tile rf; \$75,000; (o) The N. Y. Edison Co., 130 E 15th; (a) Wm. Whitehill, Buckley Newhall Co., 41st and 6th av (8).

107TH ST, 204, E, remove toilets, new toilets, dress rooms in 6-sty bk factory; \$800; (o) Chas. E. McManus, 45 E 42d; (a) Zipkes, Wolff & Kudroff, 432 4th av (39).

BROADWAY, 1568-70, 4-sty bk strs, restaurant & offices; \$60,000; (o) Lloyd Rity. Co., 44 W 18th; (a) Louis A. Abramson, 48 W 46th (10).

1ST AV, 257, remove partitions, extend extension on 4-sty bk tnt & stores; \$1,500; (o) Edgerton L. Winthrop, 109 E 91st; (a) Henry Klein, 505 E 15th (37).

7TH AV, 719, 7-sty bk stores and offices, 25x 79, tar, felt & rubberoid rf; \$100,000; (o) 719 7th Av Corp., 880 Bway; (a) B. H. & C. N. Whinston, 2 Columbus Circle (7).

STORES AND TENEMENTS.

BROADWAY, 2480-88, 15-sty f. p. strs, doctors' offices apts, 100x165, rubberoid rf; \$1,500,000; (o) Lucania Rity. Corp., 200 W 72d; (a) Rosario Candela, 200 W 72d (9).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

CROTONA PARK N, n s, 95 w Marmon av, 5-sty bk tnt, 50x88, slag rf; \$70,000; (o) Besie Miller, 1817 Mohegan av; (a) Chas. Schaefer, Jr., 394 E 150th (35).

GRAND AV, n e c 180th, 6-sty bk tnt, 100x 81, slag rf; \$150,000; (o) Val Constn. Co., Gustav Halpern, 311 Bway, pres.; (a) Chas. Kreyenborg, 2534 Marion av (49).

KINGSBRIDGE ROAD, w s, 275 n Kingsbridge ter, 2-5-sty bk tnts, 75x82.8, slag rf; \$260,000; (o) Michael Herman, Inc., Michael Herman, 277 Bway, pres.; (a) Maurice Courland, 47 W 34 (47).

KINGSBRIDGE RD, w s, 200 n Kingsbridge ter, 5-sty bk tnt, 75x92.8, slag rf; \$130,000; (o) Michael Herman, Inc., Michael Herman, 277 Bway, pres.; (a) Maurice Courland, 47 W 34 (48).

MORRIS AV, w s, 22 n 184th, 5-sty bk tnt, 114x84.7, plastic slate rf; \$200,000; (o) Marcus Buda Constn. Co., Max Marcus, 1800 Lexington av, pres.; (a) David S. Lang, 110 W 34 (51).

SHAKESPEARE AV, e s, 391.28 n 172d, 4-sty bk tnt, 40.2x64.2, slag rf; \$35,000; (o) Donna Bldg. Co., Albert Picciotta, 2754 Crotona av, Pres.; (a) M. W. Del Gaudio, 158 W 45th (5).

COLLEGES AND SCHOOLS.

SOUND VIEW AV, s e c Theriot av, 1-sty fr school, 108x57, comp rf; \$16,000; (o) City of New York; (a) C. M. Morgan, 529 Courtlandt av (2775).

DWELLINGS.

COSTER ST, e s, 275 n Spofford av, 1½-sty bk dwg, 25x83, 2-sty bk dwg, 22x51, 1-sty bk garage, 18x18, shingle rf; \$27,000; (o) S. Jarvitz, 889 Hunts Point av; (a) J. J. Gloster, 110 W 40th (32).

EASTCHESTER RD, w s, 151.4 n Waring av, 2-sty t. c. dwg, 30x29, asbestos shingle rf; \$5,000; (o & a) Edw. D. Moeslein, 163 Lafayette av, Bklyn (27).

FIELDSTONE RD, w s, 129 n 246th, 2½-sty fr dwg, 68x26, shingle rf; \$25,000; (o) A. D. Mayo, Yonkers, N. Y.; (a) W. S. Phillips, 137 E 13d (36).

GUN HILL RD, n s, 50 e Paulding av, 1-sty bk dwg, 21x48, plastic slate rf; \$6,000; (o) Gaetano Coughlasi, 2357 Crotona av; (a) Frank J. Ross, 2276 Hughes av (2562).

GUN HILL RD, n s, 250 e Paulding av, 1-sty bk dwg, 21x48, plastic slate rf; \$6,000; (o) Elise De Marco, 2409 Beaumont av; (a) Frank J. Ross, 2276 Hughes av (2561).

ODELL ST s s 50 e Archer av, 2-sty fr dwg, 17x30, tar & gravel rf; \$4,500; (o) Herbert Wittger, 4267 Boston rd; (a) O. H. Spin, 1233 Theriot av (14).

ROCHELLE ST, n s, 360 w City Island av, 2-sty fr dwg, 17x31, shingle rf; \$6,500; (a) Harry Westcott, 350 E 139th; (a) E. A. Lyside, 2685 Briggs av (19).

SCHOFIELD ST, s s 300 e City Island av, 2-sty fr dwg, 21x28, shingle rf; \$4,100; (o) Robt. Lee, 351 City Island av; (a) M. A. Buckley, 32 Westchester sq (16).

SCOTT PL, s w c Edgemoor av, 1-sty fr dwg, 20x 30, asphalt shingle rf; \$4,500; (o) John H. Bromley, 1662 Holland av; (a) Anton Pirner, 2069 Westchester av (26).

212TH ST, n s, 45 e White Plains av, 3-sty bk dwg, 21x53, slag rf; \$10,000; (o) Chas. Bertone, 838 E 214th; (a) M. W. Del Gaudio, 158 W 45th (7).

217T HST E, 230.9 e White Plains av, 2½-sty fr dwg, 22x50, shingle rf; \$15,000; (o) Mildred Bonavice, 727 E 217th; (a) H. Nordheim, 726 E 234th (9).

228TH ST, s s, 85.01 e Paulding av, 4-2-sty concrete dwgs, 24x55, shingle rf; \$38,000; (o) Upper Bronx Home Corp., Wm. Uffand, 51 Chambers, Treas.; (a) Kingsley Lloyd, Mamaronck, N. Y. (13).

229TH ST E, n s, 155 w Bronxwood av, 2-sty bk dwg, 22x44.8, rubberoid rf; \$8,000; (o) Michael Morra, 338 E 143; (a) Deli Penna & Erickson, 280 E 149 (46).

CLARENCE AV, e s, 75 n Randall av, 1½-sty fr dwg, 17x40, asphalt shingle rf; \$3,500; (o & a) Nathan Aronowitz, 4485 3 av (54).

CLARENCE AV, e s, 20 n Randall av, 1½-sty fr dwg, 17x40, asphalt shingle rf; \$3,500; (o & a) Nathan Aronowitz, 4485 3 av (52).

CLARENCE AV, e s, 100 n Randall av, 1½-sty fr dwg, 17x40, asphalt shingle rf; \$3,500; (o & a) Nathan Aronowitz, 4485 3 av (53).

CONTINENTAL AV, e s, 165 s 196th, 2-sty fr dwg, 17.3x47.6, asbestos shingle rf; \$5,000; (o) Lena Wagner, 1166 Forest av; (a) Harry Schuler, 1005 Edison av (17).

FARADAY AV, n s, 223 w Newton av, 2-sty fr dwg, 25x28, shingle rf; \$5,000; (o) Mrs. Frank C. Fleris, 167 W 231st; (a) Frank C. Fleris, 597 5 av (2).

FENTON AV, e s, 100 n Arnow av, 2-sty fr dwg, 21x42, rubberoid rf; \$8,500; (o) John Brennan, 420 W 56th; (a) M. A. Buckley, 32 Westchester sq (2573).

FENTON AV, w s, 350 n Waring av, 1-sty fr dwg, 25.3x32, tar rf; \$2,500; (o) Fred Sieveets, 2327 Eastchester rd; (a) Franz Wolfgang, 535 E Tremont av (2731).

GILLESPIE AV, n e c La Salle av, 2½-sty fr dwg, 21x25, shingle rf; \$8,000; (o) Edna Carlson, 133 Alexander av; (a) Moore & Landseidel, 3 av & 148th (2497).

GLEASON AV, s s, 50 E St Laurence av, 1½-sty fr dwg, 21x36, asphalt shingle rf; \$5,000; (o) Nils E. Erickson, 501 W 41st st; (a) Anton Pirner, 2069 Westchester av (2449).

GROSVENOR AV, e s, 551.11 n 246th st, 2½-sty fr dwg, 41.2x25.2, shingle rf; \$18,000; (o) A. E. Whalen, 702 W 181st st; (a) Julius Gregory, 56 W 45th st (2638).

GUNTHER AV, e s, 600 s Nereid av, 3-1½-sty fr dwgs, 23x36, shingle rf; \$12,000; (o) Hermustadt & Borman, 1051 Forest av; (a) Chas. H. Hermustadt, 1051 Forest av (2524).

LUDLOW AV, n s, 194.44 e Castle Hill av, 2-sty fr dwg, 22x31, 1-sty fr garage, 12x18, asphalt shingle rf; \$6,500; (o) Eric Lundsten, 2143 Germany av; (a) Anton Pirner, 2069 Westchester av (8).

MAYFLOWER AV, w s, 175.11 n Waterbury av, 1-sty fr dwg, 20x30, shingle rf; \$3,000; (o) John Petrokorosky, 1442 Edwards av; (a) Emil Stauffer, 3004 Barkley av (44).

MINNIEFORD AV, e s, 175.10 n Sutherland av, 2-sty fr dwg, 16x44.2, shingle rf; \$3,600; (o) Herman Cohen, 1356 Wilkins av; (a) Arthur Eisemann, 212 E 21st (38).

MURDOCK AV, e s, 190 n Strang av, 2-sty fr dwg, 19.4x31.10, tin rf; \$7,000; (o) Jos. Vishart, 419 E 68th; (a) L. A. Sheinart, 194 Bowery (24).

MURDOCK AV, w s, 125 s Nereid av, 2½-sty fr dwg, 24x42, asphalt rf; \$9,000; (o) Geo. C. Maas, 2088 Lemoine av, Fort Lee, N. J.; (a) Chas. S. Clark, 441 Tremont av (18).

NEFDHAM AV, s s, 271.43 e Eastchester rd, 2-sty h. t. dwg, 20x43, slag rf; \$8,500; (a) Antonio Cerrito, 1408 Neidham av; (a) M. W. Del Gaudio, 158 W 45th (6).

QUINBY AV, n s, 140 e Olmstead av, 2-sty fr dwg, 19x38, asphalt shingle rf; \$6,000; (o) Chas. Block, 173 Beach 116th, Rockaway Park; (a) Anton Pirner, 2069 Westchester av (25).

QUINCY AV, s s, 260 w Lafayette av, 2-sty bk dwg, 35x50, shingle rf; \$7,000; (a) Israel Kleinman, 636 E 169th; (a) Thos. A. Ryder, 534 Concord av (15).

SETON AV, e s, 200 s Strong av, 2½-sty fr dwg, 21.6x49.6, shingle rf; \$10,000; (o) Oscar Anderson, 623 E 141st; (a) Jonasson & Jorner, 1532 Overing (2519).

SEYMOUR AV, e s, 285 n Hammersly av, 2-sty fr dwg, 18x30, rubberoid rf; \$4,000; (o) Helen M. Shary, 369 E 207th; (a) Wm. Shary, 41 Union sq (2726).

SEYMOUR AV, e s, 225 n Arnow av, 2-sty hollow tile dwg, 22x40, rubberoid rf; \$6,000; (o) Barney De Rosa, 856 2 av; (a) A. D. Bartholomew, 3813 White Plains av (2715).

SEYMOUR AV, w s, 275 n Allerton av, 2-sty and attic fr dwg, 28x30, shingle rf; \$5,000; (o) Fred Haberstroh, 764a Quincy st, Bklyn; (a) F. E. Albrecht, 764a Quincy st, Bklyn (2635).

SEYMOUR AV, e s, 425 n Waring av, 1½-sty fr dwg, 17x31.6, slate rf; \$2,000; (o) Thos. Sheehan, 1 E Fordham rd; (a) The Pelham Co., 1 E Fordham rd (2656).

SEYMOUR AV, w s, 100 s Astor av, 2-2-sty fr dwg, 16x33, asphalt shingle rf; \$8,000; (o) Gustav Schwarz, 415 W 128th; (a) A. F. Meisner, 44 79th, Woodhaven, L. I. (2600).

SOUND VIEW AV, e s, 28.5½ n Patterson av, 2-2-sty bk dwgs, 23.10x56.4, plastic slate rf; \$20,000; (o) Daniel Murray, 1 E Fordham rd; (a) The Pelham Co., 1 E Fordham rd (2533).

SOUND VIEW AV, n s, 100 E King av, 1-sty fr dwg, 26½x50; shingle rf; \$4,500; (o) Eliz. M. Robitzik, 998 Tinton av; (a) E. A. Lynde, 2685 Briggs av (2465).

SOUTHERN BLVD, w s, 11.2 n 181st, 2-2-sty bk dwgs & garages, 22.6x36, 23.6x36, slag rf; \$11,800; (o) Leware Realty Corp., Davis Levine, 11888 Marmion av, Pres; (a) B. M. Sylvan, 1879 Prospect av (21).

SPENCER AV, e s, 175 n 260th, 2-sty bk dwg, 21x55, slag rf; \$10,000; (o) Salvatore Soraci, 327 E 113th; (a) M. W. Del Gaudio, 158 W 45th (2620).

SPENCER AV, w s, 100 n 262d, 2-sty fr dwg, 20x36, shingle rf, \$7,500; (o) Elsie Forsyth, 90 Saratoga av, Yonkers, N. Y.; (a) Wm. P. Katz, 4 Hudson st, Yonkers, N. Y. (2495).

STILWELL AV, e s, 100 n Saratoga av, 2-sty fr dwg, 21x55, slag rf; \$8,000; (o) Monaco & Esposito, 3094 Villa av; (a) M. W. Del Gaudio, 158 W 45th (2621).

STRANG AV, n s, 103.8 w Pratt av, 1-sty fr dwg, 20x42, shingle rf; \$4,200; (o) Thos. Berry, 2051 Ellis av; (a) Edw. J. Stauffer, 140 Willis av (2702).

STUEBEN AV, e s, 125 n 208th, 2-sty fr dwg & garage, 22x63, asbestos shingle rf; \$12,000; (o) Francis Collin, 349 E 42d; (a) Elsendrath & Horowitz, 18 E 41st (2590).

TEUTON AV, e s, 100 n Arnow av, 1-sty fr dwg, 21x38, rubberoid rf; \$5,000; (o) Jennie Brennan, 32 Westchester Sq; (a) M. A. Buckley, 32 Westchester Sq (2538).

THERIOT AV, e s, 120 s 177th, 2-sty bk dwg, 20x50, tin rf; \$12,000; (o) Sylvester Wissing, 2110 Mohegan av; (a) Franz Wolfgang, 535 E Tremont av (2730).

THERIOT AV, e s, 100 n Gleason av, 2-sty br dwg, 30x44, shingle rf; \$10,000; (o) A. Leverie, 1365 Lyman pl; (a) T. Ratner, 2341 Webster av (2687).

TIBBETT AV, w s, 175 n 232d, 1-sty fr dwg, 24x34, rubberoid rf; \$2,000; (o) John O'Hara, 231st & Riverdale av; (a) Wm. Shary, 22 E 17th (2676).

TREMONT AV, e s, 68 s Otis av, 2-sty fr dwg, 20x40, tile shingle rf; \$7,000; (o) Mary Tremble, Rockaway, L. I.; (a) Carl J. Itzel, 1365 Prospect av (2660).

TREMONT AV, e s, 202.7 s Philip av, 2-sty fr dwg, 22x45, asphalt shingle rf; \$10,000; (o) John L. Behlert, 623 Meade; (a) Robt. Randolph, 100 Lexington av (2512).

TREMONT AV, e s, 101.03 s Philip av, 2-sty fr dwg, 20x50, plastic slate rf; \$6,500; (o) Mary Szato, 315 E 81st; (a) M. A. Cardo, 61 Bible House (2527).

TREMONT AV, s e c Greene pl, 1½-sty fr dwg, 38x34, 1-sty fr garage, 30x17, asbestos shingle rf; \$5,000; (o) Anna A. Hoffman, Tremont av & Eastern blvd; (a) Anton Pirner, 2069 Westchester av (2518).

TREMONT AV, e s, 100 s Eastern blvd, 2-sty fr dwg, 19x34, shingle rf; \$4,000; (o) E. A. and J. E. Lynde, 2685 Briggs av; (a) E. A. Lynde, 2685 Briggs av (2705).

TOMLINSON AV, e s, 125 n Pierce av, 2-2½-sty bk dwgs, 19x36, shingle rf; \$13,000; (o) Wm. McKinley, 1612 Haight av; (a) T. J. Kelly, 707 Morris Park av (2610).

TROOP AV, w s, 100 n Arnow av, 1-sty fr dwg, 22x42, shingle rf; \$4,500; (o) N. Wolfstramer, 436 E 67th st; (a) Frank Chenelik, 796 3d av (2704).

UNDERHILL AV, w s, 225 n Randall av, 1-sty br dwg, 20x39, plastic slate rf; \$6,000; (o) Giuseppe D'onofrio, 293 E 15th st; (a) V. Bonagur, 789 Home st (2659).

UNDERHILL AV, w s, 250 n Randall av, 1-sty bk dwg, 20x39, plastic slate rf; \$6,000; (o) Michael Laguglia, 297 E 151st; (a) Vincent Bonagur, 789 Home (2681).

UNIVERSITY AV, n e c Strong st, 2-sty bk dwg, 30x48, imitation Spanish tile rf, \$10,000; (o) Bertha Shrank, 251 W 91; (a) M. W. Del Gaudio, 158 W 45 (2486).

UNIVERSITY AV, w s, 75 s 197th, 2-sty bk dwg, 22x45, shingle rf; \$7,500; (o) Julia Mullins, 2331 Grand Concourse; (a) Samuel Cohen, 32 Union sq (2585).

VINCENT AV, e s, 317.6 n Schley av, 1-sty h. t. dwg, 22x42, asphalt shingle rf; \$4,500; (o) Giuseppe Mugo, 825 Burke av; (a) De Rose & Cavalieri, 370 E 149th (2568).

VINCENT AV, w s, 200 n Philip av, 2½-sty fr dwg, 21x43, shingle rf; \$7,500; (o) Herbert Cocks, 207 W 123d; (a) Andrew Carlson, 205 E 124th (2547).

WALDO AV, e s, 100 n 238th, 2-sty bk dwg, 34x28, slate rf; \$8,000; (o & a) Edw. Hisnay, 442 W 238th (2679).

WALDO AV, w s, 50 n Dash pl, 1-sty & attic bk dwg, 27x31, slate rf; \$8,000; (o & a) Edw. Hisnay, 442 W 238th (2680).

WALLACE AV, e s, 395 n Morris Park av, 2-sty bk dwg, 20x58, asphalt rf, \$10,000; (o) Frank McLennan, 1883 Holland av; (a) Dunnigan & De Hart, 394 E 150 (2509).

WATERBURY AV, n s, 50.4 e Mayflower av, 2-sty fr dwg, 18x31, slag rf; \$7,000; (o) Carline Humbert, 1850 Geurlaine pl; (a) Moore & Landsiedel, 3 av & 148th (2738).

WATSON AV, s s, 229 w Castle Hill av, 2-2-sty fr dwgs, 20x50; 1 1-sty fr garage, 24x9, slag rf; \$20,000; (o) R. & E. Const. Co., Inc., Michael J. Rasin, 1220 College av, sec; (a) Anton Pirner, 2069 Westchester av (2695).

WHITLOCK AV, e s, 225 n Philip av, 2½-sty fr dwg, 20x40, asphalt shingle rf; \$7,000; (o) Cartange Celli, 294 E 152d; (a) Della, Penna & Erickson, 289 E 149th (23).

WILCOX AV, w s, 200 n Phillip av, 2-sty fr dwg, 40x34, shingle rf; \$8,500; (o) O. B. Sandeiben, 323 9th, Bklyn; (a) John A. Hilpert, 611 Garden (231).

WILCOX AV, e s, 100 n Layton av, 1½-sty bk dwg, 35x26, shingle rf; \$5,500; (o) Anna C. Kraft, on prem; (a) Thos. C. Petersen, 1628 McCombs rd (2529).

WILDER AV, e s, 200.09 s Nereid av, 2-sty fr dwg, 22x37, asphalt shingle rf, \$7,500; (o) Michael Robasco, 4596 Garden pl; (a) Tremont Engr. Co., 240 E Tremont av (2485).

WILKINSON AV, s s, 100 E Tobart av, 1½-sty H T dwg, 20x40; shingle rf; \$5,000; (o) Lessie S. Etzold, 2467 Tratman av; (a) B. Ebeling, 1372 Zerega av (2456).

WOODHULL AV, e s, 100 s Mace av, 2-sty fr dwg, 18x46, shingle rf; \$4,500; (o & a) James Anderson, 1790 e Tremont av (2830).

YATES AV, e s, 400 n Pierce av, 2-sty fr dwg, 27.6x35, 1-sty fr garage, 20x20, asphalt shingle rf, \$10,350; (o) Jacob Jacobsen, 1485 Southern blvd; (a) Moore & Landsiedel, 3 av & 148th (2487).

YATES AV, w s, 350 n Pierce av, 2-sty bk dwg, 22x54, tin rf; \$12,500; (o) Caroline Abrezzi, 259 E 204th st; (a) Edw. J. Stauffer, 140 Willis av (2542).

YATES AV, w s, 232 s Van Nest av, 2½-sty fr dwg, 26x44, comp shingle rf; \$10,000; (o) Margaret Greco, 1666 Parker st; (a) M. A. Cardo, 61 Bible House (2658).

YOUNG, A. S., w s, 187 s Astor av, 1-sty fr dwg, 18x44, asbestos shingle rf; \$4,500; (o) F. A. Becker, 4185 3d av; (a) A. D. Bartholomew, STABLES AND GARAGES.

137TH ST, n s, 250 e Brook av, 1-sty bk garage & str, 129x100, tar & felt rf; \$35,000; (o) Isidor Langner, 406 E 149th; (a) Wm. Shary, 41 Union sq (28).

AMUNDSON AV, e s, 300 s Edenswald av, 1½-sty fr garage, 21x15, asphalt shingle rf; \$400; (o) Velina Nelson, on prem; (a) Peter Nelson, on prem (37).

LAFONTAINE AV, e s, 40.7 s 179th, 1-sty bk garage, 50x100, plastic slate rf; \$12,000; (o) Giovanna D'onofrio, 2024 Lexington av; (a) M. A. Cardo, 61 Bible House (22).

MAPES AV, e s, 198.19 s 182d, 1-sty bk garage, 33.04x20, comp rf; \$3,000; (o) Jos. Spadapino, 2148 Mapes av; (a) Meisner Uffner, 501 Tremont av (31).

PROSPECT AV, e s, 70 s 182d, 1-sty bk garage, 91.5x142.3, slag rf; \$18,000; (o) Davis Levin, 1888 Marmion av; (a) B. M. Sylvan, 1879 Prospect av (20).

UNIVERSITY AV, e s, 450 n 181st, 1-sty bk garage, 40x24, concrete rf; \$2,400; (o) Klugl & Grislede, on prem; (a) Geo. C. Wigle, 1097 Lincoln pl, Bklyn (3).

YATES AV, e s, 275 n Pierce av, 1-sty fr garage, 18x18, asphalt shingle rf; \$200; (o) Helen M. Shary, 369 E 207th; (a) Wm. Shary, 41 Union sq (29).

3D AV, e s, 109.3 s 189th, 1-sty bk garage, 121.94x177.5, slag rf; \$25,000; (o) C. W. Fraser, 306 W 72d; (a) John J. Dunnigan, 394 E 150th (1).

STORES, OFFICES AND LOFTS.

FORDHAM RD, n s, 25 w Bathgate av, 4-sty stn publication offices, 181x54, slag rf; \$200,000; (o) Fordham University, Rev. John P. O'Rourke, on prem, Pres; (a) Robt. J. Reilly, 477 5 av (43).

137TH ST E, s s, 100 e Brook av, 1-sty bk str & market, 46.8x90, tin rf; \$12,000; (o) Samuel Katzan, 512 E 137th; (a) Max Muller, 115 Nassau (12).

137TH ST E, n s, 150 e Brook av, 1-sty market & str, 100x100, tar & felt; \$20,000; (o) W. C. P. Realty Co., Philip Wattenberg, 406 E 149, pres; (a) Wm. Shary, 41 Union sq (50).

183D ST, e s, 47.08 e Park av, 1-sty bk str, 50x60, slag rf; \$10,000; (o) Cohen & Gordon, 509 Willis av; (a) Chas. Schaefer, Jr., 394 E 150th (34).

188TH ST, s s, 100 w Grand av, 1-sty bk str, 50x100, slag rf; \$18,000; (o) Nevada Holding Corp., Hyman Berman, 190 Bway, Pres; (a) Wm. Koppe, 935 Intervale av (10).

BURNSIDE AV, s w c Davidson av, 1-sty bk str, 101.1x72, tar & gravel rf; \$75,000; (o) Chester D. Judis Bldg. Corp., John Erickson, 103 Park av, Sec., (a) Gronenberg & Leuchtag, 450 4 av (42).

CRESTON AV, s w c 198th, 1-sty bk str, 50x99.8, plastic slate rf; \$25,000; (o) Nowel Realty Co., Inc., Abram Levinson, 2720 Decatur av, Pres; (a) Wm. H. Meyer, 1861 Carter av (40).

JEROME AV, n e c Mt. Hope pl, 1-sty bk str, 51.49x112.78, slag rf; \$30,000; (o) Thos. J. Waters, 971 Woodcrest av; (a) Frank M. Egan, 120 E Fordham rd (30).

TREMONT AV, n e c Vyse av, 1-sty bk str, 108x55, slag rf; \$30,000; (o) John Russo, 2356 Lorillard pl; (a) M. W. Del Gaudio, 158 W 45th (4).

UNIVERSITY AV, w s, 333.7 s 179th, 1-sty bk str, 50x70, slag rf; \$18,000; (o) Henry Acker, on prem; (a) Wm. Koppe, 935 Intervale av (11).

STORES AND TENEMENTS.

BOSTON RD, s e c 165th, 6-sty bk str & tnt, 102x120, slag rf; \$250,000; (o) S. G. & M. Realty Co., Mitchell Smoleroff, 1500 Boston rd, Pres; (a) Goldner & Goldner, 47 W 42d (45).

MISCELLANEOUS.

MOTT AV, e s, from 157th to 158th, 3-sty bk laboratory, 165.2x51.8, tile rf; \$150,000; (o) The Fleischmann Co., 701 Washington; (a) Arthur B. Heaton, 52 Vanderbilt av (41).

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

LINCOLN PL, 375-87, n s, 150.10 n Washington av, 4-sty bk tnt, 125x84; \$150,000; (o) Madison Const. & Impt. Co., Inc., 1147 5th; (a) Springsteen & Goldhammer, 32 Union sq, Manhattan (56).

PACIFIC ST, 2084-90, s s, 80 e Saratoga av, 4-sty bk tnt, 60x90; \$75,000; (o) Klein & Evans, Inc., 148 Pennsylvania av; (a) E. M. Adelsohn, 1778 Pitkin av (99).

PRESIDENT ST, 1392-4, s s, 150 w Kingston av, 4-sty bk tnt, 50x84.7; \$100,000; (o) Morris B. Evens, 739 Flushing av; (a) Shampian & Shampian, 50 Court (76).

HEGEMAN AV, 214-16, s s, 40 w Stone av, 3-sty bk tnt, 30x84; \$45,000; (o) Isaac Gordon & Pincus Toback, 72 Sutter av; (a) S. Millman & Son, 1780 Pitkin av (240).

DWELLINGS.

E 17TH ST 1471-5, e s, 300 n Av O, 2-2-sty fr 2 fam dwg, 20.4x69.10; \$20,000; (o) Geo. M. Craigen Co., 637 E 24th; (a) owner (6).

63D ST, 1151-69, n s, 100 w 12 av, 6-2-sty 1 fam dwgs, 18x28.6; \$30,000; (o) Edwards & Jessup, 639 Rogers av; (a) Jas. A. Boyle, 367 Fulton (233).

62D ST, 1146-70, s s, 110 w 12 av, 8-2-sty fr 1 fam dwgs, 18x28.6; \$40,000; (o & a) same as above (234).

76TH ST, 1839-63, n s, 100 w 19 av, 8-2-sty bk 2 fam dwgs, 20x64; \$80,000; (o) Edw. A. Weiss, 7812 18 av; (a) Jacob Lubroth, 44 Court (22).

95TH ST, 334-6, s s, 266.2 e 3 av, 2-2-sty fr 2 fam dwgs, 16x51; \$15,000; (o) Jennette McGuire, 338 78th; (a) Olof B. Almgren, 8801 3 av (228).

AV C, 717-21, n s, 60.6 w E 8th, 2-2-sty bk 2 fam dwgs, 20.4x67; \$25,000 (o) Non Taxable Home Corp, 201 Barrett; (a) Jas. J. Millman, 26 Court (55).

BANNER AV, 1021-3, n w c E 11th, 2-2-sty fr 2 fam dwgs, 16.10x51; \$18,000; (o) Pasquale Fringo, 2816 W 22d; (a) Geo. H. Suess, 1131 Gravesend av (52).

FACTORIES AND WAREHOUSES.

MOULTRIE ST, 27, w s, 170.4 n Norman av, 2-sty bk factory, 25.2x100; \$12,000; (o) T. J. McManus & Son, Inc., 35 Moultrie; (a) P. J. Tillion & Sons, 103 Park av, Manhattan (227).

OAKLAND ST, 312, e s, 50 s Huron, 1-sty bk factory, 25x100; \$5,800; (o) Chas. Cohen, 310 Oakland; (a) Jas. McKillop, 821 Manhattan av (91).

14TH AV, 6405-11, e s, 40 s 64th, 3-sty bk factory, 30x100; \$30,000; (o) Vincenzo La Barbera, 6405 14 av; (a) Chas. P. Cannella, 1163 Herkimer (64).

STABLES AND GARAGES.

E 9TH ST, 1754-66, w s, 116.6 s Kings Highway, 4-1-sty conc garages, 10x18; \$2,000; (o) Rex Homes Corp., 15 E 40th, Manhattan; (a) Seelig & Finkelstein, 44 Court (1).

STORES AND DWELLINGS.

LINWOOD ST, 823, s e c Hegeman av, 2-sty bk str & 2 fam dwg, 25x70; \$15,000; (o) John Castellano, 271 20th; (a) Jas. A. Boyle, 367 Fulton (104).

LINWOOD ST, 827-33, e s, 25 s Hegeman av, 3-2-sty bk 2 fam dwgs, 20x50; \$30,000; (o & a) same as above (105).

86TH ST., 2217-21, n s, 140 e Bay pkway, 3-sty bk str & 2 fam dwg, 20x52; \$15,000; (o) Schlum & Dutch, 2221 86th; (a) Jacob Lubroth, 44 Court (3).

STORES AND TENEMENTS.

ESSEX ST., 276, w s, 275 n Liberty av, 3-sty bk str & 2 fam dwg, 20x55; \$15,000; (o) Geo. Simonetti, 270 Essex; (a) Gibson & Kay, 312 Milford (7).

MISCELLANEOUS.

ORIENTAL BLVD., 702-18, s e c Ocean av, 2-sty bk bathing pavilion, 106x154; \$64,000; (o) Manhattan Bch. Pk., Inc., 67 Liberty, Manhattan; (o) Nelson K. Vanderbeck, 15 Maiden la, Manhattan (115).

Queens

DWELLINGS.

DOUGLASSON.—Orient st, e s, 625 n Pine, 3-1½-sty fr dwgs, 24x36, shingle rf, 1 family, gas, hot air heat; \$13,500; (o) John C. Gabler, Douglasson; (a) Morgan M. O'Brien, 49 E 90th, Manhattan (110-11-12).

EAST FOREST HILLS.—Union tpke, n s, 106 w Vlegh rd, 4-2-sty fr dwgs, 23x36, shingle rf, 1 family, gas; \$16,000; (o & a) Jos. F. Negren, 8 E 23d, Manhattan (123-124).

EDGEWATER.—Beach 34th st, e s, 360 s Edgemere av, 3-2-sty fr dwgs, 22x34, shingle rf, 1 family, gas, steam heat; \$21,000; (o & a) T. A. McDonald, Beach 83d st, Rockaway Beach (39-40-41).

FLUSHING.—Bayside av, s s, 350 w Brewster av, 2-sty bk dwg, 24x50, shingle rf, 1 family, elec, steam heat; \$10,000; (o & a) Joseph Hosek, 26 43d, Corona (178).

GLENDAL.—Proctor st, w s, 175 n Myrtle av, 2-sty fr dwg, 20x56, slag rf, 2 families, gas; \$8,500; (o) Jos. J. Webern 54 Alstead pl, Glendale; (a) H. C. Brucker, 2549 Myrtle av, Ridgewood (171).

HOLLIS.—Hillside av, n s, 360 e Hollis Park blvd, 2½-sty fr dwg, 32x21, shingle rf, 1 family, gas, steam heat; \$9,500; (o) Berje Co., Inc. 13 Judd av, Jamaica; (a) H. T. Jeffrey, Jr., Fulton st, Jamaica (186).

JAMAICA.—Norwich av, s s, 270 e Flushing av, 2-2-sty fr dwgs, 20x57, gravel rf, 2 families, gas, steam heat; \$16,000; (o) Harry Archibald, 33 W 42d, Manhattan; (a) H. T. Jeffrey, Jr., Fulton st, Jamaica (68).

JAMAICA.—Canal st, ws, 100 n Fulton, 1-sty bk printing office, 33-91, slag roof; \$15,000; (o) Benj. Marvin, 386 Fulton, Jamaica; (a) H. T. Jeffrey, Jr., Fulton st, Jamaica (188).

KEW GARDENS.—Talbot pl, n e c Lefferts av, 4-2½-sty fr dwgs, 25x100, shingle rf, 2 families, gas, steam heat; \$48,000; (o) East Richmond Hill Land Co., 56 Wall, Manhattan; (a) John K. Turton Co., 101 Park av, Manhattan (138-139-140-141).

LITTLE NECK.—Glenwood av, n w c Summit av, 2-sty fr dwg, 36x25, shingle rf, 1 family, elec, steam heat; \$7,500; (o) Andrew Benson, Westmoreland, L. I.; (a) Carl P. Johnson, 30 E 42d, Manhattan (159).

L. I. CITY.—14th av, w s, 525 n Bway, 2-sty bk dwg, 18x54, slag rf, 2 families, gas, steam heat; \$7,500; (o) Ernest De Marco, 340 Freeman av, L. I. City; (a) L. H. Bailey, 229 Webster av, L. I. City (164).

L. I. CITY.—Grand av, n e c 17 av, 5-2-sty bk dwgs, 20x52, slag rf, 2 families, elec, steam heat; \$35,500; (o) Webton Realty Co., 56 Hallet, L. I. City; (a) Albert C. Kunzi, 779 Manhattan av, Bklyn (173-174).

MIDDLE VILLAGE.—Memorial st, n s, 300 e Morton, 12-2-sty fr dwgs, 19x40, slag rf, 2 families, gas; \$69,500; (o) A. Hendel & Sons, 10 Morton av, Middle Village; (a) William Von Felde, 2188 Metropolitan av, Middle Village (102-3-4).

MIDDLE VILLAGE.—Memorial st, n s, 300 e Morton av, 12-2-sty fr dwgs, 19x40, slag rf, 2 families, gas; \$69,500; (o) A. Hendel & Sons, 10 Morton av, Middle Village; (a) William Von Felde, 2188 Metropolitan Middle Village (102-3-4).

MIDDLE VILLAGE.—Metropolitan av, n s, 174 e Catherine, 2-2-sty fr dwgs, 18x45, slag rf, 2 families, gas; \$9,000; (o & a) Jos. Seiz, Morton st, Middle Village (158).

MIDDLE VILLAGE.—Stone av, e s, 112 n Juniper Valley rd, 2-2-sty fr dwgs, 16x38, tar & slag rf, 1 family, gas, hot air heat; \$11,000; (o) Baier & Bauer, Howard Beach; (a) Chas. Baier, Howard Beach (31).

OZONE PARK.—Attile av, s w c Boss av, 3-2-sty fr dwgs, 16x33, shingle rf, 1 family, gas; \$13,500; (o & a) Chas. Voos, 9505 118th, Richmond Hill (153-4-5).

QUEENS.—220th st, w s, 100 s 104 av, 1½-sty fr dwg, 24x26, shingle rf, 1 family, gas, steam heat; \$7,000; 1-sty fr garage; \$800; (o) Ino Remels, 1529 96th, Ozone Park; (a) Chas. Infanger, 2634 Atlantic av, Bklyn (150-1).

QUEENS.—Charles st, n e c Bryan av, 3-2½-sty fr dwgs, 16x35, shingle rf, 1 family, gas, steam heat; \$15,000; (o) Wonnberger & Moeller, Jackson av & Spruce, Queens; (a) H. T. Jeffrey, Jr., Fulton st, Jamaica (65-66-67).

QUEENS.—Chestnut st, n s, 162 w Jefferson av, 3-2½-sty fr dwgs, 16x32, shingle rf, 1 fam-

ily, gas, steam heat; \$15,000; (o) A. Kostro, 317 Fulton, Jamaica; (a) H. T. Jeffrey, Jr., Fulton st, Jamaica (54-55-56).

QUEENS.—Orange st, n s, 100 w Jefferson av, 2-2½-sty fr dwgs, 16x32, shingle rf, 1 family, gas, steam heat; \$10,000; (o) A. Kostro, 317 Fulton, Jamaica; (a) H. T. Jeffrey, Jr., Fulton st, Jamaica (57-58).

QUEENS.—Chestnut st, s s, 100 w Jefferson av, 5-2½-sty fr dwgs, 16x32, shingle rf, 1 family, gas, steam heat; \$25,000; (o) A. Kostro, 317 Fulton, Jamaica; (a) H. T. Jeffrey, Jr., Fulton st, Jamaica (125-26-27-28-29).

RICHMOND HILL.—134th st, e s, 50 n Bath pl, 2-2½-sty fr dwgs, 18x34, shingle rf, 1 family, gas, steam heat; \$14,000; (o) Richmond Hill Investment Co., Briggs av & Jamaica av, Richmond Hill; (a) H. T. Jeffrey, Jr., Fulton st, Jamaica (62-63).

RICHMOND HILL.—124th st, e s, 400 s Sutter av, 6-2-sty fr dwgs, 18x33, shingle rf, 1 family, gas; \$18,000; (o & a) J. C. Zook Organization, 11815 Liberty av, Richmond Hill (1-2-3-4-5-6).

RICHMOND HILL.—109th st, w s, 135 s Roanoke av, 3-2-sty fr dwgs, 15x35, shingle rf, 1 family, gas, steam heat; \$12,000; (o) Frohwitter Building Corp., 150 96th, Woodhaven; (a) T. G. Anderson, 20 Homer Lee av, Jamaica (181-82-83).

RIDGEWOOD.—Grove st, s s, 158 e Prospect av, 12-2-sty bk dwgs, 20x55, gravel rf, 2 families, gas, hot air heat; \$96,000; (o) Grove St. Investors, Inc. Augustave Roth, Pres., 2429 Myrtle av, Ridgewood; (a) Louis Berger Co., Myrtle & Cypress avs, Ridgewood (15 to 20).

RIDGEWOOD.—Cypress av, n e c Norman, 28-2-sty bk dwgs, 20x55, 1 & 2 families, gas, steam heat; \$104,020; (a) Charles Fritz, 1723 Stephen st, Ridgewood; (a) Louis Berger & Co., cor Myrtle & Cypress avs, Ridgewood (23 to 30).

SOUTH OZONE PARK.—Attale av, s s, 100 e Lincoln av, 2-2-sty fr dwgs, 16x33, shingle rf, 1 family, gas; \$14,000; (o & a) P. Nolan, 65 Fulton, Jamaica (189-90).

ST. ALBANS.—Dunkirk st, s s, 40 w Sullivan pl, 2½-sty fr dwg, 24x57, shingle rf, 2 families, gas, steam heat; \$10,000; (o) Henry M. Prehn, St. Albans; (a) Chas. G. Wessel, 1339 E 4th, Bklyn (119).

WOODHAVEN.—102d rd, n s, 100 w 88th, 2-2-sty fr dwgs, 20x54, tar rf, 2 families, gas; \$13,600; (o) Mrs. Mary Del Giorno, 3982 Water Woodhaven; (a) J. Monda, 3917 Jerome av, Woodhaven (47-48).

STORES AND DWELLINGS.

CORONA.—Junction av, e s, 50 s Sebastian av, 3-sty bk str & 2 fam, 50x82, slag rf, 13 families, gas, elec; \$30,000; (o) Elsie Semiers, 104-106 Junction av, Corona; (a) Fred. Hirsh, 406 Homestead av, Mt. Vernon, N. Y. (35).

LONG ISLAND CITY.—Grand av, s w c 6 av, 5-3-sty bk str & dwgs, 25x50, slag roof, 2 families, elec, steam heat; \$48,500; (o) Webton Realty Co., 56 Hallet, L. I. City; (a) Albert C. Kunzi, 779 Manhattan av, Bklyn (175-176-177).

QUEENS.—Fulton st, s w c Reno pl, 4-2½-sty fr str & dwgs, 20x50, shingle rf, 1 family, gas, steam heat; \$32,000; (o) John Osterman, 12 Lafayette, Jamaica; (a) H. T. Jeffrey, Jr., Fulton st, Jamaica (59-60).

STORES, OFFICES AND LOFTS.

HOLLIS.—Jamaica av, n w c, 195th, 3-1-sty bk str, 40x55, tar & gravel rf, steam heat; \$22,000; (o) Middle Holding Co., Jamaica & 195th, Hollis; (a) H. T. Jeffrey, 309 Fulton, Jamaica (130-131).

JAMAICA.—Fulton st, s s, 22 e Smith, 2-sty bk str, 57x84, slag rf, steam heat, elec; \$5,000; (o) Benjamin Marvin, 386 Fulton, Jamaica; (a) H. T. Jeffrey, Jr., Fulton st, Jamaica (80).

JAMAICA.—Fulton st, s e c Smith, 2-sty bk str & office, 22x90, slag rf, elec, steam heat; \$50,000; (o) Benjamin Marvin, 386 Fulton, Jamaica; (a) H. T. Jeffrey, Jr., Fulton st, Jamaica (79).

MISCELLANEOUS.

L. I. CITY.—Vernon av, e s, 172 s Wilbur av, 1-sty bk machine shop & blacksmith shop, 50x200, rubberoid rf, elec; \$19,500; (o) R. Steel & Sons, Inc., 558 W 162d, Manhattan; (a) Alfred Wein, 21 E 40th, Manhattan (46).

Richmond.

COLLEGES AND SCHOOLS.

ANNADALE.—Lamont av, s e s, 175 s w Jefferson blvd, 1-sty fr bldg (school), 63.1x63.1; \$15,000; (o) City of N. Y., City Hall, New York City; (a) A. Snyder, Municipal Bldg., N. Y. C. (2741).

WESTERLEIGH.—Clinton pl & Flske av, e s, 68 n Leonard st, 1-sty fr school, 63x63, asphalt slate shingle rf; \$15,000; (o) City of N. Y., City Hall, N. Y.; (a) A. Snyder, Municipal Bldg., N. Y. C. (2740).

DWELLINGS.

ANNADALE.—Lamont av, s s, 320 w Washington av, 1½-sty fr dwg, 24x26, asphalt shingle roof; \$3,000; (o & b) G. Carlson, 128 Lemont av (2753).

DONGAN HILLS.—Vista av, w s, dale av, 2-sty bk dwg, 32x40, shingle roof; \$4,500; (o) Geo. Casella, 65 Downey, N. Y. C.; (a) Chas. A. Duncker, Dongan Hills (2783).

ELTINGVILLE SHORE.—Oceanic av, s s, 820 e Southfield blvd, 1-sty fr dwg, shingle roof, 25x28; \$4,000; (o & a) Kathryn Missall, 197 Jewett av, Port Richmond (2769).

GRANT CITY.—Bancroft st, n s, 390 e Railroad av, 2-sty fr dwg, 24x24, shingle roof; \$4,000; (o) Agnes Steinmetz, Lisbon pl, Great Kills, S. I.; (a) Chas. A. Duncker, Dongan Hills, S. I. (2631).

GRANT CITY.—Lamont av, 82, n s, 348 w Railroad av, 2-sty fr dwg, 20x33, shingle roof; \$3,000; (o & b) Arthur P. Kimball, 82 Lamont av.

GRANT CITY.—Bancroft av, n s, 230 e Railroad av, 2-sty fr dwg, 24x24, slag rf; \$4,000; (o) Albert M. Ruland, 578 Westchester av, N. Y. C.; (a) Chas. A. Duncker, Dongan Hills, S. I. (2680).

GRANT CITY.—Bancroft st, n s, 390 e Railroad av, 2-sty fr dwg, 24x24, slag rf; \$4,000; (o) Agnes Steinmetz, Lisbon pl, Grant City, S. I.; (a) Chas. A. Duncker, Dongan Hills, S. I. (2631).

GREAT KILLS.—Armstrong av, s s, 202 e Kings st, 1½-sty fr dwg, 24x30, asphalt slag rf; \$5,000; (o) Margaret Lozanbuhl, 20 W 65th, N. Y. City; (a) Geo. W. Suess, 1131 Gravesend av, Bklyn, N. Y. (2691).

GREAT KILLS.—Hillcrest av, w s, 90 Lindenwood rd, 1-sty fr dwg, 24x39, slag rf; \$4,000; (o) Katherine Block, Amboy rd, Great Kills, S. I.; (a) Arthur Buhlmann, 204 Nelson av (2687).

GREAT KILLS.—Southfield blvd, e s, 20 s Cleveland av, 2-sty fr dwg, slag rf, 24x26; \$3,000; (o) Mrs. Antony Heinze, Great Kills, S. I. (2616).

GREAT KILLS.—Great Kills rd, w s, 100 s Ocean av, 2-2-sty fr dwgs, 22x30, shingle rf; \$6,000; (o) Henry Sukes, Bklyn, N. Y.; (a) Capt. Max Schneider, Great Kills, S. I. (2751).

GRYMES HILL.—Howard av, e s, 561 s Eddy, 2-sty bk dwg, 62x26, Spanish tile rf; \$12,000; (o) Adams T. Rice, 124 Central av, Tompkinsville, S. I.; (a) James Whitford, Tompkinsville, S. I. (2645).

LIVINGSTON.—Kissel av, e s, 385 s Castleton av, 1½-sty fr dwg, 26x36, shingle rf; \$5,000; (o) Fred L. Space, 413 Westervelt av, North Brighton, S. I.; (a) Wm. H. Hoffman, 166 Vlove rd, West New Brighton, S. I. (2773).

MARINERS HARBOR.—Division av, s e s, cor Van Name av, 2-sty fr dwg & garage, rubberoid rf (\$4,000) (garage \$200), 20x44; (o & a) A. M. Alkivice, 305 South av, Mariners Harbor, S. I. (2618).

MIDLAND BEACH.—Eighth st, n s, 120 w Midland av, 2-sty fr dwg, 23x39, slag rf; \$3,500; (o) Mrs. C. H. Hampton, 225 8th, Midland Beach; (a) A. M. Arrington, 617 Bay, Stapleton, S. I. (2670).

MIDLAND BEACH.—Eighth av, w s, 300 s Barnes av, 1-sty fr dwg, 24x48, slag rf; \$3,000; (o) Mrs. Harry Rodgers, 115 Leroy, N. Y. C. (2627).

NEW BRIGHTON.—2d av, s s, 125 w Bismark av, 2-2-sty fr dwgs, 24x45, slag rf; \$6,000 total; (o) Stanley Carazzone, 52 Andrew, S. B.; (a) Chas. A. Duncker, 132 Andrew, S. B. (2728).

NEW BRIGHTON.—Carson av, s s, 400 w Westervelt av, 2½-sty fr dwg, 22x36, slag rf; \$4,000; (o) Mrs. A. Kells, Brook st, Tompkinsville, S. I. (2719).

NEW BRIGHTON.—Winter av, n s, 600 w Westervelt av, 2½-sty fr dwg, 22x48, slag rf; \$6,000; (o) Rosenholz & Dalgin, Tompkinsville (2723).

NEW BRIGHTON.—Westervelt & Hamilton avs, e and w s, two 2-sty fr dwgs, 32x18, slag rf; \$5,000; (o) Henry F. Comtois, 233 Jersey st; (a) Henry F. Comtois, 233 Jersey st (2736).

NEW BRIGHTON.—Corson av, e s, 250 e Jersey, two 2-sty fr dwgs, 37x48, rubberoid rf; \$4,000; (o & a) T. Cooper, 4th av, New Brighton (2722).

NEW DORP BEACH.—Finley av, s s, 240 e Beason pl, 2-sty fr dwg, 28x26, slag rf; \$6,000; (o) R. Morelle & F. Malfettamo, New Dorp Lane & Hett av; (a) S. Butera, 119 Mills av, South Beach (2732).

NEW DORP BEACH.—Finley av, s s, 200 e Beason pl, 2-sty fr dwg, 28x26, slag rf; \$6,000; (o) R. G. Muccialo, Hett av, New Dorp, S. I.; (a) S. Butera, 119 Mills av, South Beach, S. I. (2731).

NEW DORP.—Burbank av, e s, 3d st, 4-2-sty fr & stucco dwgs, 20x36, slag rf; \$4,500 each; (o) G. W. Hughes, 76 Rose av, New Dorp, S. I.; (a) R. E. Archibald, 111 Locust av, New Dorp (2648-2651).

NEW DORP COKERY.—Cubbesly pl, e s, 350 n Oakley pl, 2-sty fr dwg, 22x25, slag rf; \$5,000; (o) Michael Sero, 48 Dale st, New Dorp; (a) Byron C. Pneuman, New Dorp, S. I. (2742).

NEW DORP.—Beach av, n s, 100 s e 3d, 2-sty fr dwg, 27x32, shingle rf; \$7,000; (o) Mr. & Mrs. Edwin Clohesy, 297 Garden, Stapleton, S. I.; (a) Geo. H. Wood, 90 2 av, Stapleton, S. I. (2639).

NEW DORP.—Burbank av, e s, 100 n 5th, 2-sty fr & stucco dwg, 20x36, shingle rf; \$4,500; (o) G. W. Hughes, 76 Rose av, New Dorp; (a) R. E. Archibald, 111 Locust av, New Dorp, S. I. (2647).

PORT RICHMOND.—Palmer av, s s, 160 w Richmond av, 1-sty fr dwg, 26x24; \$5,700, shingle rf; (o) Frederick Morhard, 45 Wright st, Mariners Harbor, S. I.; (a) William F. Behler, 308 Richmond av, Port Richmond, S. I. (2625).

PORT RICHMOND.—Lincoln av, e s, 271 w Washington av, 1-sty fr dwg, 14x36; \$2,500; (o) M. Coil Steen, 535 E 78th, N. Y. C.; (a) John Laine, R F D, Lincoln av, Port Richmond, S. I. (2654).

ROSEBANK.—Tompkins av, e s, on corner Marybird av, 2-sty fr dwg, 22x48, slag rf; \$6,800; (o & b) Peter Farina, 187 Virginia av (2707).

SOUTH BEACH.—Austin av, n s, 140 e Cedar av, 1-sty bk dwg, t. c. block, 20x50, rubberoid rf; \$3,000; (o) Emilio Miscione, 417 E 119th, Manhattan; (a) Cannava & Viviano, 110 W 40th, Manhattan (2480).

STAPLETON.—Gordon st, n s, 524 w Broad st, 2-sty fr dwg, 20x40, rubberoid rf; \$5,500; (o & b) Carol Nakoneskny, care of T. Roman Hudson st, Stapleton, S. I.; (a) A. H. Nelson, Stapleton, S. I. (2725).

TOMPKINSVILLE.—S e cor Sherman & Ben-ziger avs, two 2-sty bk dwgs, 40x55, rubberoid rf; total \$12,000; (o) Louis Melinko, 71 Ben-ziger av; (a) James Whitford, St. George, S. I. (2623).

WEST NEW BRIGHTON.—Castleton av, n s, 189 w Buylar av, five 2-sty fr dwgs & strs, 17 x56, rubberoid rf; \$10,000; (o) E. J. Plummer, 999 Castleton av; (a) Chas. B. Heweker, Tom-pkinsville (2774).

STORES, OFFICES AND LOFTS.

CORCORAN.—Richmond rd, w s, cor Concord pl, 2-sty store, office & shop (1-sty), (two apts 2-sty), 45x48, slag rf; \$10,000; (o) Henry & R. A. Carstensen, 90 Vista av, Stapleton, S. I.; (a) Henry & R. A. Carstensen, 90 Vista av, Stapleton, S. I. (2750).

STORES AND DWELLINGS.

PORT RICHMOND.—Richmond av, e s, 45 n Vreeland st, 2-sty bk dwg & stores, 31x75 (1-sty), 31x55 (2-sty), slag rf; \$16,000; (o) Michael Kaplan, 48 W 25th st, N. Y. City; (a) Nathaniel L. Brodie, 815 Breene av, Bklyn, N. Y. (2729).

MISCELLANEOUS.

CLIFTON, S. I.—n s Willow av, w Bay st, concrete wall & steel tank; \$6,000; (o) N. Y. & Richmond Gas Co., Willow av, Rosebank; (b) Thos. Cummings, 468 Targee st, Stapleton, S. I. (2781).

STAPLETON.—Roff st & Targee st, 2-sty bk bldg, laundry & dwg, 25x30, rubberoid roof; \$5,000; (o) E. J. McCormick; (a) Thos. Cum-mings, 468 Targee, Stapleton, S. I. (2704).

PLANS FILED FOR ALTERATIONS

Manhattan.

ALLEN ST, 51. remove columns, new beams, toilets, partitions in 5-sty bk store & tnt; \$1,000 (o) Rosa Levy, care A. H. Levy, 654 W 161; (a) Philip Barden, 230 Grand (53).

BEACH ST, 36-38-40. new ext, piers, office, toilet, remove walls in 1-sty bk garage; \$15,000; (o) Est Thos. Lenane, 307 West; (a) Margon & Glaser, 2804 6 av (47).

BROAD ST, 20-22. new tank on 20 and 16-sty F P offices; \$5,000; (o) Clarence H. Mackay, 253 Bway; (a) Guy W. Cugin, 141 Washing-ton pl (35).

CANAL ST, 269. new f. p. doors, partitions, skylights in 5-sty bk factory; \$3,000; (o) Frank J. Kloes, 243 Canal; (a) Jean Jeanne, 231 W 18 (50).

GREEN ST, 130. new toilets in 6-sty bk storage warehouse; \$3,000; (o) Henry Gerushym, 342 Madison av; (a) G. C. & H. Bochin, 7 W 42d (15).

MURRAY ST, 103-5. lower floor, new column, girders, add sty on 3-sty bk storage; \$6,000; (o) Herman Kornahrens, Inc., 111 Murray; (a) Alex S. Traub, 255 Greenwich (54).

THOMPSON ST, 235-7-9. remove partitions, walls, new girder, windows, apart, stairs, in 3-sty bk hotel annex; \$12,000; (o) N. Y. C. Baptist Missions Soc., 276 5th av; (a) Hood & Poulihoux, 7 W 42d (36).

WARREN ST, 82. remove elevator & wood shaft, new elevator & bk shaft in 5-sty bk str & lofts; \$6,000; (o) Macback Hardware Co., 82 Warren; (a) Chas. H. Richter, 96 5 av (18).

WASHINGTON PL, 72. remove partitions, stoop, new bathroom, kitchenette, vestibule, beams, raise walls on 4-sty bk hotel dormitory; \$8,000; (o) The Hurst Rty. Co., 42 E 11th; (a) Chas. F. Winkelman, 103 Park av (9).

WASHINGTON SQ, 31. remove pent house, 2 new add stys, elevator, toilets, int court in 4-sty f. p. hospital; \$60,000; (o) Mrs. Rose Sa-

vini, 43 W 11; (a) Thos. F. Dunn, 62 W 45 (51).

8TH ST, 44 E. remove bk wall, new iron beams, in 4-sty bk stores and lofts; \$1,000; (o) H. Kantor, Inc., 13 Mt Morris Park, West; (a) Alfred L. Kehoe & Co., 150 Nassau (28).

14TH ST, 120-22 E. new marquise on 5-sty bk stores and lofts; \$500; (o) Carolina T. B. Condit, 19 W 55th; (a) Geo Wagner, 120 114th (29).

16TH ST, 5-7 E. new iron stairs in 12-sty bk str, factory, office; \$1,000; (o) Sidman Rty. Co., 799 Bway; (a) Jacob Fisher, 25 Av A (44).

16TH ST, 410-16 W. new steel beams, tank on 6-sty f. p. warehouse; \$450; (o) National Biscuit Co., 409 W 15th; (a) A. G. Zimmerman, 85 9 av (13).

17TH ST, 314 W. remove fence, pier new sidewalk, windows partitions wardrobe, class rooms, doors in 4-sty bk school; \$13,000; (o) City of N. Y., Bd. of Ed., 500 Park av; (a) C. B. J. Snyder, Municipal Bldg. (49).

25TH ST, 104 E. new steel beams, concrete arches, partitions in 12-sty f. p. offices & show rooms; \$500; (o) Braender Bldg. & Constn. Co., 315 4 av; (a) Frank A. Moore, 109 E 29th (10).

39TH ST, 633-35 W. new enclosure for hog conveyor, f. p. door in 3 bldgs, engine & boiler room bldg, tank bldg, hog bldg; \$5,000; (o of land) Edgar S. & John Appleby, 135 Bway; (o of bldg & lessee of land) Jos. Stern & Sons, 616 W 40th; (a) G. P. Bron, 616 W 40 (24).

40TH ST, 344 E. new elevator shaft enclosure, wall, skylight in 5-sty bk factory; \$6,000; (o) Henico Elect Co., 344 E 40th; (a) Ferdinand Savignano, 6005 14 av, Bklyn (25).

45TH ST, 121 W. new columns in 3-sty bk restaurant and dance hall; \$1,500; (o) Jos. H. Goldblatt, 231 E 77th; (a) Bottomley & Hess, 112 E 53th (34).

57TH ST, 161 W. remove entrance, new entrance, doors, raise floor in 4-sty bk res; \$5,000; (o) E. Clarence Jones, 505 5 av; (a) Lewis E. Welsh, 132 Madison av (23).

59TH ST, 119 E. raise beams, extend floors, new partitions, plumbing, in 4-sty bk store and workrooms; \$2,500; (o) Edgewater Rty Co., 524 Willis av; (a) Wm. Shary, 41 Union Sq (31).

75TH ST, 545 E. new extension on 1-sty bk garage; \$3,000; (o) John Blumers & Bros., 545 E 75; (a) Victor Mayper, 15 E 40 (52).

83D ST, 247 E. new extensions, toilets, extended balcony, on 4-sty bk stores and apts; \$300; (o) Thos. Bornstein, 1613 2d av; (a) Sam'l Pelton, 104 Lowell (30).

91ST ST, 60 E. remove stoop, rearrange stairs, new door, window in 4-sty bk res; \$5,000; (o) Irma H. Kaufmann, 1361 Madison av; (a) Herbert Lippmann, 126 E 59th (19).

116TH ST, 79 W. remove beams, wall, new girders, column, stores, partitions, show win-dows, in 7-sty bk stores and tnt; \$20,000; (o) Sam'l Kemlet, 24 W 120th; (a) Gronenberg & Leuchtig, 450 4th av (32).

117TH ST, 179 E. remove partitions, toilet, new partitions, toilet, galv iron ducts, plumbing in 4-sty bk str & tnt; \$2,500; (o) Giuseppe Laporta, 427 E 32st; (a) De Rose & Cavallieri, 370 E 149th (22).

125TH ST, 55-57 W. new marquise on 4-sty bk str & apts; \$2,000; (o) Wm. Patten, 57 W 125th; (a) Wm. M. Racburn, 208 W 54th (45).

137TH ST, 245 W. remove stairs, partitions, new stairs in 5-sty bk res; \$5,000; (o) Mon-arch Lodge, 245 W 137th; (a) Hewlett & Mitchell, 129 E 27th (11).

139TH ST, 200 W. remove stoop, walls, new windows, stairs, rearrange partitions in 4-sty bk dwg, offices, str; \$10,000; (o) Chas. W. Ander-son, 253 W 42d; (a) Harold D. Young, 253 W 42d (26).

AV A, 52. remove fire-escapes, partitions, new stairs in 4-sty bk str & apts; \$800; (o) Elsa Decker, 309 W 98th; (a) Irving M. Fenichel, 583 Bedford av, Bklyn (27).

AV A, 68. new stairs partitions in 4-sty bk str & tnt; \$400; (o) Henry C. Drayton, 14 Wall; (a) Adolph E. Nast, 56 W 45th (16).

BOWERY, 123. excavate portion of yard for passageway for 4-sty bk str & warerooms; \$200; (o) Robert Hartshorne, 63 Wall; (a) Philip Barden, 230 Grand (17).

BROADWAY, 2350. change stairs, new parti-tions, in 12-sty F P apart hotel; \$3,000; (o) The Anderson Price Co., Hotel Brenton Hall; (a) Delano & Aldrich, 126 E 38th (33).

BROADWAY, 375-77 W. new toilets, girders, columns, elevator, floor beams, reconstruct elevator shaft in 5-sty bk str & factory; \$40,000; (o) Phoenix Commercial Co., 477 Bway; (a) Ross & MacNeil, 46 W 24th (43).

BROADWAY, 1457. new partitions, offices in 11-sty f. p. stores & offices; \$3,500; (o) Henry Phipps Est., 787 5 av; (a) Henry S. Lion, 15 E 40 (57).

HAVEN AV, 241-67. new ext on 2½-sty fr restaurant & sleeping quarters; \$12,000; (o) Ben C. Riley, W 11th, cor Haven av; (a) Dwight J. Baum, Waldo av, cor Spuyten Duyvil pkway (21).

LENOX AV, 490. new partitions, door, toilet in 5-sty bk apts & str; \$800; (o) Geo. Cohen, 826 West End av; (engr) J. E. Cohen, 1153 Boston rd (12).

MADISON AV, 1722. new ext on 3-sty bk res; \$3,500; (o) Dr. Isaac I. Plotz, 1722 Madison av; (a) Alfred Auslander, Jackson av, Queens, L. I. (59).

PARK AV, 65. remove partitions, stairs, fence, entrance, new partitions, stairs bath rooms, vestibule, window in 5-sty bk res; \$25,000; (o) Annabella D. Huntington, 2 E 57; (a) Maurice Courland, 47 W 34 (55).

ST. NICHOLAS AV, 1220. remove str front, partitions, new partitions, str front in 5-sty bk str & tnt; \$300; (o) Jacob Ruppert Rty. Co., 1639 3 av; (a) Ignatz I. Rosenberg, 250 W 112th (14).

4TH AV, 113-19. 4 new pressure tanks on 8-sty f. p. lofts; \$7,000; (o) Peoples Rty. Co., Inc., 31 Nassau; (a) Reliance Tower & Steel Constn. Co., 94 Mangin (42).

5TH AV, 114-6. new partitions, toilets in 18-sty f. p. salesroom, offices, factory; \$5,000; (o) American R. E. Co., in receivership; receivers, W. E. Noyes & A. E. Marling, 141 Bway; (a) Jardine, Hill & Murdock, 50 E 42d (41).

5TH AV, 122-4. new partitions, f. p. floors, windows in 10-sty f. p. factory; \$2,500; (o) E. Sharmur Co., 170 Bway; (a) Fredk. W. Moore, 154 Nassau (48).

6TH AV, 1011. new coal hole, columns, reduce sidewalk on 5-sty bk store, offices & apts; \$3,500; (o) Est. Robt. T. Ballantine, 790 Broad st, Newark, N. J.; (a) Schwartz & Gross, 347 5 av. (60).

7TH AV, 468. new stairs, partitions in 5-sty bk store, offices & furnished rooms; \$5,000; (o) Paul G. Daly, Hotel Willard, 254 W 76; Danl L. Daly, 75 Coleridge st, Manhattan Beach; (a) Morris Schwartz, 1400 Bway (58).

Bronx

DAWSON ST, s s, 115 w Ligget av. new plbg, new partitions to 1-sty fr dwg; \$1,000; (o) Rosofsky & Weiss, on prem; (a) Erhard D. Djooup, 1345 Chisholm (4).

BAINBRIDGE AV, 3014. 1-sty fr ext, 9.6x21.6, new plumbing, new partitions to 2½-sty fr dwg; \$1,500; (o) Dr. Louis Kobel, on prem; (a) John H. Mertens, 37 E 28th (11).

BOSCOBEL AV, w s, 230.7 n 168th. 2-sty fr ext, 15.6x30, new plumbing, new partitions & move 2-sty & attic fr dwg; \$5,000; (o) Danto Vaene, 1262 Shakespeare av; (a) Della, Penna & Erickson, 289 E 149th (3).

GERARD AV, n e c 161st. raise 10x13 2-2-sty fr str & dwgs & build 1-sty bk under same, making 3 stys, new str fronts, new girders & cols; \$10,000; (o) Chas. W. Meyer, on prem; (a) Chas. S. Clark, 441 Tremont av (2).

MULINER AV, 1842. new plbg, new partitions to 2-sty fr dwg; \$1,000; (o) Karl Olander, on prem; (a) H. Nordheim, 726 E 234 (5).

PARK AV, 3123. new plbg, new partitions to 2-sty & attic fr dwg; \$2,000; (o) Angelina La-vitola, 291 E 149; (a) Moore & Landseldel, 3 av & 149th (6).

Brooklyn

BERGE NST, 1870. s w c Howard av, exterior & int alts to 3-sty fr str & 2 fam dwg; \$5,000; (o) Morris Macholder, 1772 Prospect pl; (a) E. M. Adelsohn, 1778 Pitkin av (75).

COTTAGE PL, 3027-41. e s, 214.7 s Surf av, move bldg, str front, etc. to 3-sty fr str & hotel; \$10,000; (o) Harry Weissberg, 52 5 av, Manhattan; (a) Jas. J. Millman, 26 Court (102).

ESSEX ST, 541. e s, 155 n Blake av, raise bldg, etc. 2 fam dwg; \$2,000; (o) Hyman Bugowich, 537 Essex; (a) Irving Kirshenblatt, 355 Miller av (101).

86TH ST, 2217-21. n s, 140 e Bay pkway, ext to 3-sty fr str & 2 fam dwg; \$5,000; (o) Schlum & Duetch, 2221 86th; (a) Jacob Lub-roth, 44 Court (53).

FRANKLIN AV, 320. w s, 47 s Clifton pl, int alts & wall to 2-sty bk str, shop & 2 fam dwg; \$2,000; (o) Benj. Rosenberg, 1094 Bedford av; (a) Gilbert I. Prowler, 367 Fulton (49).

HOPKINSON AV, 455. e s, 100 n Pitkin av, exterior & int alts to 3-sty str & 2 fam dwg; \$6,000; (o) B. Newman, prem; (a) Harry Brodsky, Jr., 583 Sutter av (5).

Queens

EVERGREEN.—Cypress av, 1179. 1-sty bk ext 25x34, rear shop & dwg, slag rf, int alt; \$2,000; (o) Josephine Preslmayer, premises; (a) J. H. Lanzarone, 60 Jefferson st, Bklyn (58).

JAMAICA.—Union Hall st, s w c, & Fulton st, elevator; \$2,000; (o) Bank of Manhattan Co., s w c Union Hall & Fulton, Jamaica (47).

L. I. CITY.—Grand av, s s, 75 s 3 av, 2-sty fr ext, 10x19, rear, raise rf 2-sty, plumbing; \$2,200; (o) Anna Reges, 505 1 av, L. I. City (3).

RIDGEWOOD.—Myrtle av, s s, 35 e Sum-merfield, 1-sty con blk ext, rear, 19x19, int alts & plumbing; \$2,500; (o) Nathan Keller, 2396 Myrtle av, Ridgewood; (a) Geo. Clarke, 1756 Armand pl, Ridgewood (9).

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor

E. S. DODGE, Vice-President

J. W. FRANK, Secretary-Treasurer

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

Copyright, 1922, by The Record and Guide Company

119 West 40th Street, New York (Telephone: Bryant 4800)

VOL. CIX
NO. 3 (2810)

NEW YORK, JANUARY 21, 1922

25c. A COPY
\$12.00 A YEAR

Advertising Index

Page

A. B. See Electric Elevator	4th Cover
Ackerly, Orville B.	83
Adams & Co.	82
Adler, Ernest N.	83
American Bond & Mortgage Co.	93
American Bureau of R. E.	83
American Enameled Brick & Tile Co.	80
Ames & Co.	2d Cover
Amy & Co., A. V.	2d Cover
Anderson & Co., James S.	2d Cover
Anderson Brick & Supply Co.	4th Cover
Armstrong & Armstrong	83
Ashforth & Co.	2d Cover
Atlantic Terra Cotta Co.	90
Automatic Fire Alarm Co.	90
Balter, Alexander	82
Bauer, Milbank & Molloy	82
Bechman, A. G.	82
Bell Co., H. W.	93
Biltmore Realty Corp.	82
Boyd, James	76
Boylan, John J.	2d Cover
Brennan, Edmund M.	83
Brensam Realty Corp.	76
Brett & Goode Co.	Front Cover
Brook, Inc., Louis	92
Brooks & Momand	76
Brown, Frederick	76
Brown Co., J. Romaine	Front Cover
Builders' Brick & Supply Co.	4th Cover
Bulkley & Horton Co.	82
Busher & Co., Eugene J.	2d Cover
Butler & Baldwin	Front Cover
Cammann, Voorhees & Floyd	2d Cover
Carpenter, Leonard J.	2d Cover
Chauncey Real Estate	2d Cover
City Investing Co.	68
Classified Advertisements	81
Coburn, Alfred P.	82
Cross & Brown	Front Cover
Cruikshank Co.	Front Cover
Cruikshank Sons, Wm.	Front Cover
Cudner, R. E. Co.	2d Cover
Cusack Company	82
Cushman & Wakefield	82
Cutler & Co., Arthur	2d Cover
Cutler, Harry B.	2d Cover
Dailey, Clarke G.	68
Davies, J. Clarence	84
Day, Joseph P.	2d Cover
Dean & Co., W. E.	2d Cover
Dike, O. D. & H. V.	2d Cover
Dodge Co., F. W.	74
Dowd, James A.	83
Dubois, Chas. A.	82
Duffy Co., J. P.	90
Dunlap & Lloyd	82
Duross Co.	2d Cover
Edwards Co., Charles G.	2d Cover
Edwards, Dowdney & Richart	68
Elliman & Co., Douglas L.	76
Ely & Co., Horace S.	Front Cover
Empire Brick & Supply Co.	4th Cover
English, J. B.	2d Cover
Finch & Co., Chas. H.	92

TABLE OF CONTENTS

Editorials	69
Housing Shortage Measured by Census and Building Facts	71
Port Topic is First at Monthly Realty Board Dinner	73
Bill Before Congress Paves Way for New Federal Building	73
Review of Real Estate Market for the Current Week	75
Private Sales of the Week	75
Statistical Table of the Week	84
Principal Structures Scheduled for Erection in 1922	85
Many Large Buildings Planned for Early Spring Start	87
Personal and Trade Notes	87
Trade and Technical Society Events	87
Building Materials Markets	88
Current Building Operations	88
Contemplated Construction	90
Plans Filed for New Construction	93

Advertising Index

Page

Moors, J. K.	2d Cover
Morgan Co., Leonard	83
Muhler, Arthur G.	83
Murray & Sons, Inc., John A.	88
Murtha & Schmohl	4th Cover
Nail & Parker	68
Natanson, Max N.	84
Nehring Bros.	2d Cover
New York Edison Co., The	91
New York Title & Mortgage Co.	68-77
Niewenhaus Co., Inc.	80
Noyes & Co., Chas. F.	Front Cover
Ogden & Clarkson Corp.	2d Cover
O'Hare, Geo. L.	68
Oppenheimer, Fred	82
O'Reilly & Dahn	2d Cover
Payton, Jr., Co., Philip A.	84
Pease & Elliman	Front Cover
Pell & Co., S. Osgood	93
Pendergast, John F., Jr.	82
Pepe & Bro.	76
Pfomom, F. & G.	Front Cover
Phelps, Albert D.	82
Pomeroy Co., Inc., S. H.	90
Porter & Co.	Front Cover
Quell & Quell	82
Read & Co., Geo. R.	Front Cover
Realty Co. of America	68
Rickert-Brown Realty Co.	88
Rinaldo, Hiram	82
Ross, Frank U.	90
Runk, Geo. S.	82
Ryan, George J.	2d Cover
Schindler & Liebler	82
Schweibert, Henry	82
Seaman & Pendergast	82
Shaw, Arthur L.	83
Shaw, Rockwell & Sanford	82
Sherman & Kirschner	83
Simberg, A. J.	16
Smith, Gerritt, Mrs.	84
Smith, Inc., Malcolm E.	82
Solar Engineering Co.	92
Solove, R.	80
Spear & Co.	82
Speyers, Inc., James B.	83
Spotts & Starr	2d Cover
Sterling Mortgage Co.	81
Tabolt, Jacob J.	82
Title Guarantee & Trust Co.	68
Tyng & Co., Stephen H., Jr.	68
Union Stove Works	88
Van Valen, Chas. B.	76
Walsh, J. Irving	2d Cover
Watson Elevator Co., Inc.	4th Cover
Well Co., H. M.	76
Wells Architectural Iron Co.	90
Wells Sons, James N.	2d Cover
Westergren, Inc., M. F.	4th Cover
White & Sons, Wm. A.	Front Cover
Whiting & Co., Wm. H.	Front Cover
Whitney-Foster Corp.	82
Williams-Dexter Co.	83
Winter, Benjamin	76
Wood-Dolson Co.	Front Cover
Wolff Gas Radiator Co., A. H.	92
Wyckoff, Walter C.	2d Cover
Zittel & Sons, Fred'k.	2d Cover

Finkelstein & Son, Jacob	83
Fischer, J. Arthur	2d Cover
Fisher, James B.	82
Fox & Co., Fredk.	2d Cover
Goodwin & Goodwin	2d Cover
Grunert, Robert G.	83
Gulden, Royal Scott	82
Harris Exchange	82
Hecla Iron Works	92
Hess, M. & L., Inc.	Front Cover
Holmes Elec. Protective	4th Cover
Holt & Merrill, Inc.	83
Home Title & Insurance Co.	68
Hubbard, C. Bertram	2d Cover
Jones & Son, William P.	83
Kane Co., John P.	4th Cover
Keller, Charles G.	82
Kelley, T. H.	82
Kelly, Albert E.	82
Kempner & Son, Inc., D.	Front Cover
Kilpatrick, Wm. D.	68
Kissling, J. P. & L. A.	82
Kloes, F. J.	93
Kohler, Chas. S.	68
Kopp & Co., H. C.	82
Lackman, Otto	82
Lawyers Mortgage Co.	79
Lawyers Title & Trust Co.	80
Lawrence, Blake & Jewell	68
Lawrence Cement Co.	4th Cover
Leaycraft & Co., Edgar J.	Front Cover
Leist, Henry G.	2d Cover
Lesch & Johnson	93
Levers, Robert	82
Losere, L. G.	82
Manning & Trunk	2d Cover
Martin, Samuel H.	2d Cover
May Co., Lewis H.	2d Cover
McMahon, Joseph T.	84
Milner, Joseph	83
Mississippi Wire Glass	4th Cover
Monell, F. Bronson	2d Cover
Moore, John Constable	83
Moore's Sons, Morris, Inc.	2d Cover

A Positive Foundation Upon Which to Build

The Federal Reserve Board, in its January bulletin, declares that "the most encouraging feature of the business situation is that a positive foundation apparently has been established upon which to build development during 1922." Governor Harding believes that the country as a whole has passed safely the points of danger entailed in after-war deflation.

One positive foundation upon which real estate and construction interests can effectively build their business is regular, consistent advertising in

THE RECORD AND GUIDE

For 54 Years the Authority in the Metropolitan District.

Phone Bryant 4800 and a representative will call.

Title Insurance and
Mortgage Loans
for the Real Estate Owner

Protection in
Placing Loans
for the Broker

Guaranteed First Mort-
gages and Certificates
for the Investor

New York Title
& Mortgage Company

Manhattan	-	135 Broadway
Brooklyn	-	203 Montague St.
Jamaica	-	375 Fulton St.
Richmond	-	24 Bay St.
White Plains	-	163 Main St.
Mt. Vernon	-	3 South 3d St.

**EDWARDS,
DOWDNEY & RICHART**
REAL ESTATE
AND
MORTGAGE
LOANS

156 Broadway, New York

Tel. Cortland 1571-1572
Member Real Estate Board, N. Y.

STEPHEN H. TYNG H. OAKLEY HALL
Stephen H. Tyng, Jr., & Co.

Incorporated
Member Real Estate Board, N. Y.
**REAL ESTATE
MANAGEMENT OF
BUSINESS PROPERTY**

41 Union Square West

22 EAST 17TH STREET
Telephone: Stuyvesant 4000

Applications for Loans

We would be glad to receive ap-
plications from borrowers for loans
between \$10,000 and \$30,000 in the
Boroughs of Manhattan and the
Bronx.

We do not confine our loans to
any particular class of property but
require it to be properly located for
its use and advantageously occupied.

The rate is six per cent. and the
fees are reasonable and we are pre-
pared to deal either with brokers
or principals.

Our special desire for loans of this
size just now does not preclude our
handling very small loans or very
large loans as usual.

**TITLE GUARANTEE
& TRUST CO**

Capital \$7,500,000
Surplus \$11,000,000

176 BROADWAY, NEW YORK
137 WEST 125TH STREET, NEW YORK
370 EAST 149TH STREET, NEW YORK

**The
Realty Company
of America**

FRANKLIN PETTIT
President

TRANSACTS A GEN-
ERAL BUSINESS IN
THE PURCHASE AND
SALE OF NEW YORK
CITY REAL ESTATE

2 WALL STREET, NEW YORK CITY
Rector 0275-0276

Established 1887
CHAS. S. KOHLER, Inc.
Real Estate
Insurance

Broker and Manager of
Estates

MAIN OFFICE:
901 Columbus Ave.—Corner 104th St.
BRANCH OFFICE:
1420 St. Nicholas Ave.—Near 151st St.
NEW YORK

GEORGE L. O'HARE
MEMBER REAL ESTATE BOARD OF N. Y.

REAL ESTATE

EXCEPTIONAL INVESTMENTS
SELLING—RENTING—BUSINESS AND
APARTMENT BUILDINGS

SPECIALIZING IN LEASEHOLDS

MORTGAGE LOANS

FULL EQUIPPED DEPT. FOR EXCHANGING

489 FIFTH AVE.
TEL. VANDERBILT 5092-6441

Lawrence, Blake & Jewell
Mortgage Loans

115 Broadway

Tel. 4080 Rector

Member Real Estate Board, N. Y.

Specialists in Harlem
and
Colored Tenement
Properties

NAIL & PARKER
REAL ESTATE

145 West 135th Street
New York City

JOHN E. NAIL
HENRY C. PARKER

Telephone 7682
Morningside 7688

William D. Kilpatrick

**REAL ESTATE
OPERATOR**

149 BROADWAY

SAMUEL KILPATRICK

**BROADWAY STORE
FOR RENT**

Located in Breslin Hotel, East Side of
Broadway, near 29th St. Size: 15x50.

For details apply to

CLARKE G. DAILEY

115 BROADWAY Rector 4300

Full Commission to Brokers

A Worry-Exempt Investment

Investors can buy worry-exempt as well as tax-exempt
investments. Home Title 5½% guaranteed mortgages
are worry-exempt, yield a steady income and principal
never depreciates.

HOME TITLE INSURANCE CO.

Willoughby and Jay Streets
Brooklyn

Post Office Building
Jamaica

**City Investing
Company**

61 Broadway, New York

Telephone: Bowling Green 6530

Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

Emergency Laws vs. Economic Laws

During the discussion over the question of whether the Emergency Rent Laws and the resolution providing for tax exemption of new housing should be extended another year, it is advisable to consider the fact that with the exception of Boston and Milwaukee, in no other large city in the country has special legislation been secured to protect tenants from voracious landlords, nor has special privilege been given to builders in the way of relieving them from paying their share of the municipal expenses for a term of years. But during the war building was proscribed in other commonwealths than New York, and rentals mounted rapidly in every community throughout the country as an increasing population demanded more housing and office space. And since the war building has been restricted in other cities by the same causes as have prevented the construction of new housing here, namely, the continued difficulty of getting mortgage money and the continuance of high wages of labor and high cost of building materials.

Outside of New York, however, state legislatures generally have not been called on to interfere with the working of the law of supply and demand. According to the summary of legislation during 1920 and 1921, prepared by the Public Affairs Information Service of the Public Library, only Wisconsin, Massachusetts and New Jersey have enacted "emergency" laws. Those passed in New Jersey are similar to the enactments in this state. The Wisconsin legislation, which is mild in character, is applicable chiefly to Milwaukee, and in Massachusetts provision has been made for a discretionary stay of proceedings in actions of summary process to recover possession of property and to provide that unjust, unreasonable and oppressive agreements shall be a defense in action for rents. According to the same authority no states other than New York and New Jersey have passed tax exemption measures. People in the less enlightened sections of the nation kicked just as vigorously about paying higher and higher rents as did New Yorkers, and they bemoaned the cessation of building in their home towns, but they have not, with the exceptions noted, stormed legislative halls with quack palliatives to fend off oppressive landlordism, nor did they grant special favors to those few fortunates who were able to find money with which to build.

Many New Yorkers are in doubt to-day whether the Emergency Rent Laws and tax exemption have really benefited them because they have to fall back on the fact that they do not know what might have happened if these measures of safety and provision had not been enacted. Things might have been worse, and then again they might have been no worse, or even better. Nobody knows, because there is no way of knowing what might have taken place if things had been different.

There is, however, one way in which the value of the rent and tax legislation may be measured. What happened in other cities where such measures were not taken and what are conditions now in these communities? The New York Herald has taken pains to find out by a questionnaire di-

rected to other cities where housing conditions were similar to those existing in New York when the "emergency" laws were passed. The returns show that in Chicago rents for the better class of apartments and detached houses are 25 per cent higher than they were two years ago, while rents in tenement districts and poorer neighborhoods have advanced only 10 per cent in two years. In Cincinnati six-room residences that rented at \$36 a month two years ago rent for \$40 now; five-room apartments that were \$15 are now \$18 per month, and \$65 apartments now bring \$75. Realty men in St. Louis report rentals as approximately 10 per cent more than two years ago. In Pittsburgh a few vacancies are reported, and it is believed that the rental peak was reached last year.

Cuts in high-priced Boston apartments are declared to have equalled 25 per cent and this broke the backbone of prices down through the list. A 20 per cent decline is noted in Detroit, houses and apartments renting from \$50 up, while the reduction in rents in Indianapolis is estimated at about 10 per cent. In Baltimore and Philadelphia there has been little change from peak prices, which were about 50 per cent above the pre-war scale.

When these facts are carefully weighed it forces the question whether the "emergency" legislation was justified, and if so, if it was wisely devised. Certainly the special legislation so far enacted at the instance of the Lockwood Committee has not resulted in any great addition to the number of dwellings in which three-quarters of the citizens of this community must, perforce of limited income, reside. It is a well-known fact that rentals of moderate-priced apartments here show no sign of being lowered. They may not yet have reached the peak. In eight other cities the peak has been reached or definitely passed. We have "emergency" laws; they, excepting in Boston, have had none. We have been trying nostrums; they have been relying on old and tried economic laws mixed with common sense. Which is the better off—New York, with 100,000 landlord and tenant cases clogging the municipal courts and millions of rent money tied up in escrow, or these other American cities that have weathered the crisis without resort to questionable emergency measures?

We are forced, it seems, to one of the following conclusions, either that New York is a city where the ordinary economic laws, elsewhere all powerful, cannot be relied on to work satisfactorily; or that New York is unique in being able to precipitate an "emergency" based on the same conditions which in other communities are deemed the customary consequences of certain precedents; or that this state and city is endowed with officials whose sense of obligation to some of their constituents is exaggerated to the degree which affords them an excuse for the enactment of laws that disregard the rights of other citizens.

Building Revival in Mid-Town District

Study of the important building operations now scheduled for erection during the coming spring indicates a lively interest on the part of builders and investors in the com-

mercial development of the mid-town district of Manhattan, west of Broadway. Prior to the war there was a well-defined store and loft-building movement in this vicinity, a movement responsible for the erection of many modern commercial structures which were rapidly sold or rented at profitable terms.

Businesses, which had for many years been confined to buildings of an almost obsolete type in the downtown section, were brought further north, following the improvement in rapid-transit facilities, and these downtown districts were practically deserted in favor of the more modern up-town conveniences. In several instances important industries, which for generations had been grouped in lower Manhattan, followed the trend of the times and journeyed northward. The war, with its resultant disruptions of business activity, particularly that of real estate development along commercial lines in the mid-town section, checked this movement for several years. Now, however, investors and operators are apparently of the opinion that the time is ripe for further commercial expansion, and they are preparing a program of store and loft-building construction in the district between Thirty-first and Forty-second streets, Broadway to Eighth Avenue, which, while not as yet so important as that movement of several years ago, still is indicative of an extremely lively building period to come later this year.

Two of the most important daily newspapers are planning new structures for the expansion of their news service. The New York Tribune recently purchased a plottage

in West Fortieth Street for the erection of a modern printing establishment, and the New York Times has announced its plans for a large addition to its plant in Forty-third Street. S. Morrill Banner and Herbert Mitler have had plans prepared by Robert T. Lyons for a \$2,000,000 office and showroom building, twelve stories in height, at 132 to 138 West Thirty-sixth Street, running through to Thirty-fifth Street. Schwartz & Gross are preparing plans for a fourteen-story store and loft building at 142 to 148 West Thirty-sixth Street for Julius Tishman & Son, who in former years were extremely active in this section. This project will cost approximately \$1,000,000. George and Edward Blum are the architects for a fourteen-story store and loft structure at 237 to 239 West Thirty-seventh Street, for Lefcourt & Haas, and Max Aronson will soon start the construction of a \$2,000,000 commercial building at 242 to 252 West Thirty-sixth Street, from plans by Schwartz & Gross. At 206 to 212 West Thirty-fourth Street the North River Savings Bank is planning a new building to cost about \$100,000, and there are several important alteration projects underway or contemplated that will practically amount to new buildings, as they will completely reconstruct old-fashioned buildings into modern commercial structures.

It has been a number of years since there was as much activity in this particular part of Manhattan as is scheduled at present, and with this for a start there is every likelihood this district will be one of the most active from a construction standpoint of any in Greater New York.

Walter Stabler Discusses Mortgages at the Y. M. C. A. Realty Lecture Course

BEFORE a good-sized audience, comprising the Real Estate Class of the West Side Y. M. C. A., Walter Stabler, Comptroller of the Metropolitan Life Insurance Company, delivered a lecture Tuesday evening that aroused much interest among the class, many of whose members asked questions afterward. His subject was: "Real Estate Mortgages—What They Are, How They Are Made, How They Are Collected." Louis V. Bright, president of the Lawyers' Title & Trust Company, presided and introduced the speaker as one best qualified to discuss the subject of mortgages. A feature of the class was the presence of several women, which in this era of women real estate brokers, shows that there are more women considering real estate as a business.

Mr. Stabler, in opening his address, remarked that Mr. Bright knew as much about the mortgage market as he did and that he could recall the time when he was glad to go to Mr. Bright to learn something of value about real estate and mortgages.

Continuing, Mr. Stabler said: "Mortgages are such a common thing in life that the general public knows all about them. I should say that about 95 per cent of all real estate is mortgaged. The investing public is so accustomed to a mortgage that they think they are as necessary to real estate as a house is. Some real estate is unimproved and is mortgaged.

"What is a mortgage?" asked Mr. Stabler. "It is an instrument that is recorded. It establishes a lien of record against real estate and is an official notice of a lien. Mortgages in New York state, and in some other states, are always accompanied by a bond. A bond is really a personal promise to pay, a personal liability. If a property is sold in foreclosure and does not bring the amount of the mortgage with expense, then, of course, a deficiency judgment is taken against the borrower. No man should lend or borrow on mortgage without the services of a lawyer, for there is nothing wiser than avoiding mistake for either side. A mortgage is a technical instrument.

"In many states, among them Missouri, California, Louisiana and others, a trust deed takes the place of a mortgage. The borrower deeds his property, during the life of the loan, to a trustee, specifying the purpose. He signs notes, agreeing to pay so much with interest. Sometimes he does not sign interest notes. This trust deed provides security of payment at the time

fixed. The practice is not exactly the same in all states that use this method. In Indiana, Illinois and Minnesota, especially, the lender has less security than in other states. It is up to the lender there to thoroughly know what he is doing. An owner in those states has right of redemption before the purchaser at foreclosure can get title. This is bad for both the borrower and lender, because it makes complications regarding the rent and taxes.

"In New York state the normal time for a foreclosure to be completed is about three months, provided there is no defense to the action. With a defense, and in bankruptcy proceedings, the time is usually much longer; in fact, it is frequently indefinite.

"In states where the trust deed procedure is followed there is no such delay and uncertainty. If there is a default in the trust deed the holder of the deed has the Sheriff advertise the property for sale and that official sells it from the Court House steps. The owner cannot get away with the income. The mortgagee gets quick possession. That has its advantages. I would like to see the various states get together on this vital subject of mortgages and arrange some uniform method that would redound to the advantage of all. The New York method has its good points and so has the trust deed method.

"Pennsylvania is strong on mortgage matters. The mortgagor has to give a judgment bond wherein he confesses judgment. If he is in default the mortgagee can docket the confession of judgment and the Sheriff, as a result, can sell. The judgment bond also encumbers any other property the mortgagor may have, as this bond automatically becomes a lien. It is advantageous because it provides absolute security for the lender and practically prevents the necessity for a deficiency judgment."

Mr. Stabler went into a lengthy discussion of real estate bonds. He said that the system was a Western idea originally. The methods, he said, were not the same as those used by conservative lenders. The underlying principle of real estate bonds was the same as that of railroad bonds. The bonds are issued and secured by mortgages, said the speaker.

"Another system," said Mr. Stabler, "are real estate certificates, such as title insurance companies provide. They are really bonds. The advantage is that they have a careful real estate security behind them and guarantee of payments. Certificates and guaranteed mortgages are fine investments. The companies that issue them have large capital and surplus and the interest is always paid. This line of mortgage business

(Continued on page 86)

REAL ESTATE SECTION

Housing Shortage Measured by Census and Building Facts

Increase in Population in Last Five Years Just About Equals Some Estimates of Present Deficiency, But Allowance Must Be Made for New Building

WITH the Legislature at Albany considering plans to continue the rent and tax-exemption laws for another year or possibly longer, the question uppermost in real estate and building, as well as lay circles is: "How extensive is the actual shortage of living space in New York City today?" A great many think inadvertently of Manhattan as comprising the municipal area affected, whereas the question applies intensely to the Bronx, Brooklyn and Queens as parts of the city contributing much to the alleviation of the housing shortage and as parts where population is growing.

The Federal census shows an actual decrease in the population of The Borough of Manhattan in the ten-year period from 1910 to 1920 of 48,860, and the Bureau of Vital Statistics estimates that there has been a further decrease in this borough of 9,872 in the two years since the census was taken, making a total decline of 58,732 in twelve years. Taking Manhattan alone, there are, therefore, about 6,000 less families to be taken care of than there were twelve years ago. This means that, other things being equal, a "shortage" of apartments in Manhattan cannot reasonably be figured out, because the number of large apartment buildings constructed and of one-family houses altered into one- and two-family apartments has almost certainly offset the replacing of housing by commercial structures on the Island.

Investigation by the RECORD AND GUIDE shows that there continues to be a shortage of housing space in all the other boroughs. Rentals have not receded any in them, except slightly between renting seasons; and they rise to prevalent levels with the approach of each rental period. There is not being built and there probably will not be built any apartment houses that builders can rent at the standards which prevailed before 1918. Builders maintain that no such rentals can be offered, that the question is entirely an economic one involving the cost of labor and material and that pre-war standards of rentals would be absolutely unprofitable.

On the other hand, it is contended by some that if multi-family houses increase vastly in number the increased supply will cause a reduction of rentals. The fact that rentals have not decreased is causing thousands of families, who in the past lived in rented apartments, to board with families who have fair-sized apartments. There are thousands of families, too, who in the past occupied apartments of from five to seven rooms who are living now in apartments of three rooms in order to whittle as closely as possible to the bone of low rental.

The Bureau of Vital Statistics, using the Federal census figures as a basis, estimates the increase in the population of the five boroughs of New York City from 1917 to 1922 as 439,395, or a total of 87,879 families, on the generally-accepted theory that on the average five people constitute a family. The Lockwood Committee holds there is a shortage of about 80,000 or 85,000 apartments in New York, or practically the same as the probable increase in population as figured on the arithmetical basis by the Bureau of Vital Statistics. Building stopped in 1917, and if there had been no building since it would be reasonable to estimate a shortage of about 85,000 apartments in the whole city. But what are the facts?

In 1920 there were built over a hundred tenements costing more than \$20,000,000, also 4,000 one-family houses, and nearly a thousand two- and three-family houses. The figures for 1921

are given more in detail below, but they aggregate many times the 1920 showing, and all reports indicate that before the Emergency Rent Laws expire by limitation on November 1 next there will be constructed, ready for occupancy, many times the number of apartments, one- and two-family houses and single residences that have been built during 1921.

These facts must be taken into consideration in estimating the present shortage and that which will exist on November 1 next. Certainly enough housing has been constructed in 1920 and 1921 to materially reduce the "shortage" of 80,000 or 85,000 which the Lockwood Committee indicates. And with the present impetus attained by builders this shortage will be still further reduced by next November.

Brooklyn last year built and is now building more apartment houses than any other borough and a large number of one- and two-family houses. The total number of applications for building permits granted in Brooklyn last year was 2,194, and ninety per cent of these have been utilized to build and the rest will be, the delay being a matter of arranging building loans. The total estimated cost of all kinds of buildings for living purposes planned in Brooklyn last year was \$162,132,547. These will accommodate 25,000 families.

The new year has started well in the matter of new building. The week ending January 7 witnessed the filing of plans in Brooklyn for 160 new buildings to cost \$1,336,000 and to provide for 299 families; and the week ending January 14 showed plans filed for buildings to house a total of 800 families and to cost an aggregate of more than \$4,500,000.

In Queens about forty per cent. of the new living space planned and being built is ready for use. This includes multi-family houses and one- and two-family houses. This Long Island borough is building more one- and two-family houses than multi-family houses, with the result that while the total number of buildings is greater the total amount of living space is not any greater, if as great, as in Brooklyn. The street and sewer system of Queens, as a whole, is not so complete as in the older borough of Brooklyn, and consequently one- and two-family houses are more suitable for much of the territory. During 1921, in Queens, plans were filed for 7,864 frame one- and two-family houses to accommodate a total of 11,844 families; 786 brick one- and two-family houses, to accommodate 1,280 families; 346 frame flats with stores, to house 586 families; 407 brick flats with stores, to house 768 families; and 141 multi-family houses, with accommodations for 1,267 families. Practically all of these are under way and will be finished this Spring. In addition, there are 87 brick tenement houses with stores that will house 664 families. The total estimated cost of new living space in Queens planned during 1921 is \$58,000,000. The year 1922 will in all likelihood witness even heavier building of residential buildings of all kinds. Queens did not start the erection of multi-family houses to any extent until midsummer last year, whereas this year numerous plans for multi-family houses and one- and two-family houses have already been filed. Of 16,409 new living quarters provided for in Queens last year about 6,500 of them are ready for occupancy, and they have been largely rented or sold, as some of this space comprises one- and two-family houses. Plans for new buildings for living purposes filed with the Queens Bureau of Buildings

(Continued on page 86)

DEVELOPMENTS OF 1921 AND PROSPECTS FOR 1922

ANALYZED BY REALTY AND CONSTRUCTION LEADERS

Frank Bailey, vice-president of the Title Guarantee and Trust Company—At the present time it is absolutely impossible to produce a house which can be occupied by a tenant who can afford to pay a maximum of \$12 a room, and when one remembers that the greatest number of people are in the class that can pay \$12 or less a room, then it is perfectly obvious that the poor man is not approaching cheaper rents, but is approaching higher rents.

Louis V. Bright, President, Lawyers Title and Trust Company—A slow but steady resumption of buyers willing to take mortgage offerings is apparent. Even the demand for outside bonuses and commissions is less evident. As yet the demand is for the very best, and investors are critical, as they should always be, of the security offered.

Joseph P. Day—1920 was a record year in the auction market and few people thought that the 1921 totals would even equal it. That they were mistaken is now a matter of history, and 1921 will certainly go down as a banner year. The home and lot buying movement is in full swing. The demand is far from satisfied, and I look to see great activity during the next spring and summer.

Robert E. Dowling, President, City Investing Company—Real estate in New York is in fine shape entering the new year. It is in the soundest condition I have known since 1907. It may not be known generally, but there is less mortgage on Manhattan real estate today than there was ten years ago. Thousands of mortgages have been reduced from 20 to 40 per cent. during that time and equities, of course, have been increased. Too much stress cannot be placed on this point, for the mortgages were reduced during periods of depression. People got into the habit of paying off mortgages.

J. Clarence Davies—I think that 1922, from all present aspects, is going to be a year of real real-estate activity. In my opinion the people who get in at present will have the opportunity to make profits before the year 1923.

Colin M. Eadie, of James N. Well's Sons—There are several hundred houses in the Chelsea section rented to tenants, in most cases at old rentals, who sublet for furnished rooms, and whose owners would be glad to alter into apartments, but the rent laws as administered will not allow them either to improve the property or obtain an equitable return for their investment, so that the Chelsea section for 1921 has had the poorest year in its history.

Charles G. Edwards, President, Real Estate Board of New York—The beginning of the new year brings to mind the great activities in real estate during the year just closing and the possibilities of a new year and the necessity for co-ordinating the interests of real estate brokers and owners throughout the city. The Real Estate Board of New York has adopted its programme of activities for the coming year and hopes for great achievements in municipal and legislative work, tending to increase the usefulness of the board to its members and creating activities that should enlist the hearty support of those interested in real estate, whether from the standpoint of the broker or owner.

Douglas L. Elliman—It looks now as if an equilibrium had been established and that owners would no longer seek the excessive rentals of two years ago, but would be satisfied with a fair return on their investment, which would mean a slight reduction from the scale of rentals established last year. We are, however, a long way off from an adequate supply of low-priced apartments, and a great change must come over the entire industrial situation before such a thing is possible.

James B. Fisher, President of the Brooklyn Real Estate Board—The next year bids fair to be a wonderful year for real estate to come into its own, with fixed values, better financing, restored confidence and a fuller realization by the public that after all it is the most stable thing in existence.

Fenimore C. Goode, of Brett & Goode—The center of speculative activity just now is the Pennsylvania Terminal district. This wide expanse of territory, extending from Thirtieth to Forty-second street and from Broadway to the Hudson River, affords more opportunity for the real estate operator and speculative builder than almost any other section of the city. After fifteen years of quietude the district is at last awakening.

Harry Hall, Vice President of William A. White & Sons—A man need not be a prophet to venture the assertion that New York—far from being finished—has really only just begun.

Charles H. Jewell, of Lawrence, Blake & Jewell—The new year of 1922 promises to show further improvement in the general estimation of real estate as a possession, with therefore higher appraisal valuations on land and old buildings in good condition and more building on account of lower costs of new construction. There should be a constantly increasing supply of mortgage funds.

Clarence H. Kelsey, President of the Title Guarantee and Trust Company—The crux of the whole situation is the excessive cost of materials brought about in many cases by illegal combinations on the part of the material men and the excessive wages and limited production of union labor. The Lockwood Committee is right in insisting upon the evils of both classes being corrected as quickly and fully as possible so as to make unnecessary any extension of the tax exemption privilege and to discontinue it as quickly as possible. The situation will never be righted until honesty in dealings is recognized by both the material men and the mechanics as the best policy.

Bryan L. Kennelly—Manhattan has hardly been developed and within the next decade or two, when the real stride of development is begun, we must look for a real estate growth outdistancing by a tremendous margin any growth of the past.

William D. Kilpatrick—The fact that building was progressing all over the country without tax exemption or other artificial stimulant has not seen the light of day. It is unfortunate that the extra burdens of taxes and rents of non-exempt property imposed by tax exemption must be borne by those least able to bear them.

E. A. MacDougall, President, Queensboro Corporation—If there was any justification for the existing emergency rent laws there was the same justification for the tax exemption law. If there is excuse for one there is need for the other. The exemption should continue with the rent laws. If one is re-enacted the other should be. But, in any event, the exemption should be continued to November 1, 1922, so as to insure that new dwellings will be constructed for which plans have already been filed as of December 10, 1921, which amounted to \$95,000,000.

William F. Morgan, President of the Merchants' Association of New York—The underlying business conditions throughout the country are sound. Our resources are unimpaired. Our domestic market, to which apparently we must look mainly for some time to come, is increasing in purchasing power. All that is needed is the spirit of confidence and there are many signs that this is returning.

Paul Nehring, Vice President, Nehring Brothers—Last year was a very active and interesting year on Washington Heights, with a strong demand for investment property. The majority of owners realize that in holding Heights improved property they have something that is staple and will be in demand as long as real estate is to be considered a good investment.

Charles F. Noyes—In our opinion the year 1921 clearly demonstrated our belief in the superiority of downtown real estate. We expect that the year 1922 will see a large amount of funds ordinarily invested in stocks and bonds devoted to the purchase of downtown real estate. There is also a constantly increasing flood of funds for mortgage loans, which greatly aids investing purchasers.

Robert E. Simon—Many fear the possibility of a reduction in rents. This is bound to come, but should not disturb the investment market. The activity will be on a much safer and saner price level. It is not healthy to have a condition where either landlord or tenant is in the position of dictator of price and terms. The large lending institutions can help a great deal to prevent extreme over-production.

Paul Starrett, President, George A. Fuller Company—A large number of substantial new building projects are on the way. The supply of space at present is probably greater than the demand, but the population of New York is increasing at the rate of 200,000 per year, and this will absorb a large amount of space. Conservative real estate men are of the opinion that the present unoccupied space will be absorbed within a year. Before very long tenants who were forced into inconvenient, undesirable space will return to the better, more up-to-date buildings, and this, with the natural growth of the city, will absorb any available space now unoccupied, and there will be tenants for many more well located, up-to-date buildings.

S. W. Strauss, President of S. W. Strauss & Co.—The supply of money and credit have been restored to normal. With interest rates relatively low, the price of credit is again within reach of business men. The great reservoir of the national credit is ready and funds are ample to put into business when business is ready to go ahead.

Port Is Topic at First Monthly Realty Board Dinner

Successful Inauguration of Series of Get-Together Meetings for Discussion of Questions of Prime Importance to Business

MARKING the first monthly gathering of members of the Real Estate Board of New York, in accordance with a program to be carried out seven more times this year, about two hundred members of the organization dined at Delmonico's on Thursday evening, January 12. The diners heard an analysis and a lively discussion of the question of improving the Port of New York in accordance with the general plan of the Commission of Port Authority. After the event was over it was the consensus of opinion that the occasion was one of the best get-together affairs that the Board has ever held. The spirit of good fellowship abounded, and many members who were not well acquainted had opportunity to become more intimate as the evening wore on.

Charles G. Edwards, President of the Board, who presided, said that he was much gratified at the size of the attendance, and he expected that the next dinner would be still better attended. He said he hoped that the gatherings would be educational; and it was evident that the first one was. Mr. Edwards stated that each month there would be discussed some question vital to real estate values that hinged on municipal improvements or taxation, and that at these gatherings such questions could be heard at length.

E. H. Outerbridge, Chairman of the Commission of Port Authority, and Julius Henry Cohen, counsel to that body, were the speakers. Mr. Outerbridge had illustrated on a screen various working parts of the port area and discussed appropriately each picture as it appeared.

A question that interested the realtors greatly was one put to Mr. Cohen by Alfred E. Marling, former President of the Chamber of Commerce, which was: "How is this great project, as proposed, to be financed?" And promptly Mr. Cohen answered: "The act creating the Port Authority did not empower it to raise money by taxation or by pledging any municipality or any state within the port area to extend credit. The money will have to be raised by the issuance of stock. No one can

doubt, in the light of the business already done within the port area and the business yet to be done on an enlarged scale, the stability of the investment. These securities will be tax exempt and the exemption cannot be impaired by any future action of either New York or New Jersey.

"After the states have approved the plan we know that there will be sufficient saving accomplished by the development of new facilities to take care of a sinking fund for any securities issued. We must prove the efficacy of the plan to the public, not the voting public, but the investing public. And we can go ahead with the building of the facilities proposed just as fast as we can show that they are economically sound. We have tried to show by our remarks and illustrations here tonight that they are as sound as every dollar put into them."

Mr. Cohen was asked what the effect would be if the proposed St. Lawrence River canal should be built before plans for the improvement of this port could be put into effect.

"If the canal it built first it would develop the diversion of business away from New York," he said. "The cotton business has gone, and I have been told that New York need never expect to get it back again. The export tobacco business also has been lost. If the grain export business goes to New Orleans and Montreal, New York may expect to lose it all before she can catch up."

"We can use the Barge Canal and the Hudson River and give the West a cheaper outlet to the sea than through the St. Lawrence. That is what Governor Miller meant when he urged the use of existing capital investment. The State has spent \$165,000,000 on the Barge Canal, and the Governor took the business point of view in saying that we should take existing capital investment and improve that."

Prominent among the members of the Real Estate Board who attended were Robert E. Simon, W. D. Kilpatrick, Charles F. Noyes, Laurence McGuire, Walter Stabler, Alfred E. Marling, Francis Guerrick, A. N. Gitterman, Alexander C. McNulty, Richard O. Chittick, as well as representatives from nearly every prominent real estate firm in the city. From Brooklyn came Fenwick B. Small, George H. Horton, and James B. Fisher, President of the Brooklyn Real Estate Board, and Arthur W. Gelston, Secretary of that Board.

Bill Before Congress Paves Way For New Federal Building

PLANs for the demolition of the old postoffice and the erection of a new Federal building on the old court house site have been materially advanced by the introduction in Congress of a bill providing for the appointment by Postmaster General Hays of a commission of "Three officials who shall have authority to exchange the land known as the old postoffice site in the city of New York for other lands to be deeded by the city of New York in exchange for such site; that this commission shall confer and arrange with the authorized committee of the Board of Estimate of the city of New York, consisting of the Mayor, Comptroller and President of the Borough of Manhattan."

The bill was introduced by Representative Albert B. Rosedale following the approval by President Harding of Postmaster General Hays' proposal at a recent cabinet meeting that a suitable building or buildings should be provided to house the various Federal bureaus in the city now in the old postoffice or in rented quarters. It was found that approximately \$900,000 per year is expended for rent of offices in New York City. The project of the removal of the old postoffice building has been agitated for several years but not progress was made until about three months ago when Postmaster General Hays took the matter up with Comptroller Craig and representatives of various civic organizations in the chambers of Federal Judge Martin T. Manton. It was then virtually decided that the Federal Government would go on with the project if the proper sort of legislation and an appropriation could be obtained from Washington. The Board of Estimate Committee, which was appointed after a hearing on the project several

weeks ago, and with whom Mr. Hays' commission will have to deal, consists of Mayor Hylan, Comptroller Craig and Julius Miller, President of the Borough of Manhattan.

Comptroller Craig, in discussing the matter with Postmaster General Hays, told him that if the Federal authorities would indicate how much ground they needed for new buildings the city would be in a position to make an offer of land in exchange for the old postoffice site. In accordance with this plan the various Federal departments at Washington are making investigations of their present accommodations in this city and the need for additional space. When these facts have been collected tentative plans for one or more buildings will be drawn and estimates of cost will be prepared for submission to Congress. Congressman Rosedale has received assurances that his bill will come up for a hearing before the House Committee on Public Buildings and Grounds within a few weeks. President Harding's approval of the project marks a departure from the Government's policy for several years that no public building measures should be considered by Congress until other pressing legislation was disposed of.

The city officials are considering the offer of the block bounded by Leonard street on the north, Baxter street on the east, Worth street on the south and Center street on the west.

Postmaster Morgan is working with the special committee appointed by Postmaster General Hays to study ways of improving the postal service in this city. The members of this committee are William Fellowes Morgan, President of the Merchants' Association; Clarence H. Kelsey, President of the Title Guarantee and Trust Company; Michael Friedsam, President of B. Altman & Co., and ex-Governor Alfred E. Smith.

Covers 27 States— DODGE REPORT SERVICE — *Established January 1, 1892*

December Contracts

awarded in the Dodge Territory amounted to \$198,518,300, the second largest December total on our records.

This is one of the many indications of better business in the construction field in 1922.

The solution of your special sales problems can be materially aided by the use of accurate daily news as to where the business is.

For complete construction news, the cost of Dodge Reports is about 4 cents for each project that goes ahead.

You may arrange for a selected service, specifying according to your particular requirements reports on certain classes of projects, reports for a restricted territory, or reports on special stages of the planning or erection of the structures.

THE F. W. DODGE COMPANY

Have your stenographer fill out this form and mail to our New York office

WE ARE NOT OBLIGATED BY MAILING THIS FORM

THE F. W. DODGE CO.1922

Gentlemen:—We are interested in learning more about your Daily Construction Report Service for the increasing of sales in our line of business.

We operate in the following states:.....

.....

Name.....

Address.....

Business.....

Offices of

The F. W. Dodge Company

Boston - - - - 47 Franklin Street
 New York - - - 119 West 40th Street
 Buffalo - - - 409 Niagara Life Building
 Philadelphia - - 1821 Chestnut Street
 Pittsburgh - - - Bessemer Building
 Cleveland - - - 920 Citizens Bank Building
 Cincinnati - - - 301 Gerke Building
 Detroit - - - 860 Penobscot Building
 Chicago - - - 131 No. Franklin Street
 St. Louis - 600 Title Guaranty Building
 Minneapolis - 407 South Fourth Street

Review of Real Estate Market for the Current Week

Every Borough of the City Figured Prominently in the Dealing and Residential, Manufacturing and Commercial Parcels Divided Honors

THERE were a few notable high spots in the real estate market this week, together with a varied assortment of general dealing. Emphasizing the heavy dealing in vacant plots in the Bronx, that has prevailed for many months, was the sale of the old homestead tract of the Patterson estate, comprising 34 lots and overlooking Poe Park, in the Fordham section. The old holding was for many years the residence of the late well known City Magistrate and politician, Jacob Patterson. The tract will be improved with large apartment houses and a picturesque spot will have vanished. Another big transaction was the sale of a six-story factory building, with railroad connections, in Long Island City.

The Childs Restaurant firm bought a building, in the Broadway section of Harlem, for its business uses. This is the second parcel that this chain store firm has bought within two weeks. Its policy usually, in the past, has been to lease a store or building for 21 years or more and equip it for its purposes. Perhaps the notably high rentals on new leases in busy centers is impelling the firm to buy links in its chain as a more satisfactory and profitable way of handling them. Another large sale in Long Island City was that of the American Chiclé Company's plant to a dye firm.

Marking activity in improved property in the Bronx was the resale of the Haffen Brewery property in the Melrose section. The sale to the city of a 9-story concrete loft building

in Brooklyn, for use by the Board of Education, was another distinguishing feature of a busy week. There were some large apartment house deals in the northern reaches of town. A landmark was marked for demolition when old St. Luke's German Evangelical Church property, on West 42d street, changed hands. Church sites adjacent to Times Square or any other vital center of the city's life have become too valuable for religious uses; but, the church that has such a site to sell is lucky.

Two large sites for modern buildings in the Pennsylvania zone and the sale of some small parcels there swelled the total of the week's business remarkably. The lower West side contributed some sales that mark an activity caused by the building of the vehicular tunnel. Numerous business tenants bought the properties they occupy. This may be taken as stability of business in given centers and a strengthening of the investment movement throughout the city. Some large parcels on Staten Island changed hands.

Some large and long-term leases in strategic business sections were negotiated. The renewal of a long lease in the chemical district was marked by a one hundred per cent increase in the rental. Numerous dwellings in good residential sections were leased and several were leased for the purpose of remodeling into business structures and small apartment houses.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 127, as against 133 last week and 98 a year ago.

The number of sales south of 59th st was 51, as compared with 59 last week and 76 a year ago.

The number of sales north of 59th st was 76, as compared with 74 last week and 44 a year ago.

From the Bronx 53 sales at private contract were reported, as against 56 last week and 20 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 84.

Another Ancient Holding Sold

An additional purchase has been made by I. Randolph Jacobs and Everett Jacobs to their holdings by the acquisition of 557 Water st., a 5-story brick warehouse, size 24x74.4, through Harry B. Cutner, from the estate of Katherine Remson Hunter, another branch of the old Rutgers family, who part with this property after an undisturbed ownership dating back over 250 years. Messrs. Jacobs now control the four warehouses, 557-565 Water st.

Seamans Estate Sells a Corner.

L. Tanenbaum, Strauss & Co. sold for the estate of Clarence W. Seamans to George A. Gunshor the northeast corner of Bleecker and Lafayette sts, a gore strip 2x100x81, running along Bleecker st to Shinbone alley. The estate at one time owned the adjoining improved parcel and sold it in 1920 through the same brokers. The late Mr. Seamans was long of the firm of Wyckoff, Seamans & Benedict.

The buyer of the gore will improve it with a store structure. The gore was caused by the widening of Lafayette st.

Tenant Buys Hudson St. Parcel

Crist & Herrick sold for Herbert and Albert Marshall, to the tenant, 555 Hudson st., a 3-story brick building on a lot 16x87.4x16.9, adjoining the northwest corner of Perry st.

Bradhurst Av. Corner Sold

Nehring Bros. sold for the Chateau Holding Corporation, Sidney Sonn, president, to Frederick Horling 242-246 Bradhurst av., two 6-story apartment houses, on a plot 101.11, northeast corner of 154th st., overlooking Colonial Park. The immediate corner contains stores.

Resells Elevator Apartments

The two 6-story elevator apartment houses, 240x97.4, at 715 to 725 West 172d st., have been purchased from the Ralph Realty Co., Samuel Wacht, Jr., president, by the Joe-Hen Realty

Co., Joseph Goldfein president. The houses are between Fort Washington and Haven avs, and are arranged for 84 families. They were held at \$550,000 and return an annual rental of \$90,000. Benjamin Harris was the broker.

This is part of the square block comprising ten apartment houses and 19 lots, bounded by Fort Washington and Haven avs, 172d and 173d sts., bought by the sellers in November from the Ecallew Co. All of the block has now been resold with the exception of the Fort Washington av block front. A large vacant parcel was sold to Joseph Wolkenberg, who is erecting two elevator apartments.

City Buys Big Brooklyn Building

M. & L. Hess sold for the Tillary Construction Co., to the City of New York the 9-story reinforced concrete and fireproof building, 200x100, covering the block fronting on the side of Concord st., from Duffield st to Flatbush av extension. The ground area is 20,000 square feet, while the structure itself embraces 180,000 square feet.

The same brokers leased 4 floors of this building in October, 1921, to the Board of Education. The city authorities, however, found it to the advantage of the city to become owner rather than lessee, and hence purchased the property. The owners were asking \$850,000. The Board of Education has taken possession and is now occupying the premises.

President Kelsey's Annual Report

C. H. Kelsey, president of the Title Guarantee and Trust Company, submitted his annual report to the stockholders and trustees at the annual meeting of the company, held on Tuesday last. President Kelsey pointed out that from the standpoint of earnings 1921 was the most productive year in the company's history, showing net profits of \$2,161,562. He added, however, that these excess earnings were due to the fact that the securities sold showed a profit instead of showing a loss, as they did in 1920.

The statement of the condition of the company on December 31, 1921, shows total resources of \$54,770,500.54, of which \$13,987,042.11 represents bonds and mortgages. The Title Guarantee and Trust Company is capitalized at \$7,500,000, its surplus at the end of the year was \$11,000,000, and undivided profits \$584,427.23.

In the course of his annual report, President Kelsey brought out the fact that there were fewer deeds and mortgages recorded this year in most counties in and surrounding Greater New York. Queens, Richmond and Nassau show a slight increase in the number of deeds and mortgages recorded, but the total number for Greater New York and surrounding counties this year is 241,020 as compared with 272,795 instruments for 1920. The company's business in Brooklyn and Queens shows an increase in earnings, but Manhattan, Staten Island and Westchester a decrease.

A total of 31,170 titles were examined com-

pared to 31,353 last year and 40,182 for the year 1919, which was the record year.

Continuing, the report says: "Our sale of guaranteed mortgages, including guaranteed mortgage certificates, this year amounted to \$55,642,278. This is the largest sale of mortgages since the year 1909 when the sales amounted to \$63,000,000. There are only four years in our history where the amount has exceeded the present year's sales. These were the years 1904, 1905, 1906 and 1909.

"Of the more than \$55,000,000 in mortgages sold last year, \$13,000,000 were certificates sold to about seven thousand separate investors. These small investors are not concerned with income taxes and through these certificates, secure a high type of mortgage investment and safety of principal together with a liberal return on their money and freedom from any danger of loss which many of them have experienced in investing in fluctuating securities and, far too often, wild-cat ventures.

"The company, on the other hand, has been able to take large mortgages without giving thought to finding some large investing institution to take them off its hands. We took last year and disposed of in these certificates many large mortgages. Among them, one of \$1,500,000 on the Garment Center Building, \$775,000 on the Combustion Engineering Building at Nos. 43-47 Broad St., \$750,000 on the Brooklyn Edison plant, \$650,000 on 440 Fourth Ave., \$500,000 on the Town Hall, \$500,000 on the New England Apartments and \$1,250,000 on the Pershing Square property opposite the Grand Central Terminal.

"Besides the larger mortgages, there were many mortgages of \$100,000 and less sold to investors through our certificates. The first week of January is particularly investment week and the sales this year have exceeded anything we have ever done before during this part of the year. In the first week of the year with four and one-half working days, the Manhattan office sold \$856,000 worth of certificates to 391 people and the total sales of mortgages and certificates in both Manhattan and Brooklyn amounted to more than \$2,000,000."

The Banking Department, it is shown in the report, had deposits at the close of the year amounting to \$33,773,078, representing 13,226 accounts. The earnings of this department during the year amounted to \$500,170.73, after charging off every questionable loan.

An interesting feature of President Kelsey's annual report was his comment on the prospects for the new year. In this connection, he said: "We are looking for a good year in 1922. Capital is ready for investment in building if only investors can be assured that those who build the houses will get their materials at fair prices and that those who work on the houses will do a fair day's work for a generous day's pay. If we can have honestly constructed buildings, there is no limit to the prosperity that can come to the building industry in New York City and its surroundings during the coming year. Almost all sorts of construction are needed badly and we will make wonderful progress if those who

HOMES IN GREENWICH VILLAGE

New York City has restricted a large part of Old Greenwich Village for residential purposes only. Many of the fine old homes are now available.

You Can Buy a Splendidly Built Residence, Renovate it at Little Cost, and Have as Fine a Home as you can Find in New York City.

We Have Satisfied Many Families—Let Us Help You.

PEPE & BRO.

40 South Washington Square

Douglas L. Elliman & Co.

Real Estate Brokers

Fifth and Park Avenue Districts

Efficient Property Management

Plaza, 9200 15 East 49th St.

JAMES BOYD

Member Real Estate Board, N. Y.

Real Estate—Mortgage Loans

135 BROADWAY

Phone: Rector 8658-8659

BROOKS & MOMAND

Member of Real Estate Board

Real Estate Mortgages

115 BROADWAY Phone 2267 Rector

2268

FREDERICK BROWN

REAL ESTATE OPERATOR

565 5th Ave. Tel. Vanderbilt 8725

CHARLES B. VAN VALEN, INC.

Member Real Estate Board of N. Y.

REAL ESTATE

MORTGAGE LOANS—INSURANCE

110 WILLIAM STREET

Phone: 6000 Beekman

SPECIALISTS IN PENN. TERMINAL SECTION REAL ESTATE

AGENTS—BROKERS—APPRAISERS

H. M. Weill Co.

Tel. Longacre 2290-2817 221 West 33rd St.

BENJAMIN WINTER

BUY AND SELL HIGH-CLASS MANHATTAN PROPERTY

BROKERS ARE INVITED TO SUBMIT PROPOSITIONS—Quick Decision Given.

Lansing Building

2299 BROADWAY, AT 82nd STREET Suite 6 Phone: Schuyler 2897

BRENSAM REALTY CORP.

SAMUEL BRENER, Pres.

REAL ESTATE OPERATORS

50 EAST 42nd STREET

Vanderbilt 3918-19

supply the material and those who do the work can only learn that they suffer along with the rest of the community when the materialman fixes unfair prices and the mechanic furnishes only half a day's work for a full day's pay. Real profits and real wages are not increased by such methods. So much more must be spent for the necessities and the pleasures of life that the real income is much lower than it seems and the amount in the bank at the end of the year does not spell prosperity.

"The fact is that the tax exemption privilege on new construction is really working to the disadvantage of the people who need housing relief most seriously—the people who cannot pay more than \$8 or \$10 a room per month. The tax exemption is creating a boom in the construction of homes for the well-to-do—those who can pay \$25 or more per room per month, and if it continues, there will soon be an over-production of such space and nothing will be done for the poorer classes. Homes are not built for them because, with the present costs of material and high cost and low productivity of labor, no homes can be built to rent for \$8 or \$10 per room per month. The result is that so long as labor can be employed at the extravagant rates demanded and produce as little as it does, the material men can get the high prices demanded for material, and builders can employ both and have the taxpayers foot the bills, there will be nothing done to produce the kind of homes that are most needed. There should be no extension of the tax exemption and no more building of the kind of homes that have been produced so extensively during 1921, but labor should come down in its wages and up in its production and material prices should come down so that something can be done for those who can pay only a low rent."

Bronx Sheriff's Auctioneer

Eugene J. Busher, of the Eugene J. Busher Co., has been appointed Sheriff's Auctioneer for Bronx county.

D. H. Jackson Moves Uptown

Having occupied a suite of offices at 135 Broadway during the last decade, Daniel H. Jackson, who is prominent as a real estate operator, will remove on May 7 to the Craftsman Building, at 5 East 38th st., through to 6-8 East 39th st. Mr. Jackson owns the building, a 12-story structure. He has long bought and sold choice parcels in Manhattan and the Bronx.

Another Board Member

John J. Fogarty, of T. A. & J. J. Fogarty, has been elected an active member of the Real Estate Board of New York.

J. B. Cornell Buys Dwelling

Douglas Gibbons & Co. sold for H. A. Collins, Jr., to John B. Cornell, head of the Cornell Iron Works, 144-146 East 83d st., two 5-story American basement brick dwellings, on a plot 25.8x 102.2, 3 doors east of Lexington av. The buyer will alter them into one house.

Large Industrial Building Sold

Goodyear Tire & Rubber Co. sold for all cash, for approximately \$500,000, to the Standard Sanitary Manufacturing Co. of New York and Pittsburgh, manufacturers of plumbers' supplies, the 6-story fireproof building, with railroad siding, comprising 83,000 square feet of floor space, with 69,000 square feet of vacant land adjacent, located in the industrial section of Long Island City, at the southwest corner Jackson av. and Honeywell st., opposite the Beebe av. subway station and 12 minutes from the Grand Central station. Cross & Brown were the brokers.

The building was erected by the Goodyear Tire & Rubber Co. for occupancy by its Eastern distributing house. Subsequently it was leased, through the Cross & Brown Co., to the Chevrolet Motor Co. for a term of 10 years, for the uses of the research department of that company. After the Dupont interests gained control of the General Motors Co. this department was removed to Detroit. With the sale of the building the lease to the General Motors Co. has been cancelled. This is one of the few buildings with a railroad siding available in the industrial section of Long Island City.

Big Bronx Corner Resold

Simon Myers and Fred Oppenheimer sold the 6-story apartment, Nos. 1933-1939 Southern Boulevard, the northwest corner of Elmsmere pl. and opposite the Elmsmere Theatre. The building fronts 82 feet on Southern Boulevard and 140 feet on Elmsmere pl., contains 6 stories and 35 rooms on each floor, arranged in suites of 4 to 6 rooms each. The purchaser is Mr. Kafka, who will hold the property for investment. The sellers recently acquired the premises from the Edmund Francis Realty Co., a holding company for the Rhineland Estate, and held the same at \$165,000.

Notable Bronx Transactions

Julian Kovacs, operator and builder, purchased from the Patterson Estate plot of 34 lots, covering the block front on the east side of Grand Boulevard and Concourse, having a 312-foot frontage; the block front on the north

side of Kingsbridge rd. having over a 322-foot frontage, and the block fronting on the west side of Valentine av. having over a 313-foot frontage.

It has an ideal location, as it is situated directly opposite Poe Park and the elevator apartment house, which is now being constructed by a prominent Bronx builder, who has also purchased an additional 235 feet for improvement.

Mr. Kovacs will improve the corner of the Concourse and Kingsbridge rd. with a 12-story elevator apartment house, which will have a frontage of 212 feet on the Concourse and 200 feet on Kingsbridge rd. This building will accommodate 300 families, and will be laid out in suites of 2, 3, 4 and 5 rooms. The cost of this operation is estimated at \$2,000,000.

The balance of the plot on the Concourse and the plot on Valentine av. will be disposed of to builders for apartment house sites and the Kingsbridge rd. site will be disposed of to builders for business.

This property has been in the Patterson family for more than 50 years. Armstrong Bros. were the brokers who negotiated the sale. The same brokers are now negotiating for a re-sale of the balance of the plot to builders.

Co-Operative Buying in Queens

The Misses Julia H., Florence A., and Emily P. Davis, formerly residents of Baltimore, Md., have purchased two apartments in 137 23d st., Jackson Heights; also at 136 21st st., Jackson Heights, an apartment has been sold to John C. Sparkes, production manager of the Standard Scientific Co.

New York Title & Mortgage Company Establishes New Records

In his annual report to the stockholders of the New York Title & Mortgage Company, President Harry A. Kahler states that the operating results for 1921 record another advance over all previous years in the history of that company. President Kahler further advised the stockholders:

"The current ease in the money market is strengthening the demand for guaranteed mortgages and certificates. Mortgage certificates are acquiring an unique place among investment securities. They combine the safety of an ordinary investment with insurance against shrinkage in capital value and flexibility in amounts available. Public appreciation of the safety and convenience of our guaranteed mortgage certificates will surely further expand this department of the company's business.

"Satisfactory growth of the American Trust Company continues in all branches of its business. There has been a substantial increase in the trust department activities, including registrar and transfer work, requiring additional space for proper administration. Important additions to facilities for both the Title Company and Trust Company are also to be made in the Brooklyn and Jamaica offices, the latter now being under way.

"The total number of deposits in the American Trust Company on December 31, 1921, was 7,070, an increase of 1,565 during the year. The total capital, surplus and profits were \$2,156,221.44, with total resources of \$19,042,563.87, at the end of the year. Dividends at the rate of six per cent. per annum, payable quarterly, are now being distributed. After paying dividends, setting aside reserves for rtaxes and other purposes, and inventorying securities at market values, the balance of earnings for 1921, amounting to \$150,448.93, was carried forward to undivided profits. This gives the American Trust Company stock a book value of \$143.75 per share, at which figure it is carried as of December 31, 1921, on the books of the Title Company.

"The current trend of title and mortgage business is indicated by the fact that, during the month of December, the number of title items and the gross amount of fees entered were greater than in any other month of the year."

President Kahler also presents in his report some interesting comparisons of important items in the company's operations for the past two years, showing that during 1921 a total of \$32,206,321.23 was loaned on bond and mortgage, as against a total of \$23,028,613.82 in 1920, an increase of \$9,177,707.41; sales and mortgages totaled \$30,539,983.66 in 1921, as against \$22,986,241.69 in 1920, an increase of \$7,613,741.97; and that at the end of 1921 the company's total of guaranteed mortgages outstanding was \$59,923,432.28, as against \$50,786,350.32 at the close of 1920, an increase during the last year of \$9,137,081.96.

The gross income of the company for the year 1921 was \$1,662,670.07, and the expenses, including appropriations for employees' profit-sharing fund, were \$921,994.81, leaving net earnings for the year of \$740,675.26. Dividends paid within the year amounted to \$299,376.00, and the undivided profits shown on December 31, 1921, amounted to \$1,432,712.23.

East Side Block Front Resold

The property on the west side of Av. A, from 3d to 4th sts., recently sold by the Astor Estate through Charles F. Noyes Co., was purchased by Weill & Mayer, who, it is reported, have already disposed of part of the plot. Seemingly great demand exists for property in this section.

Fordham Theatre in New Hands

Samuel Wood, president of Wood's Business School in Harlem, purchased from Thomas Ward property known as "The Fordham Theatre Photoplay House," having a seating capacity of 600 and the 1-story brick taxpayer, adjoining, containing nine stories, known as 25-37 West Fordham rd., and the 2½-story frame dwelling, with garage, north of Fordham rd., known as 2458 Davidson av. This property covers 120 feet on Fordham rd., taking in the northwest corner of Davidson av. with 128 feet on the avenue. Property was held at \$225,000, which transaction was for all cash. Armstrong Bros. were the brokers.

Group of Brooklyn Sales

Joseph Stein sold for the Realty Associates to the Dobwill Corporation the vacant block front, 220x100, on the south side of 48th st., between Eleventh and New Utrecht avs., for improvement with brick 2-family houses; also for S. Krotman to L. Rothman the vacant plot, 40x100, on the south side of 58th st., 100 feet west of Fifteenth ave., for improvement with two 2-family houses; for the Koben Construction Co. to Philip Hochstadt 1065 53d st., a brick 2-family house; for H. Danner to Mrs. Charles Solow, for occupancy, 1362 49th st., a stucco dwelling, and for Carl Nelson to Samuel Riskin 5609 Thirteenth av., a brick 2-family house; all in the southern section of Brooklyn.

Brooklyn Block Sold

The plot bounded by 55th and 56th sts., New Utrecht and Thirteenth avs., has been sold by Kilkoynne Bros., for P. Quinn to D. Ross for improvement. The same brokers sold the 2-story apartment house with store, at the southeast corner of 47th st. and Sixteenth av., on a plot 40x100, for the owner to B. Sankerwitz for investment.

Sales in Suburban Brooklyn

Meister Builders, Inc., purchased from Guttman Semel the vacant plot, 160x100, at the northwest corner of 75th st and 21st av.; the vacant plot, 100x100, at the southwest corner of 75th st. and 21st av. and a plot, 120x100, on the south side of 74th st., between 12th and 13th avs., Brooklyn. The brokers were Miller & Scheinkoff.

D. KEMPNER & SON, INC., have been appointed agents for the store property at 167th and Webster av. Bronx, and are associated, as agents, with Samuel Kronskey, Inc., for the building in course of construction at the southwest corner of 91st st and Amsterdam av. Kempner & Son have, also, been appointed managing agents by the Bendheim Construction Co. of the 3 buildings, 153 to 157 East 85th st.

Mortgage Loans

Title Guarantee & Trust Co. loaned to the Rhinelander Realty Co. \$500,000, at 6 per cent per annum, for a term of 5 years, on the 10-story brick and stone apartment house with stores, on a plot 145x100, at the southeast corner of Lexington av. and 90th st.

Quinlan & Leland placed a first mortgage loan of \$155,000 on the 6-sty apartment house, on plot 100x100, at 976-980 Amsterdam av, northwest corner of 108th st.

Edwards, Dowdney & Richart obtained a first mortgage loan of \$129,000 on premises southeast corner Featherbed La. and Jessup av., Bronx. They also placed first mortgages of \$30,000 on 83-85 Post av.; \$25,000 on the taxpayer at the northeast corner of Clay av. and 167th st., and \$11,000 on the premises on the south side of 176th st., 185 feet west of Grand av.

Quinlan & Leland placed a first mortgage loan of \$40,000 on the 6-sty apartment house, on a plot 42x103, at 342-344 East 15th st.

Lawrence, Blake & Jewell placed for the Egal Realty Corporation a first mortgage of \$45,000, at 6 per cent per annum, for 5 years, on the northeast corner of Amsterdam av. and 76th st., a 5-sty flat, and for B. Columbus \$37,000, at 6 per cent per annum, for 5 years, on 622 West 136th st., a 5-sty apartment house.

The mortgage department of Slawson & Hobbs recently placed loans to the amount of \$6,798,500. Among the properties upon which they have obtained mortgages are the following: On the south side 110th st, 100 feet west of Broadway, \$525,000; on the northeast corner Riverside dr and 90th st, \$1,150,000; northeast corner Broadway and 108th st, \$600,000; northeast corner Riverside dr and 88th st, \$700,000; southeast corner Haven av and 181st st, \$225,000; southwest corner Northern av and 181st st, \$200,000; on 112 to 116 West 70th st, \$210,000; in Douglaston, Queens, on 20 dwellings, \$118,500; in Arleigh, Queens, 50 dwellings, \$275,000; in Arleigh, 200 dwellings, \$900,000, and in Norwood, Queens, on 20 2-family houses, \$200,000.

A first mortgage loan of \$550,000 has been underwritten by S. W. Straus & Co. on the apartment house to be erected at 141 West 71st

NEW YORK TITLE & MORTGAGE COMPANY

CONDENSED BALANCE SHEET

December 31, 1921

ASSETS

Cash on hand and in Banks . . .	\$1,209,090.10
Stocks and Bonds	3,535,459.00
Bonds and Mortgages	887,674.49
Loans	400,000.00
Accounts Receivable	167,071.43
Interest Receivable (Net)	55,136.53
	<u>\$6,254,431.55</u>

LIABILITIES

Capital	\$3,000,000.00
Surplus	1,000,000.00
Undivided Profits	1,432,712.23
Premiums and Fees Prepaid . . .	275,589.12
Reserve for Taxes and Contingencies	265,955.88
Reserve for Dividends	121,488.46
Agency Accounts	134,066.39
Current Accounts	24,619.47
	<u>\$6,254,431.55</u>

Guaranteed Mortgages, December 31st, 1920	\$50,786,350.32
Guaranteed Mortgages, December 31st, 1921	59,923,432.28

NEW YORK TITLE & MORTGAGE COMPANY

135 Broadway, New York . 203 Montague St., Bklyn.
375 Fulton St., Jamaica . Bridge Plaza, L. I. City
White Plains, N. Y. . St. George, S. I.



st. on a plot 100x102. The house will contain 21 suites of from 3 to 4 rooms. The street floor suites will be equipped for the use of physicians. The owners are the 141 West 71st Street Apartment Building Co. Schwartz & Gross are the architects and Slawson & Hobbs were the brokers.

Brooks & Momand placed a first mortgage loan of \$162,000 for the Twin City Development Co. on the 21 houses now being erected on the south side of 71st st. including the entire block front between Seventeenth and Eighteenth avs, Brooklyn; also \$32,500 for I. Levine, covering the southeast corner of Newkirk av and Rugby rd, Brooklyn.

Lawrence, Blake & Jewell placed for the Bearmali Building Co. a building and permanent loan of \$90,000, at the rate of 3 per cent. per annum, for a term of 10 years, for the erection of a 4-sty apartment house, on a plot 100x120, at the southwest corner of Thirteenth av and 55th st, Brooklyn. The operation will total \$200,000.

New York Title and Mortgage Co. made two building loans, one for \$285,000 and one for \$255,000, for the construction of two 6-sty and basement brick elevator apartment houses on the west side of Broadway, between 170th and 171st sts. The building is being constructed by the Broadway-170 Street Holding Corporation, a syndicate composed of Selig Rosenberg, Joseph Schwartz, Julius Vogel, Jacob Schultz and Max Glickman.

Shaw, Rockwell & Sanford placed for W. P. Hollingsworth a first mortgage of \$7,000, for a term of 5 years, on 118 West 126th st, a 3-sty and basement brownstone dwelling, on a lot 18.9x99.11.

The New York Title and Mortgage Co. made two building loans, one for \$285,000 and one for \$255,000, for the construction of two 6-sty elevator apartment houses on the west side of Broadway, between 170th and 171st sts. The buildings are being constructed by the Broadway-170th Street Holding Corporation, a syndicate composed of Selig Rosenberg, Joseph Schwartz, Julius Vogel, Jacob Schultz and Max Glickman.

Justice George V. Mullan in Bronx Supreme Court has granted permission to the Institution of Mercy to mortgage its real property at 199th st and Grand Boulevard and Concourse for \$7,000 to the Emigrant Industrial Savings Bank. The purpose of the mortgage is to complete buildings at that point.

The Metropolitan Life Insurance Co. has authorized loans on bond and mortgage of nearly \$6,000,000, of which over \$2,500,000 were farm loans scattered in 20 western and southern states. About \$2,500,000 were housing loans for the construction of 235 dwellings and 29 apartment houses, to accommodate altogether 735 families. Of the dwelling houses 210 were single, in places outside of New York city, and 25 were dwellings in New York city. Nine apartment houses, for a total of \$1,310,000, to accommodate 365 families, were in New York city, and 20 apartment houses for about \$400,000, to accommodate 132 families, were in other cities. Loans were made on 6 business buildings amounting to about \$500,000. The out-of-town building loans were widely scattered, a number being in and around Chicago, some in Cleveland, some in Los Angeles and one or more loans were made in half a dozen places in Georgia, Virginia and Florida.

Bernard Smyth & Sons placed for the Stores Building Corporation 11 mortgages, aggregating \$100,000, covering the premises 114-132 Dyckman st, each being a 2-sty building with store, size 16x100 each. They also placed for the Kay Building Corporation, Inc., 13 mortgages, aggregating \$132,000, on the 13 2-sty and store buildings, covering the entire block, Westchester av to 165th st. Hoe av to Faile st, Bronx, size 232.05 on Westchester av, 200 feet on 165th st, 20.06 on Hoe av and 137.73 on Faile st.

Brooks & Momand placed a first mortgage loan of \$30,000 on southwest corner of Parsons boulevard and Amity st, Flushing, Queens; \$50,000 on 501 West 133d st, and \$60,000 on 578-580 West 176th st.

Many Loans by White & Sons

Out of \$21,000,000 in loans placed during 1921 by William A. White & Sons more than \$2,000,000 is now going into the production of houses that will shelter more than 750 families. Most of the residential building loans were obtained from the Metropolitan Life Insurance Co. The largest single loan made by William A. White & Sons was \$2,750,000 on the garment center buildings on Seventh av, 37th to 38th st. Of this \$1,250,000 was placed with the Mutual Life and \$1,500,000 with the Title Guarantee and Trust Co.

Brooklyn got the benefit of most of the housing loans placed by the brokers. Some of the more interesting Brooklyn loans recently obtained from the Metropolitan Life include \$90,000 on a 39-family house at East 7th st

and Ditmas av, Flatbush; \$180,000 on a house for 72 families in Twentieth av, from 81st to 82d st; \$80,000 on an apartment for 34 families at Linden and New York avs; \$90,000 on a 42-family house at Utica av and President st; \$100,000 for a 31-family house at Ocean Parkway and Ditmas av; \$90,000 for a 36-family house at 84th st and Twentieth av; \$105,000 for a 40-family house at Utica av and Union st; \$55,000 for a 28-family house on Twentieth av, near Benson av; also \$95,000 on a 36-family house at Sixth av and 83d st and Fort Hamilton av.

Manhattan.

South of 59th Street

BLEECKER ST.—Janet B. Foster, of Chicago, sold, through Crist & Herrick, 381 Bleecker st., adjoining the southeast corner of Perry st., a 5-story brick tenement house with store, on a lot 23x61.7x.

CHRYSTIE ST.—William H. Whiting & Co. sold for the Central Union Trust Co. 116 Chrystie st., a 5-story and basement brick tenement house, with stores, on a lot 25.1x100.4. The purchaser sold to Ralph Girdo.

DOWNING ST.—Pepe & Bro. sold for David I. Christie to Samuel Mitchell, for occupancy, 58 Downing st., a 3-story and basement brick dwelling, on a lot 16.8x64.8.

4TH ST.—Crist & Herrick sold for Joseph A. Felter to a client who resold 290 West 4th st., a 3-story and basement brick dwelling, on a lot 20x60.

30TH ST.—James H. Cruikshank resold to Edward Hinderson 102 East 30th st., a 5-story stone American basement dwelling, on a lot 20x79.

31ST ST.—James H. Cruikshank purchased from the 434 West 49th Street Corporation 124 East 31st st, a 3-sty and basement stone dwelling, on a lot 22.6x98.9. Butler & Baldwin were the brokers.

34TH ST.—Albert B. Ashforth sold for Isabella V. Adams to the Burnett-Well Construction Co. 413-415 East 34th st., two 4-story brick tenement houses, with stores, on a plot 49.6x98.9 and close to the 34th street ferry.

57TH ST.—Paul W. Cronce sold for the estate of G. J. Kitching 436-438 East 57th st., two 4-story stone flats, on a plot 44.8. The buyer will renovate the structures and put garage facilities in the rear.

58TH ST.—Everett M. Seixas Co. sold for Harry L. Well to a buyer for occupancy, 400 1/2 East 58th st., a 4-story brick building, on a lot 20.11x46 x irregular, adjoining the southeast corner of First av. The buyer will remodel the structure.

LEXINGTON AV.—Maurice Wertheim sold for the Estate of Jane Irwin the 4-story and basement stone dwelling, 601 Lexington av., on a lot 16.8x70, adjoining the northeast corner of 52nd st. This property is directly opposite the Y. W. C. A. building. The purchase is for investment. This is the first sale of the property in 52 years.

North of 59th St.

73D ST.—Douglas L. Elliman & Co. sold the 5-story stone American basement dwelling, 25 East 73d st., on a lot 20x80, for Mrs. Monson Morris and Miss Amella N. Kohlsaat, to a client who intends to effect extensive improvements. The property was held at an asking price of \$75,000.

116TH ST.—Williams & Niemeyer sold for Herman H. Blomeier 366 West 116th st., a 5-story and basement stone flat, on a lot 25x100.11.

134TH ST.—Joseph Shenk bought 511 West 134th st., a 5-story brick apartment house, on a plot 39.3x99.11.

140TH ST.—Ernest T. Bower sold for the Wallheim Realty Co. to the Ethel Holding Corporation 310-316 West 140th st., four 3-story and basement brick dwellings, each on a lot 15x99.11.

147TH ST.—Louis Eisenberg sold to Jacob Henderson 300 West 147th st., southwest corner of Eighth av., a 6-story brick apartment house, with stores and 20 apartments, on a plot 50x85. It rents for about \$14,000 and was held at \$100,000.

170TH ST.—Herman Berson purchased from Robert Broadman 555 West 170th st., a 6-story elevator apartment house, arranged for 41 families, on a plot 75x100. It was held at \$175,000 and rents for about \$32,000.

172D ST.—Nehring Bros. sold for Richard Cronin 580 West 172d st., a 5-story and 25 family apartment house, on a plot 62.6x100. It was built by Paterno Bros.

BROADWAY.—Bernard Smyth & Sons sold for the Arborview Realty Co. to Jacob Mayers, the lot, 25x141.7, on the east side of Broadway, 150 feet south of 207th st. Mr. Mayers is the owner of the Arras Inn, at the southeast corner of Broadway and 207th st, 100x100, and the two lots adjoining on Broadway. This purchase gives him a combined plot of 175 feet on Broadway by 100 feet on 207th st.

EDGEcombe AV.—James H. Cruikshank bought from Daniel Seymour 191 Edgecombe av., a 3-story and basement brick dwelling, on a lot 17x100. L'Ecluse, Washburn & Co. were the brokers.

MADISON AV.—P. M. Clear & Co. sold for Harris Brown to Henry Dobry 1548 Madison av, a 5-sty brick apartment house with stores, on a lot 25x70, adjoining the southwest corner of 105th st.

ST. NICHOLAS PL.—Daniel H. Jackson purchased from Alice D. Blauvelt, of Catskill, N. Y., 66 to 74 St. Nicholas pl., facing 154th st., four dwellings. No. 66 is a 2 1/2 story and basement brick dwelling, on a plot 72.6x100, while the others, 70-74, are 2 1/2 story and basement brick dwellings, on a plot 77.8x100.

THIRD AV.—Maurice Wertheim sold for Cornelius Lynch to Rebecca Shenkin 743 Third av., a 5-sty brick tenement house, with store, on a lot 25x75, adjoining the northeast corner of 46th st.

Bronx.

135TH ST.—Julius Trattner sold for John Florschinger 577 East 135th st, a 4-sty and basement brick apartment house, on a lot 25x100, adjoining the northeast corner of St. Ann's av.

136TH ST.—Moses Cooper sold to Harry Friedman 619-621 East 136th st, two 4-sty and basement brick apartment houses, each on a lot 25x100.

139TH ST.—Herman Leis sold through Julius Trattner to Christian Bandel 426 East 139th st., a 5-sty and basement brick apartment house, on a lot 25x100.

140TH ST.—Francis M. Santora sold for Mrs. Bertha Schneider 622 East 140th st, a 5-sty and basement brick apartment house, on a plot 37.5 x100.

151ST ST.—Schwab & Co. sold for the Roseff Construction Co., for cash, 313-315 East 151st st., a 2-story brick loft building, on a plot 50x116.5. It was long occupied by Baumann & Co.

160TH ST.—Selena Simberknopf sold to Louis Feldstein 765 and 767 East 160th st, two 5-sty and basement brick apartment houses, on a plot 80x145, adjoining the northwest corner of Tinton av.

164TH ST.—Everett M. Seixas Co. sold for Mayer Winston and others 457-459 West 164th st, a 5-sty brick apartment house, on a plot 50x102.11.

167TH ST.—Alexander R. Nicol sold to Frank Douglas the vacant plot, 99.10x121x irregular, at the southwest corner of 167th st and Sherman av.

167TH ST.—Meyer Isear, operator, sold 481 East 167th st, northeast corner of Washington av, a 6-sty brick apartment house with stores, on a plot 29x128, to the J. G. Gold Realty Corporation, for all cash. It was held at \$85,000. Jacob Gumberg was the broker.

172D ST.—Snowber & Co. sold for the estate of Oswald Cammann to Miss E. Lindelin 1000-1004 East 172d st., southeast corner of Longfellow av, a 3-story frame flat, with store and two 2-story and basement frame 2-family houses, all on a plot 75x100. The buyer will remodel.

BROOK AV.—Anna Rubin sold to Solomon Kaplan 1301 Brook av, a 4-sty and basement brick apartment house, on a plot 28x90, adjoining the northwest corner of 169th st.

BURNSIDE AV.—Max N. Natanson resold to Patrick J. Dwyer the block front on the south side of Burnside av., between Grand and Harrison av., comprising about 10 lots. The purchaser acquired the property for improvement. It was held at \$150,000 and was sold for cash. Byrne & Bowman were the brokers. The parcel was purchased by Mr. Natanson 5 weeks ago from John O'Leary.

CLINTON AV.—Schwab & Co. sold for Rosen & Kosievier 1830 Clinton av, a 3-sty and basement brick 2-family house, on a plot 30x90.

FAIRMOUNT PL.—Schwab & Co. sold for M. Reinhold 741 Fairmount pl., a 3-story and basement frame 3-family house, on a lot 25x125. It was a cash sale.

GRAND AV.—Thomas A. Wilson sold for William F. Hyam to Rudolph Simon the southeast corner of Grand av and West 183d st, a vacant plot, 50x100, which the buyer will improve with a taxpayer.

HOE AV.—Charles G. Jorgensen sold to Pauline Bader 1283 Hoe av, a 2-sty and basement frame dwelling, on a lot 25x100.

HONEYWELL AV.—The Manager Realty Corporation sold to Bernard Jakubovitz the 5-sty brick apartment house with stores at 2095 Honeywell av, on a plot 65.2x118.2, at the southwest corner of 180th st.

LONGFELLOW AV.—Louis Gold sold to Samuel Glazerman the 3-sty and basement brick dwelling 1144 Longfellow av, on a lot 20x130x irregular.

LONGWOOD AV.—M. V. Dimond sold 1095-1097 Longwood av, two 2-sty and basement frame 2-family houses, each on a lot 17.7x63.5.

LYMAN PL.—Samuel Shapiro sold to a builder the northwest corner of Lyman and 160th st., 147x185, on which the purchaser intends to erect a 1-story taxpayer. It was held at \$45,000. Jacob & Emil Leitner were the brokers.

MINFORD PL.—The Minford Holding Corporation sold to Irving A. Adler the northwest corner of Minford pl and 172d st, a 4-sty and basement brick apartment house, on a plot 34x67.

ANNUAL REPORT OF THE LAWYERS MORTGAGE COMPANY

Richard M. Hurd, President

JANUARY 1, 1922

The outstanding feature of the investment world at the present time is the fall in the interest rate, which has made Guaranteed Mortgages, netting $5\frac{1}{2}\%$ —with absolute safety—a highly desirable investment. The active demand for our Guaranteed Mortgages gives clear evidence of the present situation.

Since the Lawyers Mortgage Company was organized it has guaranteed \$659,024,529 of Mortgages, of which \$525,285,238 have been paid in full, leaving now outstanding \$133,739,291.

ASSETS		LIABILITIES	
N. Y. City Mtgs.	\$7,463,786.13	Capital	\$6,000,000.00
Acc'd. Int. Receivable.....	135,824.58	Surplus	3,000,000.00
Co.'s Office Bldgs. Cost.....	1,328,955.11	Undivided Profits.....	888,960.70
U. S. Treasury Ctfs.....	100,000.00	Mtgs. Sold, not del.....	282,318.44
Cash	1,933,661.36	Mtg. Nassau-M. Lane.....	438,000.00
		Reserve for taxes, premiums, etc.	352,948.04
	<hr/>		<hr/>
	\$10,962,227.18		\$10,962,227.18

Assets and Liabilities verified by The Audit Company of New York.

The outstanding Guaranteed Mortgages of the Company are divided among the customers of the Company as follows:

58 Savings Banks	\$22,220,334
1,465 Trustees	27,756,662
5,298 Individuals	60,058,252
215 Charitable Institutions	11,085,853
19 Insurance Companies	5,862,100
18 Trust Companies	6,756,090
<hr/>	<hr/>
7,073	\$133,739,291

BOARD OF DIRECTORS

Howard S. Borden
Theodore C. Camp
Guy Cary
Frederic R. Coudert
Edward De Witt
Cecil C. Evers
Julian P. Fairchild

Robert Walton Goelet
Charles P. Howland
George A. Hurd
Richard M. Hurd
D. Irving Mead
A. Henry Mosle

Robert L. Pierrepont
Thomas N. Rhinelanders
Samuel Riker, Jr.
Henry L. Stimson
Charles H. Van Hise
William I. Walter
Bronson Winthrop

Detailed report in pamphlet form mailed on request

59 Liberty Street, New York
184 Montague Street, Brooklyn
4 Herriman Avenue, Jamaica

MORRIS AV.—Samuel Shapiro purchased 2633 Morris av., a new 5½-story apartment, on plot 100x105, from the Henlee Real Estate Corporation, Sam Minskoff, president. The house contains 30 rooms on a floor, in suites of 3 to 5 rooms, all occupied. The rents are about \$38,000, and it was held at \$215,000. Ancowitz & Cohen were the brokers.

OGDEN AV.—Barnett & Smith sold for clients the southwest corner of Ogden av and 170th st, a vacant plot, 50x100.

PARK AV.—Herman A. Acker sold for Frederick Pflueger the vacant plot, 76.6x127, on the west side of Park av., 201 feet north of 179th st., to a client for improvement. The property was held at \$18,000 and has been in the seller's family for the last 20 years.

PROSPECT AV.—Edward Polak, Inc., sold for P. Naughton to W. Edelman the northeast corner of Prospect av and East 176th st, a 2½-story and basement frame detached dwelling, on a plot 40x100.

RYER AV.—Nicholas Schaeffer sold to an adjoining owner the 5-story and basement brick apartment house 2326 Ryer av, on a plot 50x100.

SOUTHERN BOULEVARD.—The newly formed S. B. Aldus Realty Co., with F. R. Blitz, F. Harrison and M. M. Albert as directors, purchased the 5-story apartment house with stores, on a plot 100x150, at the corner of Southern boulevard and Aldus st. The company, capitalized at \$50,000, is represented by Sobel & Brand, attorneys.

ST. ANNS AV.—Rosa Warner sold to Abraham Goldblum the 5-story and basement brick apartment house 283 St. Anns av, on a lot 25x98.10x irregular, adjoining St. Ann's P. E. church yard.

THIRD AV.—For improvement with a 1-story building the newly organized Weinmax Construction Co. purchased the plot, 72x120, at the southeast corner of Third av. and 168th st. The cost of the proposed building is estimated at \$75,000.

THIRD AV.—Former Judge Chas. F. McLean bought from Cecelia V. Crookstein 2449 Third av, a 3-story brick flat with store, on a lot 23.7x

100.2, and abutting the frontage on Mott Haven Canal.

TOWNSEND AV.—Shaw, Rockwell & Sanford sold for Catherine Dugan to James L. Van Sant the vacant plot, 50x100, on the east side of Townsend av., 90 feet north of 175th st.

TREMONT AV.—M. Rubin sold through Edward Polak 808 East Tremont av, a 2½-story and basement frame 2-family house, on a lot 25x100.

TREMONT AV.—Nelson P. Mead sold the vacant plot, 32x120, on the north side of Tremont av, about 175 feet west of University av. David L. Woodall, Jr., was the broker.

TREMONT AV.—Shaw, Rockwell & Sanford sold for Max Just the vacant plot, 75x96, on the south side of East Tremont av., 25 feet east of Walton av. The purchaser is the Shirenson Realty Corporation, L. Shirenson, president. A taxpayer will be erected on the plot.

UNION AV.—Edward Polak, Inc., sold for C. Wallach to Samuel Palachik 612 Union av, a 4-story brick flat with store, on a lot 17.5x90, southeast corner of East 151st st.

UNIVERSITY AV.—Spotts and Starr, Inc., sold for Raymond Rubin the recently completed 5-story and basement apartment house 1801 University av, northwest corner of Tremont av, arranged in suites of from 3 to 5 rooms each. The aggregate rent is \$35,000 per annum. The property was held at \$200,000. The purchaser was the Sigley Realty Co. Max Monfried represented the sellers, and Seymour Mork the purchasers. The property has a frontage of 95 feet on University av and 90 feet on Tremont av and 104 feet on the northerly line.

WASHINGTON AV.—Meyer Isear sold to the J. G. Gold Realty Corporation 1154 Washington av, a 6-story and basement brick apartment house, on a plot 36x128, adjoining the northeast corner of 167th st.

WILKINS AV.—Philip D. Shapiro, as attorney, purchased for a client the two 5-story apartment houses with 4 double stores at 1411 and 1415 Wilkins av. Each house is on a plot 40.6x150. They are located at the Freeman st subway station, rent for \$22,000 and were held at \$130,000.

Brooklyn

CARROLL ST.—Estate of the late William J. Carr, Justice of the Supreme Court, Second Department, sold 831 Carroll st, a 4-story and basement brownstone dwelling that was long the residence of Justice Carr. It is near Prospect Park.

MONROE ST.—Bulkley & Horton Co. sold for A. Marinoff to a buyer, for occupancy, 538 Mon-

roe st, a 2½-story and basement brownstone dwelling, on a lot 20x80.

WYCKOFF ST.—Henry L. Nielsen Omices sold the 2½-story garage at 95 Wyckoff st for A. L. Scattergood to J. A. Brenack.

7TH ST.—Henry L. Nielsen Offices sold for Leonard Blank 480 7th st, a brick 3-family house.

68TH ST.—Realty Associates sold to T. L. Farrell 622 68th st, Bay Ridge, a new 2½-story brick and stucco dwelling, with garage.

68TH ST.—Realty Associates sold to L. Kassman 614 68th st, Bay Ridge, a new 2½-story brick and stucco dwelling, with garage.

EAST 9TH ST.—M. Rosenthal Co. sold to Lew Rogers a 3-story dwelling, on a lot 20x100, at Av J, East 9th st and Kings Highway, held at \$18,000. The same brokers sold to M. Jawitz for the Garden Land and Improving Co. a 3-story dwelling at East 9th st and Av J, held at \$15,000.

EAST 10TH ST.—A. Mishkin sold for the Blue Jay Realty Corporation to M. Hochman brick 2-family house on the east side of East 10th st, 277 feet north of Av Q, for occupancy.

EAST 10TH ST.—A. Mishkin sold for the Glaberson Construction Co., to M. Rappaport the dwelling 950 East 10th st., Midwood Manor, for occupancy.

EAST 10TH ST.—Melville Realty Co. sold for the Corrigan estate a vacant plot, 176x105, on East 10th st, running through to Coney Island av., to the Sagamore Building Corporation, for immediate improvement. The same company negotiated loans for \$63,000 for the purchasers.

EAST 37TH ST.—The stucco dwelling in course of construction at 1074 East 37th st was sold for M. DeStefano and F. Barbarito to a client of the Knox Realty Co., brokers.

BEDFORD AV.—Realty Associates sold, through Duff & Conger, Inc., to W. G. Butler, for immediate improvement, the northeast corner of Bedford av. and Sullivan st., in the Crown Heights section, a vacant plot, 200x149x165.

CARLTON AV.—Anderson estate sold through Bulkley & Horton 28 Carlton av, a 3-story frame 3-family house, on a lot 18x100.

CARLTON AV.—Bulkley & Horton Co. sold for Catherine Maloney and Mary Fitzmaurice to Philip Tractman 34 Carlton av, a 4-story brick double tenement house, on a lot 24.4½x100.

FRANKLIN AV.—Beckie Hockman sold 604 Franklin av, a 3-story brick single flat with store.

LINCOLN PL.—Madge B. Lessing sold to a buyer, for occupancy, 610 Lincoln pl., a 3-story brownstone 2-family house.

THIRD AV.—V. Levy and Isadore Blum sold through the Bulkley & Horton Co. 7510 Third av, Bay Ridge, a 3-story brick flat with store, on a lot 20x80.

TWELFTH AV.—Realty Associates sold to the Casino Building Corporation, through S. Michael, the vacant plot, 100x84.1 irregular, at the southeast corner of Twelfth av. and 55th st., Borough Park, which the purchaser will immediately improve by erecting 2-family brick, semi-detached houses, with driveways and private garages.

Queens

EDGEWATER.—Lewis H. May Co. sold for Maria Curry to Harry Joseph, for occupancy, 447 Beach 37th st, Edgemere, a 2½-story detached dwelling, on a plot of 4 lots.

FAR ROCKAWAY.—Lewis H. May Co. sold for the First Presbyterian Church to Corrine Cohen a vacant plot, 67x142, on the west side of Central av, Far Rockaway. The buyer will improve the parcel.

FLUSHING.—Ouluf Thomsen, of Flushing, purchased through the Halleran Agency the plot, 100x117, on the south side of Laburman av, 25 feet east of Bowen av, Flushing. The purchaser will improve the property with two 8-room dwellings and will occupy one of the houses himself. The seller was the Tousey estate, which owns about 300 lots in this section.

FLUSHING.—Estate of Mary B. Parsons sold through the Halleran Agency to Andrea Pipitone, a Long Island City manufacturer, the vacant plot, 75x173, on the south side of Broadway, 181 feet east of Parsons av., Flushing. The plot is part of the famous Parsons Nurseries, and it is the first sale of it in more than 80 years. The buyer will erect on the plot an 11-room dwelling of hollow tile construction, to be ready for occupancy in the spring.

FLUSHING.—James D. Tullis, of the firm Tullis & Blanchard, builders, purchased through the Halleran Agency, from the Mary E. Parsons estate the plot, 100x100, on the north side of Washington st, west of Percy st, and adjoining the properties of Philip H. Piaget and Dr. J. R. Lossee. The buyer will improve the property with an 8-room Colonial dwelling with two tiled baths and all up-to-date improvements, for his own occupancy. The Parsons Estate has disposed of all its holdings on Washington st to owners who will erect homes this spring.

A. J. SIMBERG ARCHITECT

1133 BROADWAY, N. Y.

AT 26TH STREET

Phone: Watkins 1877

BUILD, BUY

"Build, Buy, Work" is the appeal of public spirited citizens, to speed the return of prosperity. We are doing our part by

LENDING MONEY

on real estate. Whether you wish to buy for investment, or to improve your property, or to raise capital, you need delay no longer. You can borrow from us on bond and mortgage.

LAWYERS TITLE & TRUST CO.

160 Broadway, New York
188 Montague Street, Brooklyn
44 Court Street, Brooklyn

367 Fulton Street, Jamaica, N. Y.
383 East 149th Street, New York
1354 Broadway, Brooklyn
160 Main Street, White Plains, N. Y.

NIEWENHOUS COMPANY, INC.

We specialize in Financing, Planning and Erecting Legitimate Building Operations on a 60% Loan Basis.

Commission Moderate. 316-318 East 161st Street
Telephone: Melrose 1694-1695 New York City

PAINTING AND DECORATING GENERAL CONTRACTING

HIGHEST WORKMANSHIP

BEST MATERIALS

REDUCED PRICES

ESTIMATES FURNISHED

102 W. 96th St., New York

R. SOLOVE

Riverside 3419-7490

RECENT LEASES.

Store In Heckscher Building Leased

Another indication of the northward trend of Fifth av retail stores is shown in a lease closed with Mosse, Inc., retailers of linens, trousseaux and children's layettes, for a store and basement in the new 26-sty Heckscher building, southwest corner of Fifth av and 57th st. The store involved adjoins the Fifth av entrance, has a frontage of 18 feet on the avenue and a depth of 80 feet. The exceptionally high store ceiling provided makes possible a mezzanine floor, thus the actual sales space secured is virtually the equivalent of 3 floors of a building on a 25-foot lot. Mosse, Inc., of which Charles L. Bernheimer is president, is now at 19 West 45th st and will move to its new location shortly after February 1. William Pierre Jockin represented the lessee and Cushman & Wakefield, Inc., represented the lessor in the transaction. This lease involves an aggregate rental of over \$250,000.

The Heckscher building, the newest and most dominating landmark on upper Fifth av, is almost completed and the building will be ready for occupancy February 1.

Building Leased for a Garage

John J. Meenan, Inc., leased for a long term of years, to a client of the Gotham Realty Co., the 6-sty fireproof building 252-254 West 65th st for Charles Gysin, owner. Building to be used as a garage.

Equitable Trust Enlarges Space

Due to the expansion of business the Equitable Trust Co. has increased its space in 43 Exchange pi by taking the large banking space formerly occupied by August Belmont & Co., on the 2d floor. The trust company already occupies the ground floor of this building in addition to a large part of its own building, 37 Wall st. The lease was negotiated by William A. White & Sons.

New Owners Lease 125th St Store

The newly formed Light Realty Co., representing Samuel and R. Lichtman, buyer of 4 and 6 West 125th st, reported sold recently has leased the store and basement in the premises to Rahmey Bros. for a department store for 5 years, with the privilege of a similar renewal. The upper floors in the building are to be taken over by the New York Engineering Institute for a similar term. The new company, which is represented by Sol Strauss, attorney, is also the purchaser of 42 West 125th st, sold recently.

Tire Company Leases Floors

The Kelly-Springfield Tire Co. has leased more than two full floors of the new 25-sty Fisk Building, at 57th st and Broadway, through Cross & Brown Co. The rental involves approximately 40,000 square feet, at an aggregate rental for the term of the lease exceeding \$1,000,000.

In moving to the Fisk Building the Kelly-Springfield Tire Co. will effect the consolidation of its various departments on two closely connected floors. The executive offices will be on the 16th floor, together with the sales and promotion departments. The 15th floor will be occupied by the accounting, cost, statistical, branch control and clerical departments.

Some Broadway Corner Leases

M. & L. Hess leased for clients to Joseph Robinson, hosiery, etc., the store and basement of 903-907 Broadway, northwest corner of 20th st.; in the same building the 4th floor to the Stanley W. Blum Co., sport wear, and the 5th floor to the Collingbourne Mills, Inc.

Laundry Leases Entire Building

M. & L. Hess leased for John J. Hadley to the Perfect White Steam Laundry Co., Inc., the 3-sty brick factory building, 75x92, at 617-621 East 18th st., for a term of years, at an aggregate rental of more than \$75,000. Other leases by M. & L. Hess were the 10th floor in 134-140 West 29th st. to Jacob Bobrow & Bros.; the 11th floor in the same building to Maynard Miller, Inc., and the 6th floor in 115-117 East 23d st. to A. N. Khouri & Bro.

Record Nassau Street Rental

Snowber & Co., representing the tenant, and Edwards-Dowdney & Richart, representing the landlord, sub-leased for the Mirror Candy Co. the store in 49 Nassau st., directly opposite the entrance of the New Federal Reserve Bank, to a well known tobacconist, for a long term of years, at a rental that makes it the highest record price ever paid on Nassau st.

Big Lease on West Broadway

L. Tanenbaum, Strauss & Co. leased for Edward C. Cammann, trustee, the entire 5-sty and basement building 65-67 Wooster st., running through to 379-81 West Broadway, on a plot 55x200, containing 66,000 square feet, for a term of years, to the Lightoller Co., manufacturers of lighting fixtures.

Haberdashers Make Investment

Lewis L. Rosenthal Co. leased for the Scott Investing Co. to Gillette Bros., haberdashers, the three brick flats with stores 601-605 Eighth av, northwest corner of 39th st, on a plot 73.11 1/2.

The term of the lease is 21 years at an aggregate rental of \$420,000. The lessees will remodel the properties for office and mercantile purposes and use the immediate corner store for a new link in its chain of men's furnishing shops. The brokers have been appointed exclusive agents of the buildings.

Auto Firm Leases 59th St Corner

Peter Grimm leased for Mrs. Theodore W. Myers to the W. H. Ash Automobile Co. of Atlanta, Ga., for a term of years, the store in the southwest corner of Seventh av and 59th st, or Central Park South, at an aggregate rental of about \$100,000.

This lease means the bringing to New York a salesroom of the Hanson automobile which has not hitherto been sold north of Mason and Dixon's line.

Will Remodel Dwelling

Royal Scott Gulden leased for Dr. George F. Laidlaw to Philip Blass, for a term of 21 years, the 4-sty and basement stone dwelling, 58 West 53d st, on a lot 21x100.5. The lessee will remodel the structure into small suites of 2 rooms and bath each.

Old Downtown Corners Leased

Charles F. Noyes Co. leased for the Roosevelt Hospital, for 21 years, at an aggregate rental of about \$150,000, to Thomas Hayeck, the present tenant, 314-318 Pearl st, and 3-5-7 Peck Slip, six 3 and 4-sty buildings at the northeast corner. The lease is a particularly interesting transaction, because the rental paid by Mr. Hayeck is exactly 100 per cent greater than the present figure. Mr. Hayeck has had the building for more than 20 years, and will make extensive improvements, modernizing a number of the buildings and subleasing for business and living purposes.

Charles F. Noyes Co. leased for John Gilgar the store, basement and sub-basement of 24-26 Murray st., southeast corner of Church st., to Suerken Bros., restaurateurs, who also hold a lease on abutting premises, 27 Park Pl., obtained through the same brokers. Suerken Bros. will make extensive improvements. The Noyes Co. subleased a portion of the store floor not required for their business and the basements of the building to the Daily News, located in the adjoining building. The combined transactions represent an aggregate rental of about \$110,000.

Long Lease on Eighth Av.

Dwight, Archibald & Perry, Inc., and Norman S. Holton leased for Ada H. Arnold to Edward Margolies, for a term of 21 years, with renewal privilege, the 4-sty brick building, 832 Eighth ave., two doors from the northeast corner of 50th st. Mr. Margolies contemplates extensive improvements to the property at the expiration of the present lease.

Cammeyer Leases Brooklyn Store

The Cammeyer Shoe Co. leased a portion of the store property of A. J. Nutting & Co., at 386 Fulton st., for a term of 12 years, in which it will establish a branch store. The Nutting property is at the southeast corner of Fulton and Smith sts., in the heart of the downtown shopping center of Brooklyn.

ADAMS & CO. leased for E. R. Poerschke 25,000 square feet at 213-217 Grand st. to Foreman & Clark Mfg. Co.; also for William P. Goldman & Bro. the advertising sign on the roof at Broadway, northeast corner of 49th st, to the Shubert Enterprises, for a long term of years.

ADAMS & CO. leased for the estate of Bradish Johnson an entire floor in 921-925 Broadway, running through to 149-151 Fifth av, to the Belmont stores Corporation, for a term of years, at an aggregate rental of \$50,000; for the Style Dress Co. a floor in 41-43 West 25th st, to Kanowitz & Kronish; and for the Golip Realty Co., 10,000 square feet in 155-157 Wooster st. to M. & S. Bermas.

ADAMS & CO. leased for the Shapanka Realty Co. the store and basement in 125-127 Fifth av to the Imperial Merchandise So. for a term of years; for L. J. Carpenter a floor in 696-702 Broadway, containing 10,000 square feet, to the Metropolitan Juvenile Clothing Co.; for the Twenty-fifth Street Realty Co. a floor in 138-144 West 25th st to the P. Schlansky Co.

AMES & CO. leased for Crystal & Crystal the 5th loft in 29 West 15th st to Dutchess Neckwear Co., Inc., for a term of years; also for the Terminal Realty Co. the 2d loft in 26 West 31st st. to David Lassman, for a term of years.

ARTHUR S. ALEXANDER, president of the J. Alexander Manufacturing Co., is the buyer of the large plot at the southeast corner of Broadway and 91st st, sold by the William Waldorf Astor estate through J. Irving Walsh.

LEON S. ALTMAYER leased for Mrs. Elsie Redman Nelson the ground floor simplex apartment, in 1131 Park av, to Dr. August Francis Roland.

ALBERT B. ASHFORTH, INC., leased the 3d loft at 290 Fifth av to the Paramount Garment Corporation, for a term of years.

MONEY TO LOAN

on-Mortgages

Building Alterations

Leaseholds

Building Loans

BROKERS PROTECTED

Sterling Mortgage Company Inc.

135 Broadway, New York

TELEPHONE RECTOR 1226-9447

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 25c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

SITUATION OPEN

A LARGE financial institution is desirous of securing the services of a young man to inspect property and make report on condition of houses. Good chance for the right man. Write, giving qualifications and salary. Reply by letter only to N. M., Room 308, 135 Broadway.

SITUATIONS WANTED

BUILDING SUPERINTENDENT
OPEN FOR ENGAGEMENT
13 years' experience on new and alteration work (10 years in New York); fully quali-

fied in all branches of construction; best credentials. Box 850, Record & Guide.

BUILDING MANAGER

Have been chief clerk of Management department of large real estate concern for five years, having charge of all management details, including correspondence, repairs, etc. Now at liberty and seeking permanent connection. Age 39; married. Box 857, Record & Guide.

YOUNG MAN, 28, with 4 years' experience, with ability and initiative desires connection with live broker, where hard work merits advancement; salary secondary. Box 858, Record & Guide.

MEMBERS REAL ESTATE BOARD OF NEW YORK

ADAMS & CO., INC.

Real Estate
170 5TH AVE. Tel. Gramercy 3854
SPECIALIST IN BUSINESS PROPERTY

ALEXANDER BALTER

REAL ESTATE & INSURANCE
Management of Property a Specialty
152 W. 42nd St., Knickerbocker Bldg. Bryant 2042-3

BAUER, MILBANK & MOLLOY, INC.

REAL ESTATE

51 East 42nd Street Murray Hill 1936

CUSHMAN & WAKEFIELD, INC.

RENTING AND MANAGEMENT OF BUSINESS BUILDINGS

50 EAST 42d ST. Murray Hill 7820

BILTMORE REALTY CORPORATION

REAL ESTATE—COMMERCIAL LEASING
MANAGEMENT

TIMES BUILDING PHONE: BRYANT 6868-6869

ALFRED P. COBURN

Real Estate—Appraisals—Insurance
Management of Estate a Specialty
159 W. 72nd ST. Phones: Columbus 4356-2548

CUSACK COMPANY

Real Estate and Insurance Brokers
Specialists in West Side Properties
176 WEST 72nd STREET
Telephones: Columbus 6947 8179

CHAS. A. DUBOIS

REAL ESTATE
3551 BROADWAY
At 146th St. Established 1894

DUNLAP & LLOYD

INCORPORATED
Real Estate—Insurance
80 GROVE STREET Phone Spring 5518

ROYAL SCOTT GULDEN

REAL ESTATE, FIFTH AVE. SECTION
680 FIFTH AVENUE Phone: Circle 8315

CHARLES G. KELLER

Real Estate and Insurance
109 WEST 23RD STREET
Watkins 5336

ALBERT E. KELLY

Successor to Fredk. A. Booth
REAL ESTATE AND INSURANCE
50 Union Square Tel. Stuyvesant 1125

T. H. KELLEY

Specialist in Fordham Heights Property
158 East 188th St., at Grand Concourse
Phone: Fordham 2509

J. P. & L. A. KISSLING

Sales—Management—Appraisals
896 8TH AVE., NEAR 54TH ST.
Established 1870 Circle 0591 to 5

H. C. KOPP & COMPANY

Specialists in Retail Store Locations
MANAGEMENT and BROKERAGE
402 Madison Avenue Vanderbilt 4900

ROBERT LEVERS

Real Estate—Insurance
THE KNICKERBOCKER, 152 West 42nd Street
Uptown Office: 376 Lenox Avenue. Phone Connections.

HIRAM RINALDO

Specializing in the Sale and Leasing of
East Side Property
239 GRAND ST. Bowery Bank Bldg.

GEORGE S. RUNK

REAL ESTATE BROKER
Mortgage Loans—Management
1252 LEXINGTON AVENUE

SCHINDLER & LIEBLER

Real Estate and Insurance
Rhineland 6122 1393 THIRD AVE., at 79th St.

SEAMAN & PENDERGAST

Member Real Estate Board of New York
RENTALS—SALES—MANAGEMENT
RESIDENTIAL PROPERTIES
542 FIFTH AVENUE Vanderbilt 1309

Manhattan Office Bronx Office
1 WEST 125th STREET 1972 JEROME AVENUE
Tel. Harlem 8400 Tel. Connection

SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE
Successors to
SHAW & CO.

MALCOLM E. SMITH, INC.

Real Estate Agents and Brokers
185 MADISON AVE. Vanderbilt 7393

COMMERCIAL PROPERTY MANAGEMENT

Rentals—Sales—Appraisals
Insurance



840 BROADWAY NEW YORK
Stuyvesant 0627

JACOB J. TABOLT

REAL ESTATE
558 EIGHTH AVE. Phone:
Above 37th St. Fitts Boy 1866

WHITNEY-FOSTER CORP.

Real Estate Administrator
150 WEST 72nd ST. Columbus 6409

ROBERT N. BASSETT CO., INC., one of the largest manufacturers of metal goods, with offices at 220 Fifth av and factories at Derby, Shelton and Waterbury, Conn., has closed a lease for a large suite of offices on the 21st floor of the Canadian Pacific Building, Madison av, 43d to 44th st. One of their associate companies, the Standard Cloth Co., converters of cotton goods, will occupy a portion of the suite. Albert B. Ashforth, Inc., represented the lessee and Cushman & Wakefield, Inc., agents of the building, represented the lessor.

BASTINE & CO., INC., leased, for clients, the 5th floor in 19 West 24th st, to Barnet Mirkin; the 4th floor in 91-93 Fifth av to Herman Bamberger Co., Inc.; the 2d floor in 28-30 West

25th st, to Miller & Finkel; and the 5th floor in 36 East 22d st to Max Horn.

BERLOWITZ & CAINE leased for the L. H. N. W. Co. the 6th floor in 130 West 25th st to Sperling Bros.; for Frakin & Lebofsky a portion of the 9th floor in 48 West 28th st to Elmer Cloak and Suit Co.; space in 133 West 21st st to B. Neiman & Co. and Penn Dress Co.; and for S. & M. Greenstein space in 402 West 27th st to Barnes Press.

P. M. CLEAR & CO. leased for the 23 West 31st Street Corporation the easterly store in 23 West 31st st to Richard Ritter, for a term of years, as a luncheonette; also, leased for Albin Realty Co. the corner store at 1814 Second av to John Wildberger, Inc., graceries; and for Philip Siff the store in 228 West 29th st to Charles Hoffman.

CROSS & BROWN CO. leased the 12th floor in 229 West 28th st. to the Powers Motor Color-type Co. for use in their business of photographic engraving and printing.

CROSS & BROWN CO., in conjunction with Stephen H. Tyng & Co., leased space in 229-239 West 28th st to the Barnes Printing Co.; also, in conjunction with Pocher & Co., the store in 219 West 47th st to A. Langstadter, Inc., stationers and printers.

CROSS & BROWN CO., in conjunction with M. & L. Hess, Inc., leased for Jacob J. Schmukler space in 103 Fifth av to the Arthur Manufacturing Co. Cross & Brown Co. also leased the 5th floor in 251 Fourth av to Jacob Lunitz & Sons; also space in 20-26 West 22d st to Goldberg & Todd; and space in 15 East 40th st to the Gould Optical Equipment Co., Inc.

CROSS & BROWN CO. leased for a client to the L. H. Motor Company of New York 5,000 square feet of space in the industrial building at the southeast corner of Vernon and Webster avs, Long Island City; also leased, for clients, to Katz, Hecht & Co. the 10th floor in 40-42 East 22d st, Manhattan; also to Joseph Love, Inc., the 7th floor in the same building, also, in conjunction with H. J. Friedman to Alexander, Silverman & Cadous space in 38-42 East 32d st.

CHARLES M. DEROSA CO. sub-leased for Henry J. Schult to James Kafkas and Stelos

Mehail the store in 169 East 34th st, for a term of 5 years.

Brooklyn Brokers

DON'T "SHOP" FOR REAL ESTATE

It doesn't pay. When you want to buy, take advantage of our four offices, 50 years' experience, and thorough organization and get WHAT YOU WANT. AT THE RIGHT PRICE. CONVENIENTLY.

"Established Over Half a Century"

BULKLEY & HORTON CO.

Member of Real Estate Board of New York
Member of Brooklyn Real Estate Board.
G. S. HORTON 585 Nostrand Ave., near Dean St.
Pres. 414 Myrtle Ave., near Clinton Ave.
A. J. HORTON 7520 Third Ave., near 75th St.
Secy. 1214 Flatbush Ave., near Ditmas Ave.

JAMES B. FISHER

Member of Brooklyn Real Estate Board
REAL ESTATE
174 MONTAGUE ST. Main 7267

QUELL & QUELL

REAL ESTATE INVESTMENTS
MANAGEMENT
318 Patchen Avenue Brooklyn, N. Y.
Telephone: Deatur 4981

Bronx Brokers

A. G. BECHMANN

Real Estate and Insurance
Tel. Intervale 556 1065 SO. BOULEVARD
One block from Simpson Street Subway Station

OTTO LACKMAN

Management of Properties my Specialty
2514 Grand Concourse, near Fordham Road
Phone: Fordham 5199

L. G. LOSERE

REAL ESTATE
Entire Charge Taken of Property
871 Brook Ave., at 161st St. Established 1898

FRED. OPPENHEIMER

Real Estate—Mortgage Loans
540 Bergen Av., at 149th St.
Phone: MELROSE 5907

JOHN F. PENDERGAST, Jr.

Real Estate—Estates Managed
340 WILLIS AVENUE
Phone Melrose 7223

ALBERT D. PHELPS

BRONX REAL ESTATE
554 Melrose Ave., near 149th St. and 3rd Ave.
PHONE MELROSE 4371

HENRY SCHWIEBERT

Real Estate—Insurance
261 EAST FORDHAM ROAD
Near Valentine Avenue Fordham 9348

CHARLES M. DE ROSA CO. leased for the G. & W. Lunch to B. Heller the store in 41 Lexington av., known as Gramercy Hotel, for a long term of years; and leased for C. J. Wirth Realty Corporation the loft in 207 Lexington av to J. Melfa, embroideries, for a term of years.

JOHN G. DABOUR, INC., was broker in the lease recently made for a term of 21 years of 594 to 598 Eighth av, southeast corner of 39th st, to Joseph E. Marx. The lessee will either remodel the present buildings or will erect a new business building on the site.

DUROSS CO. leased for Froment & Co. to the Columbia Smelting & Refining Works the 2d floor, containing 18,000 square feet, in 140 to 156 Bank st, southwest corner of Washington st, for a term of years.

OSCAR D. & HERBERT V. DIKE leased for Asa G. Candler, Inc., at 135-7 West 27th st, the entire 10th loft to Jacobson & Geiger; also, the entire 8th loft to Florence Costume Co., Inc., both for a term of years.

DOUGLAS L. ELLIMAN & CO., INC., leased for Robert Ensco the parlor floor store at 682 Lexington av to the Brick Shop, Inc., dealers in antiques.

J. ARTHUR FISCHER leased for the Elgin Construction Co. to Max Kaplan the 3d loft in 48 West 39th st, for a term of years.

J. ARTHUR FISCHER leased for a client to Joseph Schultz the top loft 201 West 29th st., and to Harry Schiff the first loft 342 Seventh av. Both lessees are furriers.

FOLSOM BROS., INC., and Mrs. Delany Martin. sold for Miss S. McGee the furnishings, good will and lease of 41 East 83d st, a 4-sty and basement stone dwelling, to Waldemar Sandberg.

GLOBE HOLDING CO. leased to Charles Cook, for a term of 15 years and 3 months, the 3-sty garage at the southeast corner of Third av and 64th st, at an annual graduated rental of from \$25,000 to \$27,000.

HARRIS, VOUGHT & CO. leased for clients store in 711 Madison av to Nathan Malmut, and offices in 240 Broadway to W. W. Sharpe & Co., advertising agents.

HAGGSTROM-CALLEN CO. leased for the Ess Eff Realty Co. the 2d loft in 150 West 45th st to the Aircraft Printery, for a term of years.

A. A. HAGEMAN leased for a client to Julius Lattin the store in 67 West 36th st; and to Louis Blechman the 3d loft in 626 Sixth av.

HEIL & STERN leased, for clients, to Leon Marks & Son the store and basement in 29 West 31st st; to R. Tahan Co. the 10th floor in 76-78 Madison av; to Kohn & Goldschmidt the 5th floor in 34-36 West 32d st; to Strauss, Fast &

Co. the 12th floor in 33-43 East 33d st; and to H. Eisenberg the 10th floor in 118-120 West 27th st.

HEIL & STERN leased for the estate of J. N. Mahony to the Regent Export Co. and others 547 Broadway, a 6-sty loft building; and for the same estate to George T. Matthews & Co. the 5-sty brick building 105 Water st., all for a term of years.

M. & L. HESS leased for a client to David W. Dazian & Son the easterly store in 115-117 East 23d st.; the 2d floor in 5 East 20th st. to the Invincible Importing Co., and the 5th floor of 103 Fifth av. to the Arthur Mfg. Co.

M. & L. HESS leased for the Empire City Mortgage Co. to the Reingold Hosiery Co. the store and basement of 9 West 20th st.; to Holman & Kass the 2d floor of 128-130 West 30th st.; to Louis Liebowitz the 4th floor of 34-38 West 27th st., and for Michael Kennedy to the National Belt & Bag Co. the 5th floor of 26 East 22d st.

M. & L. HESS, INC., leased for the Mortgage Associates, Inc., in 49-53 East 21st st the store and basement, containing 15,000 square feet, to Walter A. and Fred H. Ardery, dress goods; also offices to the Belle Embroidery Co. and the Reggie Embroidery Co. in the same building; for the Beattie Mfg. Co. the 2d floor in 133 Fifth av. to S. M. Frank & Co., smoking pipes.

LEWIS H. MAY CO. leased for the estate of Bradish Johnson the 8th floor at 921 Broadway, for a term of years, to J. Bouton & Co.

PEASE & ELLIMAN leased the store at 33 Worth st. for the American Express Co. to Johnson & Porter, and the store 128 Chambers st. for C. L. Acker to the Gotham Sporting Goods Co.

PEASE & ELLIMAN leased for Miss E. R. Requa to Antonio Scalfani the 4-sty and basement dwelling, 55 West 52d st.

HOMER L. PENCE leased for the Garment Center Realty Co. Loft B in the building 500 Seventh av to Lish Bros., manufacturers of ladies hats, for a long term of years at an annual rental of approximately \$18,000; in conjunction with Cross & Brown Co. the 11th floor in 29-33 West 36th st to Morris J. Gerber, manufacturer of ladies' hats; also the 12th floor in 29-33 West 36th st to A. W. Maas Co., manufacturers of artificial flowers; to Charles Charney, manufacturer of fancy feathers, the 8th floor in 28-30 West 36th st; and to Harry Solomons & Son, manufacturers of ladies' trimmed hats, the 5th floor in 37 West 37th st.

GEORGE R. READ & CO. leased, for a client, large space on the 10th floor of the Varick Building, 34 Hubert st. to the First Aid Specialty Co., for a term of years.

Sales in Penn Zone

Maria S. Simpson sold through Joseph M. May to the Manufacturers Trust Co. 314-320 West 35th st, four 3-sty brick buildings, on a plot 30x 98.9, adjoining the rear of the Manhattan Opera House. The purchase, too, abuts the property acquired by the purchasers in January, 1920, from the West 34th Street Reformed Church, adjoining the northwest corner of Eighth av and 34th st, formerly occupied by the West Side Bank.

This addition gives the Manufacturers Trust Co. a plot fronting 50 feet on the west side of Eighth av and 175 feet on the north side of West 34th st, extending to the Manhattan Opera House, and thence northerly 200 feet to the south side of West 35th st, where it fronts 50 feet, giving the buyers a continuous plot of 17,500 square feet.

The West 34th Street Reformed Church edifice, acquired a year ago, has been altered and is now used in connection with the banking office of the buyers.

Mannheimer estate sold through Heil & Stern to Charles Galewski 254-258 West 37th st, between Seventh and Eighth avs, three old buildings, on a plot 75x100. It will be reimproved with a large loft building.

"Childs" Buys Harlem Parcel

Kennelly's Restaurant, a 2-sty building, 60.5 x75, at the southeast corner of Broadway and 11th st, has been purchased by the Childs Restaurant So., which will alter the structure and open a branch restaurant. The building was erected about 10 years ago on land owned by Henry C. Copeland and leased to Joseph P. Kennelly, proprietor of the restaurant. The latter has now disposed of the lease and the building at a price reported to have been in the neighborhood of \$100,000. The lease has several years yet to run.

Old Church Property Resold

The old St. Luke's German Evangelical Church property at 233-239 West 42d st, which was recently leased to the Case Holding Co. (Harry B. Davis and Allen Westheimer) for restaurant purposes, has been sold by J. C. and M. G. Mayer to an investor. Leopold and Herbert Weil were the brokers. The parcel was held at \$600,000. Davis and Westheimer have recently subleased the property to I. Flugelman, proprietor of the Hotel Hamilton, who will conduct the restaurant. Alterations are being made from plans by Schwartz & Gross, architects.

MANHATTAN BROKERS

ORVILLE B. ACKERLY

Appraiser of

LONG ISLAND REAL PROPERTY

Phone: Longacre 2280

243 West 34th Street, New York City

ERNEST N. ADLER

Upper East Side Property a Specialty

1506 FIRST AVE., at 79th St.

Established 1903

Phone: Rhineclander 6126

**AMERICAN BUREAU
OF REAL ESTATE**

All About Real Estate Everything—Everywhere

MODERN "AMERICAN" SYSTEM

18 West 34th Street

Astor Court Building, New York

Co-operation of Reliable Brokers Invited

ARMSTRONG & ARMSTRONG

Real Estate Agents and Brokers

212 ST. NICHOLAS AVE.—Near Eighth Ave. and

121st Street

Phone: Morningside 1376

EDMUND M. BRENNAN

INCORPORATED

Real Estate—Insurance

11 EAST 56th ST

Plaza 7604

JAMES A. DOWD

Real Estate—Insurance

Renting—Management

874 SIXTH AVENUE, above 49th Street

JACOB FINKELSTEIN & SON

Real Estate—Mortgages

Specialists in the Bowery Section

42 BOWERY

Phone: Franklin 1810

ROBERT G. GRUNERT

Successor to the

D. A. CUSHMAN REALTY CORPORATION

Real Estate—Management

172 Ninth Ave., at 21st St. Phone: Chelsea 2841

HARRIS EXCHANGE

Real Estate—Mortgages

Renting and Leasing of Stores and Lofts

Times Building

Broadway at 42d Street

Phone: Bryant 310-1124

HOLT & MERRALL, Inc.

Industrial Real Estate

342 MADISON AVE.

Tel. Vanderbilt 4699

WM. P. JONES & SON

ESTABLISHED 1895

Real Estate & Insurance

1358 BROADWAY

Corner 38th St

Phone: Pitts Roy 0207

JOSEPH MILNER

Real Estate



8 EAST 41st STREET, NEW YORK

Murray Hill 2619

JOHN CONSTABLE MOORE

REAL ESTATE

15 EAST 40th ST.

Vanderbilt 3189

LEONARD MORGAN CO.

Real Estate—Insurance—Estates Managed

Gotham Bank Building, Columbus Circle

Suite 504-5

Phone: Columbus 1646

ARTHUR G. MUHLKER

Real Estate—Insurance

Yorkville Section

1112 PARK AVE., NEAR 90TH ST.

Phone: Lenox 2335

ARTHUR L. SHAW

Washington Heights Specialist

4032 BROADWAY, ABOVE 169TH STREET

Wadsworth 4150-4151

SHERMAN & KIRSCHNER

Real Estate and Insurance

54 E. 109th STREET

NEW YORK

Tel. Harlem 9028-5863

JAMES B. SPEYERS, INC.

Real Estate

CANADIAN PACIFIC BUILDING

342 Madison Ave.

Suite 814-816

WILLIAMS-DEXTER CO., INC.

Greenwich Village Real Estate

Insurance

72 GREENWICH AVE.

Chelsea 8096

Part of Haffen Brewery Sold

Part of the old Haffen brewery property, including the three 4-sty tenement houses with stores, 100x75.5, at the northwest corner of Melrose av and 151st st, has been sold by the Tyrol Realty Corporation, Samuel Wheeler, president, which acquired it last October. The new owner is the Summit Holding Co., which will pay \$67,000 for the property. The remainder of the block front extending to 152d st, which the selling company also controls, is to be improved with a 6-sty apartment house.

REAL ESTATE NOTES.

FREDERICK J. PEACOCKE, real estate broker, has removed to 103 Lawrence st from 137 Lawrence st, Brooklyn.

CLARK T. CHAMBERS and Frank D. Veiller were the brokers in the sale of the 12-sty building 6-8 West 57th st, to Isaac D. Levy by the Dreier Realty Co., reported in these columns recently.

GEORGE E. DOOLAN, INC., of Westchester, has opened an office in 51 East 42d st. Special attention will be given to seekers for homes in Westchester. William H. Oakley 2d, formerly of the Brown, Wheelock Co., Inc., has been appointed New York manager.

HERMAN A. LEWINE has severed his connections with the firm of Levin, Harris & Lewine, Inc., and has opened offices at 432 Seventh av, under the name of Lewine & Co., Inc., where he will transact the real estate business in all its branches.

PEASE & ELLIMAN have been appointed by the Islesbrook Estates, controlled by Charles Hopkins, of the Punch & Judy Theatre, managers of the apartment house with store at the southwest corner of Madison av and 68th st, known as 30 East 68th st.

CULVER & CO. have opened a country suburban department which will specialize in Westchester County and Western Connecticut properties, under the management of Miner D. Randall, who has specialized for some years past in the shore and hill properties between Greenwich and Norwalk, Conn.

REAL ESTATE STATISTICS.**CONVEYANCES**

	MANHATTAN		BRONX		BROOKLYN	
	1922 Jan. 11 to Jan. 17	1921 Jan. 12 to Jan. 18	1922 Jan. 11 to Jan. 17	1921 Jan. 12 to Jan. 18	1922 Jan. 10 to Jan. 16	1921 Jan. 11 to Jan. 17
Total No.....	236	200	276	133	798	543
Assessed Value.....	\$20,062,200	\$10,390,200	.....	.....	.....	.....
No. with consideration	23	22	23	10	40	43
Consideration	\$929,925	\$639,100	\$186,700	\$37,900	\$1,292,284	\$453,070
Assessed Value.....	\$963,000	\$464,000	.....	.....	.....	.....
	Jan. 1 to Jan. 17	Jan. 1 to Jan. 18	Jan. 1 to Jan. 17	Jan. 1 to Jan. 18	Jan. 1 to Jan. 16	Jan. 1 to Jan. 17
Total No.....	555	517	627	337	1,661	1,294
Assessed Value.....	\$44,103,100	\$31,794,900	.....	.....	.....	.....
No. with consideration	59	49	72	31	68	99
Consideration	\$2,305,675	\$4,495,850	\$603,754	\$160,870	\$1,520,959	\$924,953
Assessed Value.....	\$2,507,500	\$3,512,000	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Jan. 11 to Jan. 17	1921 Jan. 12 to Jan. 18	1922 Jan. 11 to Jan. 17	1921 Jan. 12 to Jan. 18	1922 Jan. 10 to Jan. 16	1921 Jan. 11 to Jan. 17
Total No.....	196	132	224	68	884	423
Amount	\$6,062,858	\$6,370,900	\$2,313,879	\$339,727	\$5,135,158	\$2,165,619
To Banks & Ins. Co.	31	20	15	6	185	87
Amount	\$1,910,000	\$3,396,400	\$477,025	\$55,000	\$1,565,475	\$489,794
No. at 6%	169	109	172	52	858	382
Amount	\$3,532,633	\$5,068,300	\$2,081,301	\$303,725	\$4,904,413	\$1,997,305
No. at 5½%	1	10	1	2	16	22
Amount	\$9,250	\$293,900	\$4,000	\$10,000	\$168,125	\$91,154
No. at 5%	1	2	3	.....	7	4
Amount	\$50,000	\$164,000	\$9,000	.....	\$54,920	\$8,050
No. at 4¾%	1	.....	.....	.....	.....	.....
Amount	\$9,000	.....	.....	.....	.....	.....
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
Unusual Rates.....	1	1	.....	.....	1	2
Amount	\$1,100,000	\$6,000	.....	.....	\$1,000	\$32,000
Interest not given..	23	10	48	14	.....	13
Amount	\$1,361,975	\$838,700	\$219,578	\$26,002	\$6,700	\$37,100
	Jan. 1 to Jan. 17	Jan. 1 to Jan. 18	Jan. 1 to Jan. 17	Jan. 1 to Jan. 18	Jan. 1 to Jan. 16	Jan. 1 to Jan. 17
Total No.....	469	364	479	200	1,785	1,070
Amount	\$15,096,855	\$17,499,811	\$4,728,364	\$1,087,792	\$9,766,187	\$5,473,361
To Banks & Ins. Co.	52	40	39	11	339	162
Amount	\$2,862,800	\$4,143,400	\$850,440	\$76,500	\$2,532,525	\$1,441,844

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922 Jan. 11 to Jan. 17	1921 Jan. 12 to Jan. 18	1922 Jan. 11 to Jan. 17	1921 Jan. 12 to Jan. 18
Total No.....	51	50	19	14
Amount	\$2,610,700	\$1,438,900	\$565,000	\$226,000
To Banks & Ins. Companies...	39	30	9	7
Amount	\$2,301,450	\$1,056,400	\$416,000	\$131,000
	Jan. 1 to Jan. 17	Jan. 1 to Jan. 18	Jan. 1 to Jan. 17	Jan. 1 to Jan. 18
Total No.....	120	104	43	27
Amount	\$5,826,425	\$1,375,050	\$1,244,000	\$489,300
To Banks & Ins. Companies...	84	65	22	11
Amount	\$5,104,250	\$3,542,050	\$844,500	\$198,500

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 Jan. 11 to Jan. 17	1921 Jan. 12 to Jan. 18	1922 Jan. 11 to Jan. 17	1921 Jan. 12 to Jan. 18	1922 Jan. 11 to Jan. 17	1921 Jan. 12 to Jan. 18	1922 Jan. 11 to Jan. 17	1921 Jan. 12 to Jan. 18	1922 Jan. 11 to Jan. 17	1921 Jan. 12 to Jan. 18
New Buildings...	16	11	57	14	346	51	208	46	37	17
Cost	\$5,199,850	\$2,239,325	\$3,410,450	\$84,200	\$3,614,680	\$300,500	\$1,284,715	\$178,423	\$173,200	\$19,150
Alterations	\$150,165	\$635,725	\$13,000	\$22,900	\$143,225	\$128,955	\$67,585	\$40,660	\$57,800	\$4,375
	Jan. 1 to Jan. 17	Jan. 1 to Jan. 18	Jan. 1 to Jan. 17	Jan. 1 to Jan. 18	Jan. 1 to Jan. 17	Jan. 1 to Jan. 18	Jan. 1 to Jan. 17	Jan. 1 to Jan. 18	Jan. 1 to Jan. 17	Jan. 1 to Jan. 18
New Buildings...	26	41	133	28	440	140	493	112	87	25
Cost	\$7,404,150	\$2,541,425	\$5,511,150	\$2,204,200	\$4,492,190	\$1,285,095	\$2,531,385	\$564,598	\$343,095	\$49,075
Alterations	\$548,565	\$912,275	\$33,500	\$31,000	\$181,255	\$533,405	\$85,877	\$64,400	\$57,800	\$7,549

Member Brooklyn Real Estate Board
Money to Loan on First Mortgage

Joseph T. McMahon

**REAL ESTATE and
MORTGAGE LOANS**

**188 and 190 MONTAGUE STREET
BROOKLYN**
Main 0634

**SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES**

MAX N. NATANSON

**BUYS AND SELLS
IMPROVED
MANHATTAN
PROPERTY**

170 BROADWAY

Suite 915-919 Cortlandt 7637-7638

MRS. GERRIT SMITH

Member Real Estate Board of New York

42 EAST 40th STREET

CITY DEPARTMENT

APARTMENTS AND HOUSES

SOUND SHORE PROPERTY A SPECIALTY

J. CLARENCE DAVIES

Member Real Estate Board, N. Y.

BRONX REAL ESTATE

AUCTIONEER—BROKER

APPRAISER—MORTGAGE LOANS

Main Office: 149th St. and Third Ave.

BRANCHES:

32 Nassau Street 51 East 42nd Street
Phone Connections

**Philip A. Payton, Jr.,
Company**

**REAL ESTATE AGENTS
AND BROKERS**

New York's Pioneer Negro

Real Estate Agents

127 West 141st Street

Between Lenox and Seventh Avenues
Telephone: Audubon 0945

BUILDING SECTION

Principal Structures Scheduled for Erection in 1922

Important Operations Already Under Contract Plus Numerous Projects Planning
Assure Busy Building Season in Metropolitan Area

HERE is every present indication that 1922 will be a banner year for building interest in the Metropolitan District. Already the list of proposed operations is far more extensive and diversified than it was at this time in 1921 and every day brings announcements of new operations either being planned or actually placed under contract. Considerable of the new construction reported during the past month is scheduled for an immediate start and the remainder will in all probability be under way before the end of spring.

amount of small residential construction, such as non-fire-proof apartments, garages, small factories, stores, etc. Although some speculative operations have been included they are in every instance imposing structures designed for prominent locations, and therefore should appear in this list in order to make it representative of the character of work that will be undertaken during the coming months.

One of the principal facts brought out in a study of this list of projects to be constructed this year is the marked re-

Location.	Class.	Owner.	Architect.	Height.	Est. Cost.	Contractor.
Manhattan.						
803 Fifth av.	Apartment	F. C. Satterwhite	Montrose Morris Sons	12	\$250,000	Not let.
804 Fifth av.	Apartment	W. Emlin	Montrose Morris Sons	12	250,000	Not let.
1094 Park av.	Apartment	Fred Culver, et. al.	E. D. Litchfield	13	300,000	Not let.
N e c Riverside dr & 109th st.	Apartment	B. P. Walker, et. al.	Schwartz & Gross	14	1,500,000	Architects build.
N e c 80th st & Lexington av.	Apartment	Holborn Realty Co.	Emery Roth	11	225,000	Owner builds.
N e c Broadway & 91st st.	Apartment	Lucania Realty Co.	R. Candala	15	1,500,000	Owner builds.
N e c Madison av & 64th st.	Apartment	A. Sokolski	Geo. F. Pelham	11	1,000,000	Net let.
139-147 West 71st st.	Apartment	Jacob S. Kahn, et. al.	Schwartz & Gross	9		Owner builds.
108-110 East 81st st.	Apartment	Alta Vista Hold'g Co. Inc.	Rouse & Goldstone	9	200,000	Owner builds.
39 Fifth av.	Apartment	Bing & Bing	Emery Roth	14		Plans in progress.
Hamilton pl, 138th st.	Apartment	Max J. Kramer	Geo. F. Pelham	7	750,000	Owner builds.
S w c West End av & 105th st.	Apartment	Joseph Paterno	R. Candala	14		Owner builds.
— East 61st st.	Apartment	E. T. Gerry	J. B. Snook Sons	—	1,250,000	
1136 Fifth av, s e c 95th st.	Apartment	Al. Hyman	Private Plans	14	500,000	Fred F. French Co.
1134 Fifth av.	Apartment	Mary D. Gerard	H. G. Wiseman	13	350,000	Not let.
Beaver & William st.	Office Building	New York Cotton Exch.	Donn Barber	23	3,000,000	Geo. A. Fuller Co.
229 West 43d st.	Office Building	New York Times	Ludlow & Peabody	11		Not let.
132-138 West 36th st.	Office Building	132 West 36th St. Corp.	Robert T. Lyons	12	2,000,000	Owner builds.
142-148 West 36th st.	Stores & Lofts	Julius Tishman & Sons	Schwartz & Gross	14	1,000,000	Owners build.
Seventh av, 31st to 32d st.	Office Building	Equitable Life Assur. Soc.	Starrett & Van Vleck	—	6,000,000	Thompson, Starrett Co.
330-348 West 55th st.	Office Building	Natioanl Bible Institute	McKenzie, Voorhees & Gmelin	17	1,500,000	Not let.
N e c Canal & Varick sts.	Bank & Offices	Corn Exchange Nat. Bank	Fellheimer & Wagner	—	400,000	Thompson, Starrett Co.
206-210 West 34th st.	Bank	North River Sav'gs Bank	Charles E. Birge	2	100,000	Not let.
242-252 West 36th st.	Stores & Lofts	Max Aronson, et. al.	Schwartz & Gross	13	2,000,000	Not let.
N w c Broadway & 60th st.	Stores & Offices	1841 Bway Realty Co.	B. H. & H. N. Whinston	8	300,000	Not let.
237-239 West 37th st.	Stores & Lofts	Lefcourt & Haas	Geo. & Edw. Blum	14		Owner builds.
Ninth av, 58th to 59th sts.	Hospital	Roosevelt Hospital	York & Sawyer	8	1,000,000	Marc Elditz & Son.
202-210 West 91st st.	School	Temple Israel	Tachan & Vought	4	300,000	G. Richard Davis Co.
Cor Lenox av and 129th st.	School	Board of Education	C. B. J. Snyder	5	845,000	Not let.
Second av, 67th to 68th sts.	School	Board of Education	C. B. J. Snyder	5	1,000,000	Not let.
Amsterdam av, cor 183d st.	School	Board of Education	C. B. J. Snyder	4	250,000	Not let.
Randall's Island.	Dining Hall	City of New York	Chas. B. Meyers	2	250,000	Not let.
Academy st, near Broadway	Theatre, etc.	Carnival Palace Corp.	Private Plans	2	450,000	Not let.
Broadway and 218th st.	Stadium	Columbia University	Henry Hornbostel	1	2,000,000	Not let.
BRONX.						
Mott av, 157th to 158th sts.	Laboratory	Fleischmann Co.	Arthur B. Heaton	3	150,000	Not let.
S e c 161st st & Elton av.	Y. M. C. A.	Y. M. C. Association	Jallade, Lindsay & Warren	6	250,000	Not let.
S e c Fordham rd & Tiebout av.	Dept. Store	Not announced	M. W. Del Gaudio	2	15,000	Not let.
Bathgate av, n of Tremont av.	School	St. Joseph's R. C. Church	Robert J. Reiley	3	100,000	Not let.
Spuyen Duyvil Parkway	College	Manhattan College Corp.	O'Connor & Delaney	Various	1,000,000	Not let.
N e c Burnside & Walton avs.	Theatre	Occidental Holding Corp.	Wm. Koppe	2	200,000	Not let.
Ogden av, n of 171st st.	Theatre	Ogden Amusement Co.	Emilie De Rosa	2	100,000	M. Shapiro & Sons.
BROOKLYN.						
S w c Court st & Atlantic av.	Bank	South Brooklyn Sav'gs Bk.	McKenzie, Voorhees & Gmelin	2	500,000	Not let.
Bushwick av, near DeKalb av.	Hospital	Bikur Cholim Hospital	Missac Thompson	5	1,500,000	Not let.
Sanford st & Park av.	Warehouse	American Tobacco Co.	Ward & Bender	6	200,000	Turner Const. Co.
Parkville av & West 1st st.	Church	St. Rose of Lima R. C. Ch.	F. J. Berlenbach	1	150,000	Not let.
Flushing av, e of Irving av.	Factory	C. Werbelovsky	Murray Klein	3	175,000	Not let.
Foster av & East 23d st.	Church	Flatbush Presty. Church	Hobart B. Upjohn	1	100,000	Not let.
Broadway & DeKalb av.	Church	Strausberg & Bleender	R. Thomas Short	2	250,000	Not let.
Glenmore & Miller avs.	Synagogue	Cong. Agudath Ach. B. J. E.	M. Adelson	3	100,000	Harry Gross.
Neptune av & W 33d st.	School	City of New York	C. B. J. Snyder	5	850,000	Not let.
RICHMOND						
St. George, S. I.	Police Station	City of New York	James J. Whitford	3	300,000	Frank J. Dougherty.
NEW JERSEY.						
Summit, N. J.	School	Board of Education	Guilbert & Betelle	3	500,000	Gustave De Kimpe.
Secaucus, N. J.	Factory	Amer. Choc. & Prod. Co.	Andrews, Tower & Lavelle	4	350,000	D. Marinneori & Co.
Elizabeth, N. J.	Departm't Str.	Goerke-Kirch Co.	Wm. E. Lehman	3	200,000	Not let.
Newark, N. J.	Apartment	Ritz Holding Co.	Wm. E. Lehman	8	600,000	Owner builds.
Asbury Park, N. J.	High School	Board of Education	E. A. Arend	3	400,000	Not let.
Bayonne, N. J.	Memorial Club	Knights of Columbus	Geo. McCabe	4	150,000	Not let.
Bayonne, N. J.	School	Board of Education	Donald G. Anderson	3	400,000	Not let.
East Orange, N. J.	Apartment	Withheld	David M. Ach.	7	500,000	Not let.
WESTCHESTER						
Bronxville, N. Y.	Apartment	Fred Culver, et. al.	Mann & MacNeil	4	750,000	Hegeman & Harris Co.
Mt. Vernon, N. Y.	Dairy Plant	Willow Brook Dairy Co.	McCormick Co.	5	250,000	Barney-Ahlen Co.
New Rochelle, N. Y.	Club House	Winged Foot Golf Club	L. G. Sweezy	2½	650,000	Armstrong Const. Co.
Larchmont, N. Y.	Club House	Bonnie Brler Co'try Club	Private Plans	2½	150,000	A. G. Vermilye.

The list of projected building operations printed herewith is not a complete summary of the construction in the Metropolitan area by any means. It only points out the most important of that large group of operations to be erected during the coming months, and does not include any of the vast

vital of interest in the commercial development of the mid-town district of Manhattan. Already the plans for new structures in this section will require the outlay of millions of dollars, and there are negotiations now under way that will materially increase the number of large structural operations in this vicinity.

Walter Stabler Discusses Mortgages at Y. M. C. A. Lecture Course

(Continued from page 70)

began about 40 years ago, and it is now a most important branch of the mortgage business.

"Now, as to a second mortgage. It is something you pay for and pay well. Big chances are often taken with them. High rates of interest and bonuses usually accompany it as well as discounts. A second mortgage is frequently a necessity. It is a fairly safe investment if not too large. One always needs to remember that the first mortgage takes precedence and the holder of a second mortgage should look well into the first one. Fine first mortgages are those of the average building and loan association. A good feature of them is that they are steadily amortized. Building and loan associations are active in every state and they are very strong in some. Their total assets are \$2,500,000,000 in the nation. Their operations mean that after a dozen years many a man owns his own home who would not otherwise own it.

"Much has been said," continued Mr. Stabler, "about speculative builders. They are a necessity to any growing community, especially to a large city. New York has practically been built and rebuilt by speculative builders. It is their policy to borrow all that they can get on a building undertaking. They take building or temporary loans. An agreement is made with the lender to advance money in given sums of the total to be obtained at certain stages of construction. When the building is completed the lender is sure to make a search for liens and the final payment is not made until there is evidence there are no liens. Insurance and other companies make permanent loans on real estate. The largest part of the Metropolitan Life Insurance Company's business is in permanent mortgage and building loans.

"Before a big lender on building loans does business at all with a builder, the lender must have plans submitted for minute inspection by an architect employed by the lending institution for that purpose. They must be good plans to be favorably considered. They must visualize the building to the practised eye as it will look when completed, including all of its living conveniences and comforts, its heating and sanitary systems, etc. When buying land, a builder should take all of this into consideration. And then go to the company's architect with comprehensive plans for careful inspection. The architect examines the layout of the plumbing, heating, elevator service and what not. There are stringent provisions in the building loan agreement regarding all of these factors of construction. And if they are not fully complied with the builder may not get his loan; at least not all of it. The strong hand held over building loans by the large lending institutions has resulted in better built buildings of all kinds. The speculative builder is thereby restrained from doing poor work and the building is a better investment for the buyer and a better investment for the mortgagee. The building loan agreement is in effect a certificate of the character of the structure. All lenders, large and small, should follow this course. It tends to stabilize real estate. There is a plan in contemplation by the title insurance companies to establish a bureau to enforce such an agreement where they have anything to do with building loans. It makes buildings better to lend on and above all it makes better buildings.

"There is a tendency, nowadays, to make long term loans more popular, with instalment payments. The American Ambassador to France, Hon. Myron T. Herrick, is not only a keen diplomat and publicist, but he is also a careful observer of contemporary events of life. He has written a book entitled 'Rural Credits,' wherein he elucidates the mortgage lending methods among the populace of France, Belgium, Germany, Austria and the Scandinavian countries. You should all read it. In those countries they have very long term mortgage loans on all kinds of real estate, terms of 50 years and less, and terms that run beyond a lifetime and are taken up by the heirs of the departed. The rate of interest is very low. There is an amortization of one per cent, or more a year, according to the capacity to pay comfortably. These mortgages encourage thrift among the working classes and they accordingly promote a better social status and better civilization.

"The general impression of a mortgage is that it runs forever.

If it does it should not. Something should be paid off of a mortgage every year, even though it be a little. It makes the lender feel more comfortable and the borrower feel easier and richer. The lender can only call so much at one time as is mutually agreed upon. Savings banks everywhere ought to follow this rule, but they do not always do so. Some such mortgages run in their entirety for years. A good plan would be to arrange longer term loans with easy payments. Such a policy affords money to help others on the road to safety. I hope to see such a plan become more general. Guaranteed mortgages are the best for small investors and of that there is no doubt. I hope that the era will arrive when banks and insurance companies will lend almost entirely on real estate mortgages. When a mortgagor has paid something on account of his mortgage he has not spent it or sent good money after bad. He has simply invested it and that is the way he should feel about it. That is what I tell mortgagors I deal with. The method of paying mortgages differs in nearly all the states. New York has the safest method of all. Every satisfied mortgage or payment on a mortgage is recorded. In New Jersey only a receipt is written on the mortgage instrument that a payment has been made.

"Blanket mortgages are another form of mortgage security. Many land companies avail themselves of them. A blanket mortgage should provide for releases, from the blanket, to given lot buyers. The particular lot and block number sold should be marked 'Released' on the map or diagram filed with a blanket mortgage. Sometimes releases are not provided for, but where they are provided for there is no difficulty."

Discussing the abolition of the mortgage tax in New York State, Mr. Stabler said: "In its place the lender has a mortgage recording tax. It calls for the collection of one-half of one per cent. This income is divided between the county and the state. In New York and adjacent counties the tax yields a large revenue. A mortgage is otherwise exempt from state and local taxation. Theoretically the lender pays the tax, but actually the borrower does. The unusual mortgage tax created the impression that the title companies lending on mortgage were practicing usury, inasmuch as the interest on the mortgage was often six per cent and the mortgage tax was additional. It is now fully settled that there is no usury practiced, as any tax charged goes to the state and not to the lender. Very few states have a mortgage tax of any kind. The tax does not exempt such mortgages as are subject to it from the income tax. The last few years have witnessed some of the largest real estate owners paying 73 per cent. of their income annually over to the government in the form of an income tax. This condition has resulted in eliminating the big individual lenders from the mortgage market, and it has been a serious blow. On a mortgage at six per cent they each got net about 1 per cent. The result has been that these former big lenders have put their money into tax exempt securities. It has removed from the mortgage loan market hundreds of millions of dollars, and the circumstance accounts for the high rates of interest that have prevailed so long. There are now sixteen billions of dollars in tax exempt securities. Secretary of the Treasury Mellon recently announced that there would be no more of them. At least he will recommend that there will be no more of them, anyway. And it is probable that there will not be.

"As regards title insurance, it is wise for every buyer of property and every lender of money on mortgage to be sure of the validity of the title. Do not trust to any guess work and trust no one except the clear title after search. It is the only safe and sound way. Thousands of persons have had bitter experiences by not having titles searched and guaranteed."

Housing Shortage Measured by Census and Building Facts

(Continued from page 71)

this year aggregate to date 400, including one- and two-family and multi-family houses.

The Bronx during 1922 will far outstrip its building record of 1921. During the last few months there has been an extensive sale of large vacant plots there, for improvement with apartment houses. Since January 1 this year up to last Monday there had been filed with the Bronx Bureau of Buildings plans for 155 multi-family houses, to accommodate 5,850 families; and a total of 1,217 one- and two-family houses to accommodate 1,550 families. During 1921 the Bronx built only seventy multi-family houses, providing for 2,710 families, and a total of 618

one- and two-family houses that accommodate 780 families. The total cost of living space construction in the Bronx last year was \$56,167,749, whereas during 1920 the total cost was only \$7,672,975. Which shows that the Bronx in 1921 did more than eight and one-half times as much to meet the living situation as it did in 1920. In 1916 there were 6,033 vacancies in buildings in the Bronx containing three or more families.

The figures of population and building during 1920 and 1921 prove conclusively that there cannot be a shortage as great as is claimed by some, and that whatever shortage exists today will be substantially reduced by November 1 next when the rent laws, unless extended, will expire by limitation.

Many Large Buildings Planned for Early Spring Start

Construction Statistics Tabulated by F. W. Dodge Company Show Gains in Commercial and Industrial Activity in Local Territory

RECORDS of building commitments for the first two weeks of 1922 show that the construction industry is in an infinitely better position than it was one year ago and that there is every reason for an optimistic attitude on the part of every one affiliated with the planning and erection of new structures. According to figures tabulated by the F. W. Dodge Company, showing the number and value of new construction projects planned and contracted for in New York State and New Jersey, north of Trenton, for the second week of 1922, there is far more work for building interests in sight at the present time than there was a year ago, and every likelihood that the list of projected operations will steadily increase.

The statistics for the week of January 7 to 13 inclusive show that architects and engineers in this territory had started work on plans for 444 new structural projects that will involve an outlay of approximately \$27,622,000. During the same week announcements were made of the ward of 304 contracts that will require an expenditure of more than \$13,000,000.

Residential construction continues to predominate when the figures for the entire territory are analyzed, but according to all reports there is likely to be a better ratio between housing construction and all other types of building in the Metropolitan

district during the coming season than there was last year. Already there is a decided improvement in the volume of proposed commercial and industrial construction scheduled for New York City and its environs and an increase has also been noted in educational and philanthropic building.

The list of 444 operations for which plans were announced during the second week of 1922 includes 79 business projects, such as stores, offices, lofts, commercial garages, etc., \$6,319,500; 7 educational buildings, \$224,100; 3 hospitals and institutions, \$1,610,000; 19 industrial projects, \$760,000; 11 public works and public utilities, \$171,400; 3 religious and memorial projects, \$148,500; 315 residential operations, including apartments, flats and tenements and one and two-family dwellings, \$17,436,500, and 7 social and recreational projects, \$952,000.

Among the 304 projects for which contracts were placed during the week were 40 business and commercial jobs of various types, \$1,873,500; 2 educational buildings, \$330,000; 4 hospitals and institutions, \$201,000; 6 industrial projects, \$811,000; 2 public structures, \$33,000; 20 public works and public utilities, \$691,600; 2 religious and memorial buildings, \$35,800; 223 residential projects, including multi-family structures and one and two-family houses, \$8,643,500, and 5 social and recreational operations, \$477,000.

PERSONAL AND TRADE NOTES.

H. C. Stearns, architect, 25 Broadway, announces the opening of a branch office at 15 Exchange street, Boston, Mass.

Rock Plaster Corporation announces the removal of its offices to the Barrett Building, 40 Rector street.

R. Grosvenor Hutchinson has been elected to the board of directors of the J. G. White Engineering Corporation. Mr. Hutchinson is a director of the Advance-Rumley Co. and the Allis-Chalmers Manufacturing Co.

W. L. Saunders, representing the American Society of Mechanical Engineers, has been appointed a member of the Board of Trustees of the United Engineering Society for a term of three years, expiring in 1925. He succeeds Irving E. Moulthrop, whose term expired.

Rome Wire Company, Rome, N. Y., has established a district sales office at 50 Church street. H. S. Hammond, who has represented the company in the eastern territory for the past twenty years, is in charge of the New York City office.

Marcus Contracting Co., Inc., 305 Broadway, has obtained contracts from the Turner Construction Company for excavating at 148 Elizabeth street, for the new building for the Knickerbocker Ice Company, and in Sanford street, Brooklyn, for a structure for the American Tobacco Company.

Hoffman Heater Company, Lorain, O., announces the opening of a direct factory branch at 23 East 33d street, in charge of J. C. Fullerton and W. Howard Arrighi. The company has established a modern showroom at this address, with sales and service departments and a complete stock of all sizes of heaters will be carried.

Wm. E. Bloodgood announces that the firm of Bloodgood & Sugarman, architects, is dissolved by mutual consent. Mr. Bloodgood retains his personal clients and their accounts, and Mr. Sugarman assumes all the other assets and liabilities of the firm. Mr. Bloodgood continues the practice of architecture at the old office, 17 East 49th street, and Mr. Sugarman joins with Arthur Paul Hess, under the firm name of Sugarman & Hess, with offices at 16 East 43d street.

Efficiency of Fire Windows

The steady increase in the annual fire losses shown in reports from all parts of the United States is arousing new attention to ways and means for reducing this menace to life and property, whose toll during 1921 again set a high record.

At the present time a method for retarding fires is rapidly gaining greater popularity, which is said to be the most successful means yet devised for preventing the spread of fires. This is the installation of what are known as "fire windows" in buildings, supplanting shutters and sprinkler systems.

Such windows, which are made of wire glass—that is, glass re-enforced by a wire mesh which is imbedded in it—and have hollow metal frames, are manufactured by the S. H. Pomeroy Company, Inc., whose factory and general offices are located at 282-296 East 134th street.

They were first introduced some twenty years ago, and were immediately proclaimed far superior to metal shutters for windows as fire retardants. Their invention is said to have been inspired by the failure of shutters in several disastrous blazes and the realization that some more efficient window protection was necessary.

In a number of serious fires it was found that the wire glass windows not only remained intact but prevented the communication of fires to inflammable buildings.

Since that time the wire glass windows have been adopted for many of the most important office and factory structures not only in New York City and its environs but throughout the country, and wherever tested by fire are declared to have proved their complete efficiency.

Creosoted Wood Block Floors

The use of treated wood block floors in 1920 showed an increase of over 80 per cent. over the 1919 figures, according to the Service Bureau of the American Wood Preservers' Association. Creosote oil and a creosote coal-tar paving oil were used as preservatives, with an average absorption of approximately nine pounds per cubic foot. Incomplete statistics for 1921 show an increase over the 1920 figures and a tendency toward the absorption of a little less oil per cubic foot for interior floors.

The desire for a permanent, resilient floor with high wearing qualities is given as the reason for the increased demand for floors of this type for factories, machine shops, foundries, warehouses, and mills of various kinds.

TRADE AND TECHNICAL SOCIETY EVENTS.

Building Managers' and Owners' Association of New York will hold its regular monthly dinner meeting at the Advertising Club, 47 East 25th street, Tuesday evening, February 14. The speaker of the evening will be announced later.

Building Trade Employers' Association will hold its annual election of officers at the association rooms, 30 West 33d street, Tuesday, February 21. The Nominating Committee has presented the following slate: For president, Walter S. Faddis; for vice-president, A. J. Rosenthal; for second vice-president, John J. Grace, and for treasurer, J. Odell Whitenack.

Nugent Construction Corporation, builders, announces the removal of its offices to 21 East 40th street.

Lighting Fixture Dealers' Society of America will hold its annual convention at the Milwaukee Auditorium, Milwaukee, Wis., January 30 to February 4, inclusive.

Mason Material Dealers' Association of New Jersey will hold its annual meeting at the Hotel McAlpin, New York City, January 26.

American Society of Heating and Ventilating Engineers will hold its annual meeting in New York City, January 24 to 26, 1922, inclusive.

National Brick Manufacturers' Association will hold its annual convention at the Claypool Hotel, Indianapolis, Ind., January 23-28, 1922.

American Institute of Architects has selected Chicago as the city in which to hold its 1922 convention, which will be held early in the spring. Further details will be announced later.

New York State Retail Hardware Association will hold its annual convention and exhibition at Rochester, N. Y., February 21 to 24, inclusive. Exhibition at Exhibition Park; headquarters and sessions at the Powers Hotel.

Common Brick Manufacturers' Association of America will hold its annual convention at the Statler Hotel, St. Louis, Mo., January 30 to February 1, 1922. Indications are that this convention will draw a larger attendance than the historic gathering in New York City last January.

CURRENT BUILDING OPERATIONS

A GOOD deal of satisfaction is daily being manifest by construction interests over the manner in which the building situation is shaping up. There is no doubt that the outlook is far more encouraging than it was one year ago and that during the coming months a tremendous volume of new construction will be released. This is already apparent through a study of the commitments of the past few weeks and an analysis of the work being planned by the leading architects and engineers of this city.

The new projects scheduled for an early start are much better diversified as to type than they were one year ago; there is a large amount of residential work contemplated and in all probability this character of operation will continue to be the dominating influence during the forthcoming season. But there is a very decided improvement in the outlook for commercial and industrial operations and fair prospects for considerable educational and philanthropic building. Taken as a whole the building situation is far better off at present than it has been for a long while and if the labor question could be settled without further delay there would be no reason for building interests not experiencing an unusually busy and prosperous year.

The inclement weather of the past few weeks has slowed down business in the local building material markets to some extent, but there is a lot of new inquiry that is indicative of active times just as soon as conditions permit. Prices are fairly steady and the only exception is the slightly advanced quotations on common brick.

Common Brick—Business in the New York wholesale market for Hudson River common brick has been dull during the past week. The cold weather has slowed down construction to a considerable extent and as a result sales in the wholesale market have been light. Inquiry is fair, however, and denotes a large amount of important construction ready for a start as soon as weather conditions permit. No arrivals of new brick were reported this week and as long as the river remains ice-bound there is little likelihood of added supplies as shipment by rail is prohibitive because of the high freight rates. Common brick prices are slightly higher than they were last week. Although \$15 a thousand is the general quotation there are several manufacturers who are asking a slight advance over this price and it is the general opinion that the price situation will be firm with possible ad-

vances while the source of supply is shut off by the ice.

Summary—Transactions in the North River brick market for the week ending Thursday, January 19, 1922. Condition of market: Demand relatively light; prices slightly advanced and firm at the new level. Quotations: Hudson Rivers, \$15 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, none; sales, 6. Distribution: Manhattan, 2; Brooklyn, 4. Remaining unsold in the New York wholesale market, 15.

Structural Steel—Although actual orders

for fabricated steel for buildings are not numerous there is a lot of new inquiry and there is every indication that within the next few weeks a decided change will take place in the market situation as applied to structural steel. Quite a number of important contracts have been awarded recently and a vast amount of proposed work is now out for estimates, so that it is likely that the commitments of the next week or so will involve a large total tonnage. Among the projects for which structural steel orders are pending are the addition to Macy's department store, 8,000 tons; the

BUILDING COMMODITY PRICES

CURRENT prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York.

Note—Price changes are indicated by bold-face type.

Brick (Wholesale, on Dock, N. Y.), per thousand:

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

Hudson River best grades....\$15.00 to —

RaritanNo quotation

Second-hand brick, per load

of 3,000, delivered.....\$45.00 to —

Face Brick—Delivered on job in New York:

Rough Red.....\$45.00 to —

Smooth Red.....45.00 to —

Rough Buff50.00 to —

Smooth Buff50.00 to —

Rough Gray53.00 to —

Smooth Gray53.00 to —

Colonials45.00 to —

Cement—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Domestic Portland cement, per bbl..\$2.80

Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd.\$4.25

Bronx deliveries4.25

¾-in., Manhattan deliveries.....4.25

Bronx deliveries4.25

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water front, in which case prices will be slightly higher.

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries\$3.50

Bronx deliveries3.50

Hollow Tile—

Exterior—Not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring.....\$0.12 per sq. ft.

3x12x120.12 per sq. ft.

4x12x120.17 per sq. ft.

6x12x120.19 per sq. ft.

Note—For deliveries north of 125th st., Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens\$10.50 per 1,000

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Finishing Lime (Standard in

300-lb. barrel)\$4.70 per bbl.

Common Lime (Standard 300-

lb. barrel)4.40 per bbl.

Finishing Lime (Standard in

Hydrate Finishing, in paper

bags24.00 per ton

Hydrate Common, in cloth

bags22.50 per ton

Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth

bags\$21.00 per ton

Brown Mortar, in cloth bags... 18.00 per ton

Lath Mortar, in cloth bags... 18.00 per ton

Finishing Plaster, in cloth

bags24.50 per ton

Rebate for returned bags. 15c. per bag

Finishing Plaster (250-lb.

barrel)\$4.00 per bbl.

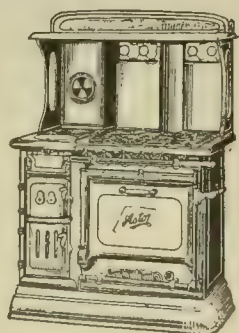
Finishing Plaster (320-lb.

barrel)5.35 per bbl.

Plaster Blocks—

2-in. (solid) per sq. ft.....\$0.17 to 0.19

3-in. (hollow) per sq. ft.....0.17 to 0.19



The UNION STOVE WORKS

Headquarters for Builders for

Kitchen Ranges for Coal or Gas, Standard or
Pipeless Furnaces, Heating Boilers, Laundry
Apparati

THE GREAT "ASTOR" LINE

70 BEEKMAN STREET

Established 88 Years

Telephone: Beekman 2490

\$80,000

To loan on corner plot, 75x100 feet, in Norwood Gardens, Long Island City, for construction of 5-story walk-up with stores.

One Million Dollars

To loan on one and two-family houses.

**Rickert-Brown
Realty Co.**

52 VANDERBILT AVE., NEW YORK CITY
Tel. Vanderbilt 9484 4-6

Keen Competition and the Great Struggle for Business has brought into the New York Market a Light Weight Extra Heavy Cast Iron Pipe.

We are selling Full Weight, New York Regulation, Extra Heavy, Cast Iron Pipe.

We do not Substitute, but sell Full, Honest Weight.

JOHN A. MURRAY & SONS, INC.

"The House of Reliability"

310-312 WEST 39TH STREET, NEW YORK

MATERIALS AND SUPPLIES

New York Cotton Exchange, 3,000 tons; the Newark Chamber of Commerce Building, 1,000 tons, and a number of smaller tonnage orders for less prominent operations. The manner in which the steel business is improving is reflected in the monthly report of the Bridge Builders and Structural Society, which states that during the month of December, 1921, 71,500 tons of fabricated structural steel was contracted for throughout the United States, which is equivalent to forty per cent. of the entire capacity of the bridge and structural shops of the country. The total tonnage

sold in the United States in 1921 was 758,300 tons, equal to thirty-five per cent. of capacity.

Electrical Supplies—Trade is fairly active in this line, and all signs point to a busy season ahead. Jobbers generally report that wiring materials are moving steadily and there are indications that both contractors and dealers are buying somewhat in excess of their immediate requirements. There has been a very decided improvement in the number of new inquiries, and with the promised revival of building there is no doubt the electrical

industry will experience excellent business during the coming months. Prices generally are steady and no radical changes are anticipated. Conduit stocks are in good shape, and there is a fair demand. The demand for flexible armored conduit and rubber-covered wire is steady, but with marked signs of increasing as building improves.

Cast Iron Pipe—Private demands for this commodity continue to dominate the market and the trading is somewhat above normal for this time of the year. There is but little municipal demand current, but according to plans now in preparation there should be a decided revival of business from this source early next spring. Throughout the cast iron pipe industry there is a very much better feeling than existed at this time one year ago. In January, 1921, manufacturers were extremely happy to be able to operate their plants at about twenty-five per cent. of capacity, while now the busiest of the eastern manufacturers is running at about eighty per cent. of capacity on actual orders, and none are working at less than seventy per cent. Prices are firm, with New York quotations as follows: 6 in., and heavier, \$47.30 per net ton; 5 in. and 4 in., \$52.30; 3 in., \$62.30, with Class A and gas pipe \$4 extra per ton.

Reinforcing Bars—Both demand and inquiry have improved during the past week or so and manufacturers anticipate excellent business in this line this year. There are indications of a marked improvement in industrial and commercial construction and reinforced concrete will be a popular medium in this work. Concrete bar prices are steady.

Window Glass—Business in this line has dropped off to some extent during the past week or so, but prospects for spring and summer business are very good, as there is a vast amount of proposed building that will likely be started soon. The outlook for another large residential building movement this year is promising and jobbers are depending upon this to a considerable extent. Prices are steady and practically unchanged.

Builders' Hardware—Demand for hardware items continues active, and local jobbers and dealers expect an unusually busy season, as there are prospects of a tremendous increase in general construction within the next few months. The residential building program of 1921 was the salvation of this industry, but from all current accounts the business of last season will be relatively small when compared to that scheduled for the coming season.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.

27x48x½ in.	.....\$0.38 each
32x36x¼ in.	.....0.22 each
32x36x½ in.	.....0.24 each
32x36x¾ in.	.....0.30 each

Sand—

Delivered at job in
Manhattan\$1.80 to — per cu. yd.
Delivered at job in
Bronx 1.80 to — per cu. yd.

White Sand—

Delivered in Manhattan....\$5.00 per cu. yd.

Broken Stone—

1½-in., Manhattan delivery..\$4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.
¾-in., Manhattan delivery.. 4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.

Building Stone—

Indiana limestone, per cu. ft.	.....\$1.62
Kentucky limestone, per cu. ft.	.....2.27
Briar Hill sandstone, per cu. ft.	.....1.68
Gray Canyon sandstone, per cu. ft.	.....1.65
Buff Wakeman, per cu. ft.	.....1.90
Buff Mountain, per cu. ft.	.....1.80
North River bluestone, per cu. ft.	.....1.85
Seam face granite, per sq. ft.	.....1.20
South Dover marble (promiscuous mill block), per cu. ft.	.....2.25
White Vermont marble (sawed) New York, per cu. ft.	.....3.00

Structural Steel—

Plain material at tidewater; cents per pound:
Beams and channels up to 14 in.1.88c. to 2.03c.
Beams and channels over 14 in.1.88c. to 2.03c.
Angles, 3x2 to 6x3.....1.88c. to 2.03c.
Zeas and tees.....1.88c. to 2.03c.

Lumber—

Wholesale prices, New York.
Yellow pine, merchantable 1905, f. o. b., N. Y.:

3x4 to 14x14, 10 to 20 ft....\$41.00 to \$51.00

Hemlock, Pa., f. o. b., N. Y., base price, per M..... 37.50 to —

Hemlock, W. Va., base price, per M..... 37.00 to —
(To mixed cargo price add freight, \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered)... 30.00 to —

Wide cargoes 33.00 to —

Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.

Cypress Lumber (by car, f. o. b., N. Y.):

First and seconds, 1-in.....\$110.00 to —

Cypress shingles, 6x13, No. 1 Hearts..... to —

Cypress shingles, 6x13, No. 1 Prime..... to —

Quartered Oak..... to \$166.00

Plain Oak..... to 136.00

Flooring:

White oak, quart'd sel.... to \$87.50

Red oak, quart'd select... to 87.50

Maple No. 1..... 65.00 to —

Yellow pine No. 1 common flat 55.00 to —

N. C. pine flooring Norfolks 65.00 to —

Window Glass—

Official discounts from manufacturers' lists:

Single strength, A quality, first three brackets 82%

B grade, single strength, first three brackets 82%

Grades A and B, larger than the first three brackets, single thick..... 82%

Double strength, A quality..... 82%

Double strength, B quality..... 85%

Linseed Oil—

City brands, oiled, 5 bbls. lot.\$0.72 to \$0.74

Less than 5 bbls..... 0.75 to 0.77

Turpentine—

Turpentines\$0.80 to\$0.82



Face
Enameled
Fire

BRICK

As manufacturers of BRICK for thirty years, we have a record of repeat orders that affords you a 100% guarantee of satisfactory service. To the service given by our Face, Enameled and Fire BRICK, is added the service we render in shipment and delivery. Prompt shipments on any size contracts in any range of shade or texture, at fair prices and of first-class quality.

We are BRICK SPECIALISTS. We do nothing else but make brick and ship brick. Consequently we are able to assure you absolute satisfaction on every order, whether large or small. FACE BRICK in Buffs, Reds, Ironspots, Browns and Mingled Effects. High grade FIRE CLAY. ENAMELED BRICK in White and Mottled Effects, first and second quality for interiors, exteriors and courts. Write or phone for immediate attention.

American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 8787-8788

A Clean Building



We clean masonry of every type.

A clean building will sell or rent as well as a new building. In appearance it is a new building, for cleaning restores the original freshness of color.

Estimates for cleaning—and pointing, if desired—submitted on request.

Atlantic Terra Cotta Co.

Cleaning Department
350 Madison Avenue
Telephone: Vanderbilt 9980

J. P. Duffy Co.

Flue Pipe
Terra Cotta Blocks
Gypsum Blocks
Masons' Materials

138th Street and Park Avenue

BROOKLYN

50th-51st Streets and 2nd Avenue

QUEENS

Jackson Avenue and Madden Street

POMEROY

FIRE RETARDANT WINDOWS

Built in the belief that the BEST hollow metal fire retardant window is the only SAFE fire retardant window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

282-96 East 134th Street NEW YORK
Phone Melrose 6104

TELEPHONES: HARLEM { 2345
3280

FRANK U. ROSS

Contractor and Dealer in
TILE and MARBLE

80 EAST 116TH STREET NEW YORK

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

80TH ST.—Emery Roth, 119 West 40th st., has completed plans for an 11-sty brick and limestone apartment, 62x100 feet, at the northeast corner of 80th st. and Lexington av. for Holborn Realty Co. A. M. Bing, 119 West 40th st., owner and builder. Cost \$225,000.

AMSTERDAM AV.—Lowinson & Schubert, 366 5th av., have completed plans for alterations to the 5-sty brick tenement, 78x25 feet, at 701 Amsterdam av., for Daniel Korn, 170 West 74th st., owner. Cost \$15,000.

5TH AV.—Montrose Morris & Son, 533 Nosstrand av, Brooklyn, have completed preliminary plans for a 12-sty fireproof apartment, 25x90 ft., at 803 5th av for F. C. Satterwhite, 803 5th av, owner. Cost, \$250,000. Architect will take bids on general contract.

5TH AV.—Montrose Morris & Son, 533 Nosstrand av, Brooklyn, have completed preliminary plans for a 12-sty fireproof apartment, 25x103 ft., at 804 5th av for W. Emlin, 805 5th av, owner. Cost, \$250,000. Architect will take bids on general contract.

165TH ST.—Gronenberg & Leuchtag, 450 4th av., have plans nearing completion for a 5½-sty brick, steel and limestone apartment, 100x135 ft., in the south side of 165th st, 160 ft east of Broadway, for M. Lipman, 90 Haven av, owner. Cost, \$200,000.

DWELLINGS.

SEYMOUR AV.—Morris Whinston, 116 West 39th st., has completed plans for a 2-sty frame and stucco dwelling, 20x32 feet, with garage, at 2210 Seymour av. for E. Klein, 410 East 122d st., owner. Cost \$10,000.

STABLES AND GARAGES.

COLUMBUS CIRCLE DIST.—Palmer & Plonksy, 63 William st, have preliminary plans in progress for a 6 and 7-sty brick and reinforced concrete garage, 100x200 ft., in Columbus Circle district for Owners' Garage Corp., C. G. Taylor & Co., fiscal agents, 27 William st, owner.

STORES, OFFICES AND LOFTS.

43RD ST.—Ludlow & Peabody, 101 Park av., have plans in progress for an annex to the 11-sty brick and terra cotta newspaper plant and office building, 100x100 feet, at 229 West 43d st., for New York Times, 229 West 43d st., owner.

7TH AV.—B. H. & C. N. Whinston, 2 Columbus Circle, have completed plans for a 7-sty brick store and office building, 25x79 feet, at 7th av., for 789 Seventh Avenue Corp. L. Simpson, president, 880 Broadway, owner. Cost \$100,000.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

SHAKESPEARE AV.—M. W. Del Gaudi, 158 West 45th st., has completed plans for a 4-sty brick apartment, 40x64 feet, on the east side of Shakespeare av., 391 feet north of 172d st., for Donna Building Co. Albert Picciotta, president, 2754 Crotona av., owner and builder. Cost \$35,000.

MORRIS AV.—Margon & Glaser, 2804 3d av., have completed plans for a 5-sty brick tenement, 110x88 ft., on the west side of Morris av., 102 ft south of 181st st., for Kings Winter Building Corp., A. W. King, president, 81 East 125th st, owner and builder. Cost, \$200,000.

KINGSBRIDGE RD.—Maurice Courland, 47 West 34th st., has completed plans for two 5-sty brick and limestone apartment houses, 75x83 ft each, on the west side of Kingsbridge rd, 275 ft north of Kingsbridge terrace, for Michael Herman, Inc., 277 Broadway, owner and builder. Cost, \$270,000.

DWELLINGS.

WEBB AV.—M. Jos. Harrison, 110 West 31st st., has completed plans for two 2-sty brick dwellings, 30x45 feet, with garages, on the east side of Webb av., 150 feet north of 195th st., for Cohen & Vogel, 417 East 170th st. owner. Cost \$32,000.

STABLES AND GARAGES.

WEBSTER AV.—S. J. Kessler, 529 Cortland av., has plans in progress for a 4-sty concrete garage, of irregular dimensions, on the east side of Webster av., at Moshulu pkwy. for S. M. De Tasquale, 2875 Marion av., owner. Cost \$120,000. Architect will take bids on general contract about February 9th.

SPRINKLER

SUPERVISORY SERVICE
AUTOMATIC SPRINKLER
VALVE ALARM SERVICE
INTERIOR FIRE ALARM
EQUIPMENT

INSTALLED AS A LOCAL SYSTEM
OR FOR CENTRAL OFFICE SERVICE

AUTOMATIC
FIRE ALARM SERVICE
SPECIAL BUILDING
SIGNAL SERVICE

Automatic Fire Alarm Co.

416 Broadway New York City
CANAL 5188

STORES, OFFICES AND LOFTS.

MOUNT HOPE PL.—Frank M. Egan, 120 East Fordham rd, has completed plans for a group of 1-sty brick stores, 51x112 ft., at the northeast corner of Mount Hope pl and Jerome av for Thos. J. Waters, 971 Woodycrest av, owner and builder. Cost, \$30,000.

THEATRES.

WEBSTER AV.—Moore & Landsiedel, 148th st and 3d av, have plans in progress for a 1-sty brick moving picture theatre, 100x100 ft., with stores, on the west side of Webster av, 100 ft north of 204th st, for West 190th Street Construction Co., Chas. Schlessinger, president, 1776 Weeks av, owner. Owner will take bids on separate contracts about February 20.

MISCELLANEOUS.

MOTT AV.—Arthur B. Heaton, 52 Vanderbilt av, has completed plans for a 3-sty and cellar brick, limestone and granite laboratory, 165x32 ft., on the east side of Mott av, from 157th to 158th sts, for the Fleischman Co., 701 Washington st, owner. Cost, \$150,000.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

HAMILTON AV.—Boris W. Dorfman, 26 Court st, has plans in progress for four 4-sty brick apartments, 50x110 ft., with stores, on the east side of Ft. Hamilton av, between 67th and 68th sts, for Jonas Construction Co., 902 58th st, owner and builder. Cost, \$270,000.

11TH ST.—McCarthy & Kelly, 16 Court st, have plans in progress for a 4-sty brick apartment, 40x127 ft., in the west side of East 11th st, 52 ft north of Church av, for Kraslow Building Co., 190 Montague st, owner and builder. Cost, \$75,000.

MONROE PL.—Slee & Bryson, 154 Montague st, have completed plans for a 5-sty brick apartment, 25x85 feet, on Monroe pl., near Clark st., for 83d Street Construction Co. Chas. Dibner, in charge, 1941 83d st., owner and builder. Cost \$80,000.

BARRETT ST.—Chas. Goodman, 375 Fulton st., has completed plans for a 4-sty brick apartment, 55x90 feet, at the northwest corner of Barrett and Dumont sts., for Louis Walnick, 365 Elton st., owner and builder. Cost \$45,000.

OCEAN AV.—McCarroll, Murphy & Lehman, 852 Monroe st., have plans in progress for a 4-sty brick and limestone apartment, 120x120 feet., at the southeast corner of Ocean and Foster avs., for Morrison Land Co., Inc. I. Morrison, president, 1675 46th st., owner. Cost \$200,000.

STONE AV.—J. M. Berlinger, 469 7th av., Manhattan, has completed plans for a 4-sty brick apartment, 70x89 feet, on the east side of Stone av., 130 feet north of Livonia av., for Joseph Levine, 140 East 92d st., Manhattan, owner and builder. Cost \$80,000.

OCEAN PARKWAY.—Shampan & Shampan, 50 Court st, have plans in progress for a 4-sty brick and limestone apartment house, 80x100 ft., on the east side of Ocean parkway, 200 ft north of Beverly rd, for Samuel Hender and Abraham Abrahams, owner, care of architect. Cost, \$150,000.

ATLANTIC AV.—S. Millman & Son, 1780 Pitkin av, have plans in progress for two 4-sty brick apartments, 50x88 ft., with stores, at the southwest corner of Atlantic and Hopkinson avs, for Harry Rubin, 317 Bradford st, owner and builder. Total cost, \$110,000.

CHURCHES.

CONSELYEA ST.—F. J. Berlenbach, 260 Graham av, has plans in progress for a church at the northeast corner of Conselyea and Humboldt sts for St. Francis of Paola, Rev. Doctor Leonard Russo, pastor, 25 Orient av, owner. Architect will take bids on general contract.

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phone: { 1370
Mott Haven { 1371

Office and Factory: River Ave. and East 151st St.

WALTON ST.—Harry A. Yarish, 29 Graham av., has completed preliminary plans for a 3-sty and basement, brick and terra cotta synagogue, 45x80 feet, in the northwest side of Walton st., 132 feet west of Throop av., for Hebrew School, Pride of Israel, owner, care of architect. Cost \$50,000.

DWELLINGS.

EXETER ST.—Philip Caplan, 16 Court st., has completed plans for a 2-sty frame dwelling, 40x30 ft., at the northwest corner of Exeter st and Esplanade av for Frank Grushinsky, 3068 East 2d st, owner and builder. Cost, \$10,000.

CROWN ST.—Harry A. Yarish, 29 Graham av., has plans nearing completion for a 2½-sty brick and limestone dwelling, 28x75 ft, with garage, in Crown st, near New York av, for owner, care of architect. Cost, \$20,000. Architect will soon take bids on separate contracts.

58TH ST.—A. Brems, 83 Corona av, Corona, has plans in progress for a 2-sty brick dwelling, 22x55 ft, in the east side of East 58th st, 275 ft north of Av K, for H. Arcangelo, 367 East 10th st, Manhattan, owner and builder. Cost, \$10,000.

OCEAN PARKWAY.—Wm. Wingerath, 1013 Av. W, has completed plans for two 2-sty brick dwellings, 22x32 feet, at the northeast corner of Ocean pkwy and Ocean Court, for G. Larcia, Larent pl., Manhattan, owner and builder. Cost \$24,000.

48TH ST.—Benj. Driesler, Jr., 153 Remsen st., has has completed plans for two 2-sty brick dwellings, 20x64 feet, in the north side of 48th st., 88 feet west of Ft. Hamilton av., for Max Roinick, Inc., 597 Sackman st., owner and builder. Cost \$20,000.

UNION ST.—Fein & Rosen, 1709 Pitkin av, have plans in progress for four 2-sty brick dwellings, 25x40 ft, in Union st, near Brooklyn av, for Spain Construction Co., owner, care of architect. Cost, \$80,000.

LUDLAM PL.—Benj Driesler, Jr., 153 Remsen st, has plans in progress for seven 2-sty brick dwellings, 20x55 ft, on Ludlam pl, 98 ft north of Sullivan st, for Realty Associates, 162 Remsen st, owner and builder. Total cost, \$77,000.

FACTORIES AND WAREHOUSES.

OAKLAND ST.—James McKillop, 821 Manhattan av., has completed plans for a 1-sty brick factory, 25x100 feet, in the east side of Oakland st., 50 feet south of Huron st., for Charles Cohen, 310 Oakland st., owner. Cost \$6,000. General contract will be awarded without competition.

HOSPITALS AND ASYLUMS.

BUSHWICK AV.—Missac Thompson, 189 Montague st., has been retained to prepare plans for a 5-sty brick hospital, 280x100 feet, on the west side of Bushwick av., 100 feet south of DeKalb av., for Great Bikur Cholim Hospital, Jacob F. Strahl, president, 84 Cook st., owner. Cost \$1,500,000.

STABLES AND GARAGES.

ST. JOHNS PL.—R. Thos. Short, 370 Macon st, has completed preliminary plans for a 2-sty brick garage, 100x225 ft, irregular, on the north side of St. Johns pl, 83 ft east of Brooklyn av, for Saul Lavine, 215 Montague st, owner. Cost, \$75,000.

MOORE ST.—Murray Klein, 37 Graham av, has completed plans for a 1-sty brick garage, 80x100 ft, in the north side of Moore st, 277 ft east of Bushwick av, for Charne Katz, 392 Bushwick av, owner and builder. Cost, \$15,000.

STORES, OFFICES AND LOFTS

36TH ST.—Seelig & Finkelstein, 44 Court st, have completed plans for a group of 1-sty brick stores, 27x56 ft and 73x50 ft, at the southeast corner of 36th st and 15th av and southwest corner of West st and 36th st, for Simon Doyne, 336 Dahill rd, owner and builder. Cost, \$34,000.

PITKIN AV.—Edw. M. Adelson, 1778 Pitkin av, has completed plans for alterations to the 3-sty brick store building at 1562-72 Pitkin av for Dr. Wm. Linder, 889 St. Marks av, owner. Cost, \$30,000. Owner will take bids on general contract.

Queens

DWELLINGS.

KEW GARDENS, L. I.—John K. Turton Co., 101 Park av., Manhattan, has the general contract for four 2½-sty frame dwellings, 25x100 feet, at the northeast corner of Talbot pl. and Lefferts av, Kew Gardens, for East Richmond Hill Land Co., 56 Wall st., Manhattan, owner, from plans prepared privately. Cost \$48,000.

ROCKAWAY PARK, L. I.—J. Smith & Caldwell, 218 Beach 82d st., Rockaway Beach, have the general contract for a 2-sty frame dwelling, 24x32 feet, in Beach 124th st., Rockaway Park, for Mary Caldwell, Beach 83d st., Rockaway Beach, owner, from plans by H. Hohausner, Rockaway Park, architect. Cost \$12,000.

SCARSDALE, N. Y.—Edw. Outwater, Inc., 516 5th av., Manhattan, has the general contract for a 2½-sty rubble stone dwelling, 41x43 feet, irregular, with garage attached, at Scarsdale, for John Mitchell, 24 West 10th st., Manhattan, owner, from plans prepared privately.

FLUSHING, L. I.—A. Raymond Ellis, 36 Pearl st, Hartford, has plans in progress for a 2½-sty frame and stucco dwelling, 26x37 ft, at Flushing

for L. T. Stratton, Flushing, owner. Cost, \$11,000.

FREEPORT, L. I.—C. E. Kerns, president, has plans in progress for a 2-sty frame dwelling, 24x46 ft, at Freeport for Frank Grossman, 8 St. Mary's pl, Freeport, owner and builder. Cost, \$8,000.

JAMAICA, L. I.—R. Thos. Short, 370 Macon st, Brooklyn, has plans in progress for four 2-sty brick dwellings, 20x61 ft, at the southwest corner of Parsons blvd & 88th av, Jamaica, for J. Schwartz, 1401 Flatbush av, Brooklyn, owner and builder. Cost, \$30,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—Baker & Koester, 9 Jackson av., L. I. City, have completed plans for a 1-sty brick factory, 100x100 feet, in the east side of Buckley st., north of Queens blvd., L. I. City, for W. H. Murphy, owner, care of architect. Cost \$25,000.

HOSPITALS.

HUNTINGTON, L. I.—A. B. Sammis, Huntington, has plans in progress for an addition to the 2-sty and basement hollow tile and stucco hospital, 20x42 ft, on Park av, Huntington, for Huntington Hospital, Dr. A. C. Cooper, Fairview av, Huntington, owner. Cost, \$25,000.

SCHOOLS AND COLLEGES.

MANHASSETT, L. I.—Fred H. Briggs, Plan-dome, has completed plans for an addition to the 3-sty brick and stone high school, 210x50 feet, at Manhasset, for the Board of Education of Manhasset, Manhasset, owner.

STABLES AND GARAGES.

ELMHURST, L. I.—Charles Schaefer, Jr.,

394 East 150th st., Manhattan, has plans in progress for a 1-sty brick garage, 237x100 feet, on the south side of Roosevelt av, southeast corner of 21st st., Elmhurst, for Mendes & Samson, 770 East 179th st., Manhattan, owner. Cost \$50,000. Architect will take bids on general contract about February 1.

Westchester

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—Wm. Heapy, 306 South Broadway, Yonkers, has completed plans for a 4-sty brick apartment house, 50x62 ft, on Van Cortland Park av, Yonkers, for Albert Salvator, 62 Portland pl, Yonkers, owner and builder. Cost, \$60,000.

YONKERS, N. Y.—Wm. Heapy, 306 South Broadway, Yonkers, has completed plans for a 3-sty brick apartment house, 30x95 ft, on Van Cortland Park av, Yonkers, for Yonkers Contracting Co., 621 Broadway, Yonkers, owner and builder. Cost, \$80,000.

DWELLINGS.

PELHAM, N. Y.—S. S. Calafati, 502 Main st, New Rochelle, has completed plans for a 2-sty brick or stucco on hollow tile dwelling, 52x80 ft, on Colonial av, Pelham, for John Smith, Wolfs lane, Pelham, owner and builder. Cost, \$50,000.

NEW ROCHELLE, N. Y.—Henry S. Lion, 15 East 40th st, Manhattan, has plans in progress for a 2½-sty terra cotta block and stucco dwelling, 25x32 ft, with garage, at Premium Park, New Rochelle, for Jac. Bender, owner, care of architect. Cost, \$15,000. Architect will take bids on general contract about February 1.

NEW ROCHELLE, N. Y.—Henry S. Lion, 15

A New Automat

Horn & Hardart, owners of the Automat Restaurants, are erecting a modern office building at 68 Trinity Place and 103 Greenwich Street. The basement will be used for a new Automat Restaurant

Electricity for lighting and for the operation of an elaborate system of refrigeration, ventilation, and elevators, will be supplied by this Company. The installation consists of 1000 lamps and 238 horsepower

Architects—F P Platt & Brother	-	-	680 Fifth Ave
General Contractor—T J Murphy	-	-	405 Lexington Ave
Wiring Contractor—Lord Electric Co	-	-	105 West 40th St

Big Buildings Use Edison Service

The New York Edison Company

At Your Service

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



East 40th st, Manhattan, has plans in progress for a 2½-sty frame dwelling, 25x32 ft, with garage, at Premium Park, New Rochelle, for A. H. Jacobson, owner, care of architect. Cost, \$15,000. Architect will take bids on general contract about February 1.

CROTON-ON-HUDSON, N. Y.—Tachau & Vought, 109 Lexington av., Manhattan, have plans in progress for a 2½-sty frame and stucco dwelling, of irregular dimensions, on Yorktown rd., Croton-on-Hudson, for Geo. W. Naumburg, 14 Wall st., Manhattan, owner.

NEW ROCHELLE, N. Y.—D. A. Summo, 280 Huguenot st, New Rochelle, has plans in progress for a 2-sty frame dwelling, 18x28 ft, on St. Johns pl, New Rochelle, for J. J. Chippeletti, Madeline av, New Rochelle, owner and builder.

NEW ROCHELLE, N. Y.—A. Sundberg, 236 Huguenot st, New Rochelle, has completed plans for a 2½-sty frame and stucco dwelling, 24x49 ft, on Argyle av, New Rochelle, for Mrs. John Kuestner, 101 East Tremont av, Manhattan, owner. Cost, \$8,500. Owner will take bids on general contract at once.

NEW ROCHELLE, N. Y.—Henry S. Lion and Otta A. Held, 15 East 40th st, Manhattan, have plans in progress for a 2½-sty terra cotta block and stucco dwellings, 25x32 ft, with garage, at Premium Park, New Rochelle, for Dr. Perlman, owner, care of architects. Cost, \$15,000. Architects will take bids on general contract about February 1.

STORES, OFFICES AND LOFTS.

YONKERS, N. Y.—W. P. Katz, 2 Hudson st, Yonkers, has plans in progress for four 1-sty brick stores, 50x75 ft, at the corner of New Main st and Chicken Island, Yonkers, for M. & R. Mortgage Co., 1230 48th st, Brooklyn, owner. Cost, \$30,000. Architects will take bids on general contract about January 26.

New Jersey

APARTMENTS, FLATS AND TENEMENTS.

WEST HOBOKEN, N. J.—Peter L. Schultz, 411 Lewis st, Union Hill, has plans in progress for a 3-story brick apartment, 20x77 feet, in Fulton st., West Hoboken, for Pietro Sufaro, 712 Syms st., West Hoboken, owner and builder. Cost \$25,000.

NEWARK, N. J.—Nathan Siegler, 164 Market st., Newark, has completed plans for a 2-sty frame and clapboard flat, 40x56 feet, at Homestead Park, Newark, for Harris Kantrowitz, 639 South 12th st., Newark, owner and builder. Cost \$16,000.

IRVINGTON, N. J.—Strombach & Mertens, 1091 Clinton av., Irvington, has completed plans for a 3-sty frame, clapboard and shingle flat, 32x60 feet, at the northeast corner of 21st st. and Alpine st., Irvington, for Zwigard & Schwoerer, 139 Schley st., Newark, owners and builders. Cost \$16,000.

NEWARK, N. J.—Wm. E. Lehman, 738 Broad st, Newark, has completed plans for an 8-sty fireproof apartment, 140x129 ft, at the southwest corner of Clinton av and Stratford pl, Newark, for Ritz Holding Co., Meyer Krasner, president, 730 Broad st, Newark, owner and builder. Cost, \$600,000.

BLOOMFIELD, N. J.—Ed. V. Warren, Essex Bldg., Newark, has completed plans for a 4-sty and basement common and tapestry brick and limestone apartment, 46x121 ft, at 202 Broad st, Bloomfield, for Max Olman, 17 Maolis av, Bloomfield, owner and builder. Cost, \$80,000.

JERSEY CITY, N. J.—Nathan Welitoff, 249 Washington st, Jersey City, has plans in progress for a 4-sty brick apartment, 65x140 ft, at the corner of Clinton & Grand sts, Jersey City, for Katz Building & Construction Co., Barnet

Katz, president, 31 Wegman Parkway, Jersey City, owner and builder. Cost, \$125,000.

EAST ORANGE, N. J.—David M. Ach, 1 Madison av, Manhattan, has plans nearing completion for a 7-sty brick apartment, 100x150 ft, in Harrison st, East Orange, for owner, care of architect. Cost, 500,000. Architect will take bids about February 1.

CHURCHES.

NEWARK, N. J.—Wm. T. Fanning, Colt Building, Paterson, has preliminary plans in progress for a church at the corner of Warren and Gray sts., Newark, for St. Rose of Lima R. C. Church. Rev. Father Thos. J. Martin, pastor, Warren and Gray sts., Newark, owner.

DWELLINGS.

PALISADE, N. J.—Granville W. Dexter, Palisade, has completed plans for a 2½-sty hollow tile and stucco dwelling, 36x48 feet, with garage, at the corner of Anderson av. and Dearwood rd., Palisade, for L. Gibson, owner, care of architect. Architect will take bids about February 1.

JERSEY CITY, N. J.—Nathan Welitoff, 249 Washington st, Jersey City, has completed plans for two 2½-sty brick dwellings, 21x29 ft, at 196-8 Danforth av, Jersey City, for Louis Dorison, 95 Grant av, Jersey City, owner and builder. Cost, \$12,000 each. Mason work, S. Torio, 105 Jackson av, Jersey City.

BAYONNE, N. J.—Nathan Welitoff, 249 Washington st, Jersey City, has completed plans for a 2½-sty brick dwelling, 30x40 ft, with garage, on Av C, Bayonne, for Hyman Temkin, 134 West 38th st, Bayonne, owner and builder. Cost, \$30,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Geo. A. Dugan, 600 5th av, has the general contract for alterations to the 5-sty brick apartment, 20x75 ft, at 272 West 119th st for Mrs. W. Broadhead, 272 West 129th st, owner, from plans by J. J. Shea, 200 5th av, architect. Cost, \$30,000.

BANKS.

FREEPORT, L. I.—Wills-Egelhof Co., 101 Park av, Manhattan, has the general contract for a 2-sty brick and limestone bank, 35x125 ft, on Merrick rd, near Church st, Freeport, for the Citizens National Bank of Freeport, S. P. Petit, president, Freeport, owner, from plans by R. T. Short, 370 Macon st, Brooklyn, architect.

MANHATTAN.—R. H. MacDonald, 29 West 34th st, has the general contract for alterations to the 16-sty fireproof bank, 53x162 ft, with offices at 381-3-5 4th av, for the Hyde Real Estate Corp., A. Fillmore Hyde, president, 25 Madison av, owner, from plans by Charles E. Birge, 29 West 34th st, architect. Cost, \$50,000. Lessee, The Industrial Bank of N. Y., Straughton B. Lynd, president, 4th av & 24th st.

DWELLINGS.

YONKERS, N. Y.—H. & H. Construction Co., 116 Nassau st, Manhattan, has the general contract for a 2-sty stucco on terra cotta dwelling, 27x35 ft, on Palmer av, Yonkers, for C. M. Doyle, care of Hotel Ansonia, 73d st and Broadway, Manhattan, owner, from plans by E. G. Worden, 63 West 91st st, Manhattan, architect. Cost, \$20,000.

BRONX.—S. L. Koenig, 1789 Bathgate av, has the general contract for a 2-sty and basement stucco and terra cotta dwelling, 20x40 ft, on the south side of Morris av, between 196th and 197th sts, for H. C. Glaser, 120 West 43d st, owner, from plans by J. J. Gloster, 110 West 40th st, architect. Cost, \$10,000.

NEPONSET, N. Y.—W. T. Kennedy Co., Beach 82d st, Rockaway Beach, has the general contract for a dwelling in Beach 142d st, 602 ft south of Neponsit av, Neponsit, for Lucy M. Wolf, 343 Beach 146th st, Neponsit, owner, from plans prepared privately. Cost, \$14,000.

FACTORIES AND WAREHOUSES.

BLOOMFIELD, N. J.—Austin Co., 217 Broadway, Manhattan, has the general contract for a 1-sty brick book manufacturing plant, 375x400 ft, at the corner of Watsessing and Bloomfield avs, Bloomfield, for the American Book Co., A. V. Barnes, in charge, 100 Washington sq, Manhattan, owner, from plans prepared privately.

HOSPITALS.

MANHATTAN.—Marc Eldlitz & Son, 33-49 East 42d st, have the general contract for an addition to the 8-sty brick and stone hospital, 50 x100 ft, on 9th av, from 58th to 59th sts, for Roosevelt Hospital, W. E. Roosevelt, president, 58th st and 9th av, owner, from plans by York & Sawyer, 50 East 41st st, architects. Cost, \$1,000,000.

THEATRES.

BRONX.—M. Shapiro & Sons, 103 West 46th st, have the general contract for a 2-sty brick and terra cotta theatre, of irregular dimensions, on the west side of Ogden av, 75 ft north of 171st st, for Ogden Amusement Co., Emanuel Glick, president, 186 West 4th st, owner, from plans by Eugene De Rosa, 110 West 40th st, architect. Cost, \$100,000.

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street BROOKLYN, N. Y.

TELEPHONE: MANSFIELD 2300

RETAIL LUMBER CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

HEATING STEAM OR HOT WATER RADIATION WITH GAS

IS MADE SIMPLE AND SATISFACTORY BY USING

KAY-SOLA GAS HEATING BOILERS

FOR HOMES—OFFICES—FACTORIES—STORES WITH OR WITHOUT A CELLAR

Write Dept. G for illustrated literature

THE SOLAR ENGINEERING CORPORATION 505 FIFTH AVE. NEW YORK, N. Y.

LOUIS BROOK, INC.

LUMBER and TIMBER at RETAIL

SASHES BLINDS MOULDING TRIM SHELVING FLOORING
SHINGLES ROOFING PARTITION BOARDS VENEER PANELS, ETC.

OFFICE: 148-152 INDIA STREET TEL. 2600 GREENPOINT GREENPOINT, BROOKLYN YARDS: OAKLAND & INDIA STS.

Wolff Gas Fired Steam Radiator Solves Your Heating Problem

Costs Less to Install. Costs No More to Operate.

Gives Absolute Satisfaction.

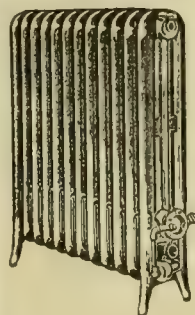
LET US TELL YOU HOW

A. H. WOLFF GAS RADIATOR CO.

4 Great Jones Street, New York

Telephone: Spring 4333

ESTABLISHED 1891



Money to Loan

on all classes of high-grade income producing properties in New York City, in amounts of \$500,000 and upward.

**Building Loans
American
Bond & Mortgage
Company, Inc.**
562 Fifth Ave., New York City
Telephone 9600 Bryant

SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



F. J. KLOES

Established 1872

243 Canal St., New York

Telephone: Franklin 2216

H. W. BELL CO.

Gypsum Blocks
Terra Cotta Blocks
Plaster Boards
Dumbwaiter Blocks
Flue Pipe
Firebrick

Park Ave. & 139th St.

Phone—Mott Haven 3134

BROOKLYN

KENT AVENUE & MORTON STREET

BUILDERS

LITTLE CASH REQUIRED

We can subordinate entire purchase price of several well-located plots and obtain liberal building and permanent loans.

S. Osgood Pell & Co. 15 & 17 West 44th St.
Tel. Vanderbilt 5610

**FOR
PAINTING, DECORATING
and PLASTERING**

Consult

LESCH & JOHNSON

261 East Fordham Road New York
Telephone: Fordham 9345

PLANS FILED FOR NEW CONSTRUCTION IN ALL BOROUGHES OF NEW YORK CITY

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

75TH ST, 164-6-8 W, 15-sty f. p. non-house keeping aparts, 61x100, slag rf; \$500,000; (o) 166 W 75th St. Corp., 342 Madison av; (a) Robt. T. Lyons, 342 Madison av (26).

86TH ST, 12 to 40 E; also 85TH ST, 11 to 35 E, 14-sty bk tnt, 204x220, rf not specified; \$2,500,000; (o) N. Y. Railway Co., 165 Bway; (a) C. W. Bucham & F. H. Dewey Co., 175 5 av (15).

155TH ST, 509-15 W, 6-sty bk tnt, 139x86, slag rf; \$275,000; (o) 509 W 155th St. Corp., 860 Riverside dr; (a) Chas. B. Meyers, 31 Union sq (21).

EDGEcombe AV, w s, 749 & 824 n 150th, 2-5-sty bk tnts, 75x88, slag rf; \$300,000; (o) Hudson Builders Corp., 712 E 136th; (a) Springsteen & Goldhammer, 31 Union sq (16).

FORT WASHINGTON AV, 500, 5-sty bk tnt, 129x94, slag rf; \$225,000; (o) W. H. B. Rity Corp., 700 W 179th; (a) Geo. A. Bagge & Sons, 299 Madison av (14).

5TH AV, 801-2, 13-sty bk tnt, 45x78, slag rf; \$350,000; (o) Bostwick Holding Co., 801 5 av; (a) Harry St. Clair Zogbaum, 27 E 40th (13).

5TH AV, 803, 12-sty bk tnt, 25x90, tile & slag rf; \$250,000; (o) Florence C. Satterwhite, 803 5 av; (a) Montrose Morris' Sons, 533 Nostrand av, Bklyn (18).

5TH AV, 804, 12-sty bk tnt, 25x103, tile & slag rf; \$250,000; (o) W. Emlen, 804 5 av; (a) Montrose Morris' Sons, 533 Nostrand av, Bklyn (19).

DWELLINGS.

80TH ST, 116-8 E, 4-sty bk dwg, 36x78, plastic slate & tile rf; \$100,000; (o) Lewis S. Morris, 182 E 64th; (a) Cross & Cross, 681 5 av (23).

FACTORIES AND WAREHOUSES.

LEWIS ST, 207, 2-sty bk storage & loft, 22x 85x irreg, plastic slate rf; \$10,000; (o) Bessie Lebowitz, 356 E 4th; (a) Lorenz F. J. Weiher, 271 W 125th (22).

BROADWAY, 4176, 1-sty metal storage bldg, 15x11, metal rf; \$350; (o) Est David L. Phillips, 148 W 72d (lessee) Jos. Calder, 2448 Bway (25).

STABLES AND GARAGES.

12TH ST, 358-62 W, 1-sty bk pub garage, 45 x49x160, tar & slag rf; \$20,000; (o) Herman Froh, 32 Court, Bklyn; (a) Frank S. Parker, 44 Court, Bklyn (27).

STORES, OFFICES AND LOFTS.

35TH ST, 257 W, 2-sty bk str & salesroom, 23x90, tar & gravel rf; \$14,500; (o) F. M. B. Rity Co., 206 Bway; (a) Saml. L. Waller, 154 Nassau (17).

37TH ST, 237-39 W, 14-sty f. p. show rooms & factory, 50x98, slag rf; \$300,000; (o) Hoascourt Rity. Co., Inc., 134 W 37th (a) Geo. & Edw. Blum, 505 5 av (5).

38TH ST, 246-50 W, 14-sty f. p. show rooms & factory, 75x98, slag rf; \$500,000; (o) Courtley Rity. Corp., 134 W 37th; (a) Geo. & Edw. Blum, 505 5 av (12).

BROADWAY, 2067, 7-sty bk str & offices, 32x 99, rubberoid rf; \$50,000; (o) Christ P. E. Church, Warden, Jos. W. Bradin, 203 W 78th; (o) Rosario Caudela, 200 W 72d (20).

STORES AND TENEMENTS.

AMSTERDAM AV, 656-64, 6-sty bk str & tnt, 150x100, slag rf; \$600,000; (o) Stuyvesant Est., Inc., 233 Bway; (a) Gronenberg & Leuchtag, 450 4 av (24).

BROADWAY, 4069-77, 6-sty bk str & tnt, 95x 100x106; \$225,000; (o) Gross & Herbener, 558 W 15th; (a) Geo. A. Bagge & Sons, 299 Madison av (11).

10TH AV, 4018, 2-sty bk str, apts, offices, 37x 90, felt & plastic rf; \$14,000; (o) Ellanan Rity. Corp., 30 E 42d; (a) Edw. F. Hommel, 280 Madison av (4).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

CHARLOTTE ST, s w c Crotona Park E, 6-sty bk tnt, 127.6x97.4, Barrett rf; \$280,000; (o) A. M. Brand Realty Co., Aaron Brand, 1560 Wilkins av, Pres; (a) Chas. Schaefer, Jr., 394 E 15th (95).

KINGSBRIDGE RD, n w c Grand Concourse, 9-sty bk tnt, 146.6x130, slag rf; \$1,000,000; (o) S. & L. Bldg. Corp., Sam Minskoff, 1312 Clinton av, Pres; (a) Margon & Glaser, 2804 3 av (72).

MORRIS AV, w s, 102.6 s 181st, 5-sty bk tnt, 110.9x88, slag rf; \$200,000; (o) Kings Winter Bldg. Corp., A. W. King, 81 E 125th, Pres; (a) Margon & Glaser, 2804 3 av (73).

STEBBINS AV, n w c 165th, 5-sty bk str & tnt 95.6x32.5, slag rf; \$35,000; (o) Gold

Gross Corp., Leon Grossman, 277 Bway, Pres; (a) Maurice Courland, 47 W 34th (68).

DWELLINGS.

APPLETON RD, e s, 217 s Buhre av, 2-sty fr dwg, 23x28, shingle rf; \$6,000; (o) C. Swenson, Appleton rd; (a) M. A. Buckley, 32 Westchester sq (104).

DORSEY ST, e s, 290.8 n Zerega av, 2-sty fr dwg, 21x50, shingle rf; \$10,000; (o) A. Johanson, 105 W 176th; (a) M. A. Buckley, 32 Westchester sq (105).

TIEMAN ST, w s, 150 s Mace av, 1-sty fr dwg, 20x24, shingle rf; \$3,500; (o) Chas. Teirney, 448 E 148th; (a) Boston Bldg. & Con. Co., 1985 Boston rd (65).

167TH ST E, n s, 75 e Franklin av, 3-sty bk dwg, 20x44.6, 1-sty bk garage, 25x18, rubberoid rf; \$9,800; (o) M. Deuer, 3444 3 av; (a) Robt. Gottlieb, 26 W 113th (61).

224TH ST, n e c Paulding av, 2-sty fr dwg, 26x50, shingle rf; \$7,500; (o) Henry Foster, 254 E 162d; (a) The Aladdin Co., Bay City, Mich. (108).

241ST ST, s s, 100 e Martha av, 2-sty fr dwg, 20x30, shingle rf; \$5,000; (o) Adolphus T. Wilkens, 218 Nepperham av, Yonkers; (a) R. J. & F. J. Johnson, 375 E Fordham rd (102).

ALLERTON AV, n s, 75 w Seymour av, 2-sty bk dwg, 21x49, plastic slate rf; \$10,000; (o) Ottavia Carfango, 122 E 116th; (a) Carl B. Cali, 81 E 125th (87).

BARKLEY AV, n w c Hollywood av, 2-sty fr dwg, 21x38, shingle rf; \$9,000; (o) Walter Mattson, 719 Courtlandt av; (a) Sterling Archtl. Co., 154 Nassau (99).

BENEDICT AV, n s, 304.5 w Olmstead av, 2-sty bk dwg, 22x57.6, rubberoid rf; \$10,000; (o) Adam Schlett, 924 E 169th; (a) Anton Pirner, 2069 Westchester av (110).

BAYCHESTER AV, e s, 139.2 s Needham av, 2½-sty fr dwg, 18x24, slate rf; \$4,750; (o) Alfred Wessan, 537 E 83d; (a) Chas. Newburgh, Grand Central Terminal (69).

DE KALB AV, n e c 210th, 2½-sty bk dwg, 24.2x42.8, 1-sty bk garage, 18x18.6, asbestos shingle rf; \$11,000; (o) Jas. A. Barry, 2148 7 av; (a) Chas. Sheres, 56 W 45th (88).

DE REIMER PL, e s, 100.3 s Pitman av, 2-sty bk dwg, 21x55, slag rf; \$9,000; (o) Felix & Vincenzo Bove, 3175 Villa av; (a) M. W. Del Gaudio, 158 W 45th (71).

EASTERN BLVD, e s, 50 n Baisley av, 2-2-sty fr dwgs, 16x36, asphalt shingle rf; \$10,000; (o) Julius Ewoldt, 512 Morris Park av; (a) Anton Pirner, 2069 Westchester av (64).

EDISON AV, n e c Lafayette av, 2-sty fr dwg, 23x47, shingle rf; \$6,500; (o) John L. Gettinger, 408 W 49th; (a) Chas. H. Gillespie, 1123 Bway (109).

HOUGHTON AV, s s, 164.11 e Olmstead av, 2-sty fr dwg, 20x28, asphalt shingle rf; \$5,000; (o) John Knatz, 2156 Quimby av; (a) Anton Pirner, 2069 Westchester av (90).

LA SALLE AV, n s, 385.11 e Tremont av, 1½-sty bk dwg, 26x42, asphalt shingle rf; \$8,500; (o) Karle Amstutz, 2844 Coddington av; (a) Anton Pirner, 2069 Westchester av (89).

LA SALLE AV, n s, 1,215.10 w Ft. Schuyler rd, 1-sty bk dwg, 23x44, rubberoid shingle rf; \$5,300; (o) Mary Hambeck, 2923 La Salle av; (a) M. A. Buckley, 32 Westchester sq (96).

LELAND AV, e s, 200 n Randall av, 1-sty bk dwg, 21.6x52, plastic slate rf; \$3,000; (o) Anthony Guerra, 2306 Basford av; (a) Carl B. Cali, 81 E 125th (106).

LIEBIG AV, w s, 270 n 261st, 2-sty bk dwg, 20x57.6, tar rf; \$9,000; (o) Eloise K. Davis, 2211 Bway; (a) Geo. F. Bache, 2794 8 av (62).

MACE AV, s s, 256.4 e Eastchester rd, 3-2-sty fr dwgs, 19x36, shingle rf; \$13,500; (o) Wm. Aitken, 892 E 167th; (a) Frank Massam, 4321 Katonah av (67).

STABLES AND GARAGES.

CROMWELL AV, e s, 211.8 n Jerome av, 1-sty bk garage & stable, 68.1x135.10, asphalt rf; \$14,000; (o) Thos. J. McKeon, Baldwin, L. I.; (a) John De Hart, 1039 Fox (93).

STORES AND DWELLINGS.

MORRIS PARK AV, n w c Hunt av, 2-1-sty bk str & dwgs, 57x65, 72x65, slag rf; \$12,000; (o) Wm. Peters & Co., 1044 E Tremont av; (a) Chas. Schaefer, Jr., 394 E 150th (55).

STORES, OFFICES AND LOFTS.

181ST ST E, n e c Walton av, 1-sty bk str, 99x60, tar & gravel rf; \$20,000; (o) T. F. W. Bldg. Corp., Harry Wolfinger, 44 Court, Bklyn; (a) Seelig, Finkelstein & Wolfinger, 44 Court, Bklyn (100).

BERGEN AV, s w c 153d, 1-sty bk str, 130x 48.9, plastic slate rf; \$22,000; (o) Adotto Realty Co., Otto G. Hupfel, 842 St. Ann's av, Pres; (a) Max Hausle, 8307 3 av (107).

TREMONT AV. s e c Morris av, 1-sty bk str, 120.65x111.66, slag rf; \$45,000; (o) Henry J. Gaudel, 623 W 18th; (a) Moore & Land-siedel, 3 av & 148th (97).

MISCELLANEOUS.

161ST ST E, s s, 157th, n s, from River av to Doughty, 3-sty grand stand, dressing rooms & offices of concrete & tile, 622x540, shingle rf; \$750,000; (o) Huston & Ruppert, 3 av & 93d (American League Baseball Club); (a) Osborne Eng. Co., 2848 Prospect av, Cleveland, Ohio (91).

161ST ST E, s s 157th, n s, from River av to Doughty, 1-sty fr stand, 705x378, no rf; \$75,000; (o) Huston & Ruppert, 3 av & 93d (American League Baseball Club); (a) Osborne Eng. Co., 2848 Prospect av, Cleveland, Ohio (92).

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

CROWN ST, 555-63, n w c Albany av, 4-sty bk 38 fam tnt, 100x116.9; \$175,000; (o) Crown Heights Bldg. Corp., 2002 Douglass; (a) Shampman & Shampman, 50 Court (448).

STORY ST, 1-11, s e c Louisa, 2-sty bk tnt, 21x75; \$14,000; (o) Julius Pollokoff, 1774 Bergen; (a) Abraham Farber, 1746 Pitkin av (386).

BEVERLY RD, 1713-23, n w c E 18th, 6-sty bk tnt, 100x90; \$250,000; (o) Hilrose Holding Corp., 31 Union sq, Manhattan; (a) Jos. Martine, 31 Union sq, Manhattan (415).

BAY 28TH ST, 85-107, s e c Benson av, 5-sty bk 4 fam tnt, 86.8x118; \$175,000; (o) Zelda Besnik, 80 Bay 28th; (a) McCarthy & Kelly, 16 Court (489).

NEWKIRK AV, 2011-21, n s, 40 w E 21st, 4-sty bk 34 fam tnt, 100x106; \$130,000; (o) The Victor Court, Inc., 971 Bway; (a) McCarthy & Kelly, 16 Court (458).

OCEAN PKWAY, 249-57, n e c Beverly rd, 6-sty 42 fam tnt, 90x80; \$175,000; (o) Frank Grossbard, 183 Hendrix; (a) Philip Steigman, 26 Court (526).

DWELLINGS.

AMBOY ST, 432-42, w s, 135 s Newport av, 4-2-sty bk 2 fam dwgs, 20x66; \$44,000; (o) Meshfield Bldg. Corp., 404 Alabama av; (a) Abraham Farber, 1746 Pitkin av (299).

AMBOY ST, 444, w s, 100 n Newport av, 2-sty bk 2 fam dwgs, 22x66; \$11,000; (o & a) same as above (300).

AMBOY ST, 430, w s, 230 s Riverdale av, 2-sty bk 2 fam dwgs, 22x66; \$11,000; (o & a) same as above (301).

JEROME ST, 526, w s, 220 s Blake av, 2-sty bk 2 fam dwg, 19x56; \$7,700; (o) Dominick Marmo, 563 Hegeman av; (a) Ernest Dennis, 241 Schenck av (350).

LOUISA ST, s s, 214 e Story, 2-sty bk 2 fam dwg, 21x72; \$13,000; (o) Julius Pollokoff, 1774 Bergen; (a) A. Farber, 1746 Pitkin av (387).

PRESIDENT ST, 1637-57, n s, 340.9 w Utica av, 9-2-sty bk 2 fam dwgs, 20x67; \$103,500; (o) Sol Tettebaum, 112 Sutter av; (a) Jas. J. Millman, 26 Court (431).

PRESIDENT ST, 1722-6, s s, 200 w Rochester av, 4-2-sty bk 2 fam dwgs, 20.4x76.10; \$80,000; (o) Brick House Con. Corp., 1822 Barrett; (a) Cohn Bros., 361 Stone av (345).

RUSSELL ST, 40-42, e s, 60.6 n Engert av, 2-2-sty bk 2 fam dwgs, 20x60; \$18,000; (o) Biagio Grieco, 172 Russell; (a) Lasplia & Samenfeld, 525 Grand (464).

RUSSELL ST, 44, e s, 100.6 n Engert av, 2-sty bk 2 fam dwg, 23x60; \$10,000; (o & a) same as above (463).

RUSSELL ST, 46-8, e s, 123.6 n Engert av, 2-2-sty bk 2 fam dwgs, 19x60; \$17,000; (o) Biagio Grieco, 172 Russell; (a) Lasplia & Samenfeld, 525 Grand (466).

E 4TH ST, 1819-47, e s, 334 s Av I, 10-2-sty fr 1 fam dwgs, 16x38; \$60,000; (o) Ocean Garden Dev. Co., 26 Court; (a) S. Gardstein, 26 Court (460).

E 4TH ST, 1791-1817, e s, 100 s Av I, 9-2-sty fr 1 fam dwgs, 17x38; \$58,500; (o & a) same as above (461).

E 5TH ST, 1828-58, w s, 376 s Av I, 11-2-sty fr 1 fam dwgs, 16x40; \$66,000; (o) Ocean Garden Dev. Co., 26 Court; (a) S. Gardstein, 26 Court (439).

E 5TH ST, 1793-1823, e s, 100 s Av I, 10-2-sty fr 1 fam dwgs, 17x40; \$65,000; (o) Ocean Garden Dev. Co., 26 Court; (a) S. Gardstein, 26 Court (441).

E 5TH ST, 1827-45, e s, 371 s Av I, 7-2-sty fr 1 fam dwgs, 17x40; \$45,500; (o & a) same as above (443).

E 5TH ST, 1794-1824, w s, 100 s Av I, 11-2-sty fr 1 fam dwgs, 16x40; \$66,000; (o & a) same as above (444).

W 9TH ST, 1815-57, e s, 120 s Highlawn av, 12-2-sty fr 2 fam dwgs, 18x48; \$90,000; (o) John F. Churlo, 70 Av R; (a) Wm. C. Winters, 106 Van Siclen av (512).

W 9TH ST, 1859-71, e s, 480 s Highlawn av, 4-2-sty fr 2 fam dwgs, 18x48; \$30,000; (o & a) same as above (513).

W 9TH ST, 1816-58, w s, 120 s Highlawn av, 12-2-sty fr 2 fam dwgs, 18x48; \$90,000; (o) John F. Churlo, 70 Av R; (a) Wm. C. Winters, 106 Van Siclen av (510).

W 10TH ST, 1815-35, e s, 120 s Highlawn av, 6-2-sty bk 2 fam dwgs, 18x48; \$34,000; (o) John F. Churlo, 70 Av R; (a) Wm. C. Winters, 106 Van Siclen av (511).

W 10TH ST, 1836-62, w s, 275 s Highlawn av, 8-2-sty fr 2 fam dwgs, 18x48; \$60,000; (o) John F. Churlo, 70 Av R; (a) Wm. C. Winters, 106 Van Siclen av (514).

E 14TH ST, 295-7, e s, 200 s Av I, 2-sty fr 2 fam dwg, 22x55; \$10,000; (o) Geo. K. Morin Corp., 366 E 25th; (a) R. T. Schaefer, 1543 Flatbush av (379).

W 17TH ST, 2615, e s, 120 s Av Z, 2-sty fr 2 fam dwg, 17x42; \$8,000; (o) Simon Koppel, 2865 W 15th; (a) Geo. H. Suess, 1131 Gravesend av (400).

E 22D ST, 1598-1600, w s, 330 s Av O, 2-2-sty fr 1 fam dwgs, 16x40; \$12,000; (o) A. & W. Stewart, Inc., 1543 Flatbush av; (a) R. T. Schaefer, 1543 Flatbush av (481).

E 22D ST, 1265-75, s e c Av L, 2½-sty fr 2 fam dwg, 33.6x48; \$14,000; (o) Naoml Bldg. Corp., 269 Rochester av; (a) Saml. Levine, 26 Court (321).

E 29TH ST, 1091, e s, 30 n Av K, 2-sty fr 1 fam dwg, 18x39; \$7,500; (o) Wm. Bordfeld, 2810 Av N; (a) R. T. Schaefer, 1543 Flatbush av (471).

BAY 34TH ST, 14-32, w s, 200 s 86th, 8-2-sty bk 1 fam dwgs, 16x42; \$56,000; (o) Ginsberg & Moss Realty Co., 2034 81st; (a) Isaac Kallich, 8609 Bay pkway (316).

E 37TH ST, 1078-80, w s, 217.6 n Av I, 2-2½-sty fr 1 fam dwgs, 16x40; \$13,000; (o) Michael De Stefano & Jos. Brabareto, 53 Park av; (a) Herman A. Weinstein, 375 Fulton (310).

53D ST, 822-8, s s, 160 e 8 av, 4-2-sty bk 2 fam dwgs, 20x58; \$32,000; (o) Benj. Berk, 36 Flatbush av; (a) Thos. Bennett, 7826 5 av (437).

STABLES AND GARAGES.

MOORE ST, 185-91, n s, 277 e Bushwick av, 1-sty bk garage, 80x100; \$12,500; (o) Charne Katz, 392 Bushwick av; (a) Murray Klein, 37 Graham av (320).

62D ST, 2027-83, n w c 21 av, 19-1-sty conc garages, 20x20; \$19,000; (o) Ramal Bldg. Corp., 44 Court; (a) Seelig & Finkelstein, 44 Court (436).

LEXINGTON AV, 389-91, n s, 200 e Marcy av, 1-sty bk garage, 50x100; \$9,000; (o) Lewis W. Gordon, 801 Marcy av; (a) Henry Holder, 242 Franklin av (473).

STORES AND DWELLINGS.

BRIGHTON BEACH AV, 211, n s, 75.85 e E 2d, 2-sty bk office & 1 fam dwg, 20x62; \$9,000; (o) Lazarus Kaplan, 2018 Mermald av; (a) Morris Perlestein, 49 Fulton av, Middle Village (426).

FLUSHING AV, 657, n e c Harrison av, 2-sty bk str, office & 2 fam dwg, 58.9x32.2; \$15,000; (o) Malman Sussman & Morris Weinstein, 784 Lafayette av; (a) Max Hirsch, 76 Court (409).

HEGEMAN AV, 1-5, n s, 9.4 e E 89th, 2-sty fr str & 2 fam dwg, 19x54.2; \$8,000; (o) Sam Lapidus, 528 Rockaway pkway; (a) Jack Fein, 211 Sneidker av (422).

HEGEMAN AV, 1-5, n e c E 98th, 2-sty fr str & 2 fam dwg, 9.4x45.4; \$8,000; (o & a) same as above (424).

KINGSTON AV, 390-6, w s, 26.9 n Montgomery, 5-2-sty bk str & 2 fam dwgs, 19x60; \$50,000; (o) Rothschild Mason Works, Inc., 632 Saratoga av; (a) M. A. Cantor, 373 Fulton (484).

KINGSTON AV, 398, n w c Montgomery, 2-sty bk str & 2 fam dwg, 19x65; \$10,000; (o & a) same as above (485).

STORES, OFFICES AND LOFTS.

CLEVELAND ST, 253-7, e s, 236.8 s Fulton, 3-sty bk str, garage & 2 fam dwg, 50x80; \$30,000; (o) Albert Flala, 1692 East New York av; (a) Allen A. Blaustein, 432 15th (303).

FLATBUSH AV EXT, 338-52, s w c Fleet, 2-sty bk lofts & str, 125.10x100; \$80,000; (o) C. I. M. Realty Co., 136 Bway; (a) Springsteen & Goldhammer, 32 Union sq, Manhattan (389).

ROCKAWAY AV, 490, w s, 280.2 n Sutter av, 2-sty bk str & storage, 24.6x90; \$16,500; (o) M. Goldenberg, 1539 Pitkin av; (a) Abraham Farber, 1746 Pitkin av (437).

SURF AV, 2018-30, s e c W 21st 1-sty bk str, 110x110; \$15,000; (o) David Friedman, care arch; (a) S. Gardstein, 26 Court (440).

STORES AND TENEMENTS.

STONE AV, 669-83, e s, 130 n Riverdale av, 4-sty bk str & tnt, 70x89; \$80,000; (o) Jos. Levine, 140 E 92d, Manhattan; (a) J. M. Berlinger, 469 7 av, Manhattan (358).

Queens

APARTMENTS, FLATS AND TENEMENTS.

ARVERNE.—Beach 70th st, e s, 90 s Amstel blvd, 3-sty bk tnt, 39x77, slag rf, 2 families, elec, steam heat; \$12,000; (o) Arverne Homestead Corp., Remington av, Arverne; (a) J. P. Powers, Rockaway Beach (382).

KEW GARDENS.—Union turnpike, s e c, & Austin st 4-sty bk tnt, 125x106, rubberoid rf, 45 families, elec, steam heat; \$300,000; (o) Roanoke Constn Co, 766 Fresh Pond rd, Bklyn; (a) Shampman & Shampman, 50 Court, Bklyn (341).

DWELLINGS.

ARVERNE.—Beach 68th st, n s, 175 e Boulevard, 2-sty fr dwg, 22x65, slag rf, 2 families, gas; \$9,000; (o) Max Margolis, Beach 68th, Arverne; (a) J. P. Powers, Rockaway Beach (370).

CEDAR MANOR.—Fisk av, s s, 420 w Elder av, 3-2-sty fr dwgs, 16x34, shingle rf, 1 family, gas; \$12,000; (o) Jamaica Property Corporation, 53 Sutphin blvd, Jamaica; (a) Adam E. Fischer, 373 Fulton, Jamaica (225-26-27).

COLLEGE POINT.—13th st, w s, 50 n 3 av, 2-sty bk dwg, 24x60, slag rf, 1 family & str; \$9,500; (o) Samuel Jacobs, 405 13th, College Point; (a) A. E. Richardson, 100 Amity, Flushing (221).

CORONA.—40th st, n e c Hayes av, 2-sty fr dwg, 20x54, slag rf, 2 families, gas, steam heat; \$7,000; (o) Edward Smith, Corona; (a) P. H. Woesthoff, 158 Nott av, L. I. City (204).

EDGEWARE.—Beach 43d st, e s, 160 s Boulevard, 6-2-sty fr dwgs, 14x32, shingle rf, 1 family, gas; \$18,000; (o & a) A. S. Sonblum, Edgemere (196-97-98-99-200-1).

ELMHURST.—Bloomfield st, w s, 138 n Phelps av, 2-1½-sty fr dwgs, 20x38, shingle rf, 1 family, gas, steam heat; \$8,000; (o) Val Hoffman, Joost pl, Elmhurst; (a) Chas. J. Stidolph, 15 Ivy, Elmhurst (246-247).

FLUSHING.—Ferneliff st, n s, 540 e Lawrence av, 2-sty fr dwg, 40x42, shingle rf, 2 families, gas, steam heat; \$14,000; 2 bldgs; (o) L. Di Stefano, 274 Woodside av, Elmhurst; (a) Andrew F. Brems, 83 Corona av, Corona (230).

JAMAICA.—Arlington ter, s s, 375 w Sutphin rd, 2-sty fr dwg, 24x30, shingle rf, 2 families, gas, steam heat; \$8,000; (o) Frank Sablinski, Arlington ter, Jamaica; (a) Ernest G. Peterson, 64 Flushing av, Jamaica (353).

JAMAICA.—Lincoln av, w s, 100 s Park av, 5-2-sty fr dwgs, 16x36, shingle rf, 1 family, gas, steam heat; \$13,500; (a) A. Bossert, 9212 177th, Jamaica; (a) A. P. Sorice, Jr., 363 Fulton, Jamaica (387-88-89).

JAMAICA.—181st st, w s, 118 n Fulton, 16-2-sty fr dwgs, 16x38, shingle rf, 1 family, gas, steam heat; \$72,000; (o) Louis Rabinowitz, 490 Fulton, Jamaica; (a) Louis Dannacher, 328 Fulton, Jamaica (259 to 274).

JAMAICA SOUTH.—Rockaway blvd, s s, 60 e Elm, 2-2-sty fr dwgs, 32x36, slag rf, 1 family, gas; \$9,000; (o) Michael Messerl, 2443 Fulton, Bklyn; (a) A. P. Sorice, Jr., 363 Fulton, Jamaica (392).

L. I. CITY.—1st av, e s, 50 n Pierce av, 2-sty bk dwg, 21x53, slag rf, 2 families, gas, hot water heat; \$10,000; (o) Frank Milano, 1039 Simpson, Bronx; (a) Frank Chmelik, 796 2 av, L. I. City (343).

L. I. CITY.—Vandeventer av, s s, 177 e 2 av, 2-sty bk dwg, 23x55, slag rf, 2 families, gas, steam heat; \$12,000; (o & a) Mrs. Mary Greasi, 260 Hoyt av, L. I. City (222).

L. I. CITY.—Theodore st, w s, 171 n Ditmars av, 2-sty bk dwg, 21x57, tar & gravel rf, 2 families, gas, steam heat; \$10,000; (o) Mrs. Louise Stocking, 790 11 av, L. I. City; (a) Wm. Sproesser, Jr., 281 Steinway av, L. I. City (329).

L. I. CITY.—Theodore st, w s, 143 n Ditmars av, 2-sty bk dwg, 21x57, tar & gravel rf, 2 families, gas, steam heat; \$10,000; (o) Adam Schwelling, 570 Grand av, L. I. City; (a) Wm. Sproesser, Jr., 281 Steinway av, L. I. City (330).

RICHMOND HILL.—116th st, e s, 175 n Sutter av, 5-2-sty fr dwgs, 16x38, shingle rf, 1 family, gas, steam heat; \$22,500; (o) Joseph Miller & Sons, 10415 Church, Richmond Hill; (a) Louis Dannacher, 328 Fulton, Jamaica (252-53-54-55-56).

RIDGEWOOD.—Madison st, n s, 275 e Prospect av, 2-2-sty bk dwgs, 20x55, slag rf, 2 families, gas; \$17,000; (o) Andrew Herbert, 5 Willard av, Hellis; (a) Louis Berger Co., 2695 Myrtle av, Ridgewood (208-209).

ROCKAWAY PARK.—Beach 119th st, e s, 160 n Triton av, 2-sty fr dwg, 24x56, shingle rf, 2 families, elec, steam heat; \$10,000; (o) Bertha Keramer, care arch; (a) H. Hohausner, Beach 116th, Rockaway Park (295).

SPRINGFIELD.—5th st, w s, 112 n Cherry, 2-sty bk dwg, 22x54, slag rf, 2 families, gas, steam heat; \$10,000; (o & a) Francesco Balistreri, 147 Wilson av, Bklyn (342).

WHITESTONE.—7th av, s w c 11th, 2-sty fr dwg, 25x25, shingle rf, 1 family, gas, hot water heat; \$8,000; (o) Joseph Ruff, Whitestone; (a) Geo. Grotz, Jr., 188 Montague, Bklyn (290).

STORES AND DWELLINGS.

CORONA.—Jackson av, n s, 85 w 51st, 3-sty bk str & dwg, 20x60, slag rf, 2 families, gas; \$12,000; (o) Eliz. De Biasi, 38 54th, Corona; (a) Alfred De Biasi, 94 E Jackson av, Corona (312).

ELMHURST.—Woodside av, s s, 60 e 20th, 2-sty bk str & dwgs, 20x43, slag rf, 2 families, gas, steam heat; \$16,000; (o) L. Di Stefano, 274 Woodside av, Elmhurst; (a) Andrew F. Brems, 83 Corona av, Corona (232).

GLENDALE.—Myrtle av, s w c Tompkins pl, 5-2-sty bk str & dwgs, 20x99, slag rf, 2 families, gas; \$50,000; (o) Free Realty Co., 282 Buffalo av, Bklyn; (a) Morris Perlestein, 49 Fulton av, Middle Village (216).

L. I. CITY.—Hamilton st, s s, 270 e Pierce av, 3-sty bk str & dwg, 21x45, slag rf, 2 families, gas, steam heat; \$12,000; (o) Egidio Calabretta, 573 Boulevard, L. I. City; (a) A. De Blasi, 94 E Jackson av, Corona (313).

METROPOLITAN.—Metropolitan av, n e c Andrew, 8-3-sty bk str & dwgs, 20x55, slag rf, 2 families, gas; \$62,000; (o) Zeidler Realty Co., Inc., 651 Fresh Pond rd, Ridgewood; (a) Louis Berger Co., 1696 Myrtle av, Ridgewood (211-212-213).

STORES, OFFICES AND LOFTS.

ELMHURST.—Polk av, s e c 19th, 1-sty bk str, 100x60, slag rf, elec, steam heat; \$30,000; (o) Queensboro Investing Co., Bridge Plaza, L. I. City; (a) G. H. Wells, 21 E 40th, Manhattan (316).

MISCELLANEOUS.

FLUSHING.—Congress av, n w c Park pl, 1-sty bk film development bldgs, 50x40, slag rf, steam heat; \$10,000; (o) Associated Screen News, 120 W 41st, Manhattan; (a) Samuel Cohen, 32 Union sq, Manhattan (385).

ROCKAWAY BEACH.—Ocean av, s e c, & Pier av, 2-sty fr bath house, 100x253, tar & paper rf; \$10,000; (o) James Flint, 450 163rd, Rockaway Beach; (a) J. Powers, Boulevard, Rockaway Beach (374).

PLANS FILED FOR ALTERATIONS

Manhattan.

BROOME ST. 265-69, remove fr wall, new beam in 4-sty bk str & dwg; \$1,500; (o) Jacob Holbren, 141 Bowery; (a) Max Muller, 115 Nassau (92).

LEROY ST. 40, remove stoop, alter front, rearrange partitions, reset stairs in 3-sty bk str & apt; \$3,000; (o) Melbie E. Williams, 204 Riverside dr; (a) Jos. Mitchell, 332 W 24th (105).

WASHINGTON ST. 600-4, steel structures for 1 gravity & 2 pressure tanks on 5-sty bk storage warehouse; \$5,300; (o) Independent Warehouses, Inc., 141 Washington; (a) The Rusling Co., 26 Cortlandt (67).

WASHINGTON ST. 431, rebuild & reglaze skylights, new wheel & coal pits, walls, conc floor, tar & gravel rf, remove wood floor in 2-sty bk wheelwright shop; \$3,000; (o) Domenico Tringale, 2324 Dean, Bklyn; (a) Philip P. Spano, 43 Linden, Yonkers (91).

13TH ST. 18 E, remove show window, partition, new show window, door, girder, columns, toilets in 3-sty bk str & office & apt; \$2,000; (o) Benj. Wahl, 18 E 18th; (a) Vincent M. Cajano, 239 Bleeker (89).

14TH ST. 214 E, remove partitions, relocate plumbing fixtures, doors, radiators, toilets in 3-sty f. p. theatre; \$3,000; (o) The Greater N. Y. Vaudeville Theatre Corp., Palace Theatre Bldg.; (a) Eugene De Rosa, 110 W 40th (88).

22D ST. 161 W, new front, ext, fire-escapes, stairs, toilets, fixtures in 3-sty bk str & apt; \$10,000; (o) Saml. S. Hyman, 161 W 22d; (a) Jos. Mitchell, 332 W 24th (102).

23D ST. 2-4-6 E, remove wall, new columns, partitions, wall, tile floors, tulle, beams in 3-5-sty bk str & apt; \$10,000; (o) Susan W. Grand D. Hauteville, Newport, R. I.; (a) L. A. Abramson, 48 W 46th (104).

23D ST. 131-3 E, remove stairs, rearrange toilets, change partitions, new stairs, beams in 12-sty f. p. bank & offices; \$2,500; (o) Chas. Kaye Rity, Co., 131 E 23d; (a) Buchman & Kahn, 56 W 45th (84).

34TH ST. 17 W, raise rf, reset coping, new metal ceiling, stairs in 2-5 & 4-sty bk str, show rooms, lofts; \$15,000; (o) The Bedell Co., 19 W 34th; (a) Geo. A. Schonewald, room 4733, G. C. Term. (68).

38TH ST. 58 W, new ext, alter stairs, fire-escapes on 4-sty bk str & offices; \$1,500; (o) Fernand Dreyfus, 58 W 38th; (a) Harold Birkmire, 1133 Bway (66).

39TH ST. 149 E, remove partitions, reset stairs, new front ext, f. p. vent shaft in 4-sty bk str; \$18,000; (o) Mrs. Lida D. Klotz, 87 University pl; (a) Beineix & Snyder, 135 W 42d (96).

41ST ST. 549-51 W, new windows in 1-sty bk storage; \$2,500; (o) Consolidated Tele. & Electrical Subway Co., 54 Lafayette (77).

57TH ST. 151 E, remove 2 tier pens, new enclosed iron stairs, steel & conc floor, wood & glass partitions in 3-sty bk court house & prison; \$25,000; (o) City of N. Y., Dept., Public Bldgs. & Offices, Room 2043 Municipal Bldg. (111).

61ST ST. 10 W, remove 1-sty limestone, diminish limestone piers, new front, partitions in 12-sty f. p. stores & apart hotel; \$20,000; (o) Jacob Zimmerman, 18 E 41; (a) Seelig & Finkelstein, 44 Court, Bklyn (109).

77TH ST. 203 W, remove 1st floor, new front, f. p. floor, f. p. stairs, chimney flue, alter fire-escapes, fire retard ceilings & floors in 6-sty bk stable & factory; \$8,000; (o) Ella Crawford, 7 E 42d; (a) Sidney Daub, 217 Bway (90).

83D ST. 401 E, remove ent hall, wall, new hall, ext for hall in 5-sty bk str; \$2,500; (o)

Ludwig Rosenberg, 401 E 83d; (a) Adolph E. Nast, 56 W 45th (99).

93D ST. 24 E, new bath rooms in 3-sty bk hotel; \$2,000; (o) Frederica A. Bennache, 1312 Madison av; (a) Saml. Cohen, 32 Union sq (110).

96TH ST. 20 W, remove stairs, laundry, new bathroom, laundry, entrance in 5-sty bk res; \$3,000; (o) Wm. H. Taylor, 12 W 96th; (a) David M. Ach, 1 Madison av (85).

110TH ST. 330-2 E, remove sheds, wall, new skylight, beams, bk pier, steam heating, walls in 3-sty bk & fr dwg; \$10,000; (o) Jos. Sciaccia, 2267 2 av; (a) Thos. P. Sciaccia, 332 E 110 (107).

112TH ST. 108 E, remove walls, chimney breasts, new beams, extension, boiler flue in 3-sty bk storage & apart; \$1,500; (o) Abraham Abramowitz, 108 E 112; (a) Louis A. Sheinart, 194 Bowery (106).

114TH ST. 65 E, new show windows, stairs in 5-sty b knt; \$1,500; (o) Saml. Pilchick, 10 E 114th; (a) Jas. P. Whiskeman, 153 E 40th (83).

BROADWAY. 3920, new strs, toilets, columns, girders in 6-sty int; \$4,000; (o) Maurice L. Nadler, 47 Walker; (a) Chas. F. Peck, 7 E 42d (65).

LEXINGTON AV. 247, new ext, stairs & halls, elevator, plumbing, heating, elec work, 1, 2 & 3 tiers in 4-sty bk dwg; \$20,000; (o) Chas. S. Brown, 14 Wall; (a) Peabody, Wilson & Brown, 140 E 39th (75).

WELFARE ISLAND. Borough Manhattan, opp E 76th st, remove floor, new elevator & shaft, bk wall, pent & machinery room on Metropolitan Hospital, M. N. & O Bldg; \$8,000; (o) City N. Y., Dept. Public Welfare, Municipal Bldg.; (a) Sylvester A. Taggart, Municipal Bldg. (82).

3D AV. 197, new str front, compo floor, stairs, bk wall, partitions, bath tubs, plastering in 3-sty bk str & apt; \$11,000; (o) Eisen & Co., 70 Bedford; (a) Fred Liese, 10421 128th, Richmond Hill, L. I. (97).

5TH AV. 160, new fire-escapes on 9-sty f. p. str & lofts; \$2,000; (o) Est Edw. H. Van Ingen, 160 5 av; (a) Herts & Robertson, 331 Madison av (93).

6TH AV. 506, new bk front, excavate basement, gen repairs on 4-sty bk str, studios, offices; \$1,500; (o) Annie Kovner, 3 W 29th; (a) Harold Birkmire, 1133 Bway (81).

9TH AV. 642, remove show windows, plumbing, new windows, plumbing fixtures, partitions, rearrange kitchen in 5-sty bk str & int; \$3,000; (o) Elizabeth M. Sammon, 414 W 51st; (a) Geo. H. Van Auken, 430 W 44th (100).

Bronx

GARFIELD ST. 1712, new steel girders, new partitions to 1-sty bk church & offices; \$1,000; (o) First Van Nest Hebrew Cong., on prem; (a) Edw. M. Rinitz, 1609 Melville (11).

169TH ST. 362, 2-sty bk ext, 20x45, new str front, new partitions to 3-sty fr str & dwg; \$3,500; (o) N. Goldstein, on prem; (a) R. Gottlieb, 26 W 113th (7).

184TH ST. 595 E, new str front, new partitions to 2-sty fr str, shop & storage; \$1,000; (o) Frank Marciano, on prem; (a) M. W. Del Gaudio, 158 W 45th (9).

GRAND CONCOURSE. 2050, new doors, windows & new plastering to 2-sty bk club house; \$5,000; (o) Bronx Lodge No. 871, B. P. O. Elks, on prem; (a) Bruno W. Berger, 121 Bible House (8).

SEDGWICK AV. 1311-17, new show windows, new boiler, new partitions to 2-sty fr str & int; \$2,500; (o) Michael Del Papa, 147 Mott; (a) M. W. Del Gaudio, 158 W 45th (10).

Brooklyn

COURT ST. w s, Fulton to Livingston, tank in Hall of Records; \$8,000; (o) City of New York; (a) Jas. J. Byrne, 50 Court (339).

HUMBOLDT ST. 102-4, n e c Seigel, int alts to poultry slaughter house; \$3,000; (o) Benj. Groff, 152 Seigel; (a) Harry A. Yarish, 39 Graham av; (368).

PACIFIC ST. 860, s s, 275 w Underhill av. str frts & int 3-sty fr office & 2 fam dwg; \$3,000; (o) Isidore H. Meyer, 465 Crown; (a) Louis Allmendinger, 20 Palmetto (634).

2D ST. 314-18, s s, 165.9 e 4 av, exterior, int alts & plumbing in 3-sty bk str & 2 fam dwg; \$5,000; (o) Luigi Patato, prem; (a) W. J. Conway, 400 Union (397).

S 8TH ST. 74, s s, 83.3 e Wythe av, fire-escape, int alts & plumbing on 3-sty bk 3 fam dwg; \$3,000; (o) Mrs. Frieda Edelman, 60 S 10th; (a) Irving M. Fenichel, 583 Bedford av (336).

12TH ST. 406-42, s s, 397.10 e 7 av, int alts to factory; \$3,500; (o) Ansonia Clock Co., 7 av & 12th; (a) Jas. W. Magrath, 367 Fulton (352).

W 25TH ST. 2856, w s, 280 n Mermaid av, raise bldg, 2-sty fr str & 1 fam dwg; \$3,000; (o) Constanza Dal Boscoe, prem; (a) Geo. H. Suess, 1131 Gravesend av (378).

ATLANTIC AV. 151-5, n s, 141.6 w Clinton, int alt & plbg to 4-sty bk warehouse; \$5,000; (o) The Hoovey Mercantile Co., 6 Harrison, N. Y.; (a) N. K. Vanderbeek, 15 Maiden la, N. Y. (679).

BEDFORD AV. (Grant sq), 19-20, s e c Dean, fire-escape & int alts to 5-sty bk club; \$7,500; (o) The Unity Club, 1354 Union; (a) Frank H. Quimby, 110 William, Manhattan (359).

BELMONT AV. 259-63, n w c Hinsdale, ext to shop; \$2,000; (o) Regal Cleaners, 228 Belmont av; (a) Jack Fein, 211 Snediker av (417).

CLASSON AV. 764, s w c Sterling pl, exterior & int alts & plumbing in 3-sty bk str & 2 fam dwg; \$2,500; (o) Fred D. Heimberg, 760 Classon av; (a) Louis Allmendinger, 20 Palmetto (487).

DE KALB AV. 1353-5, n s, 225 e Central av, porch & int alts to 2-2-fam dwgs; \$4,000; (o) M. Blackman, 508 Bway; (a) Wm. J. Dilthey, 120 Liberty, Manhattan (359).

DE KALB AV. 1351-7, n s, 200 e Central av, porch & int alts to 2 fam dwg; \$3,000; (o & a) same as above (360).

DE KALB AV. 30, s w c Flatbush av, ext, add 2-sty to ext 3-sty bk storage & str; \$15,000; (o) Edw. O. Flynn, Hotel Imperial, Manhattan; (a) Hy. J. Nurick, 44 Court (337).

EMMONS AV. 2601-29, n s, E 26th to E 27th sts, ext store; \$3,000; (o) Geo. Tappan, Emma Stevens, 2617 Emons av; (a) Fred B. McDuffee, 65 Clifton pl (624).

FRANKLIN AV. 67, e s, 48.8 n Park av, ext, etc, in 3-sty fr str & 2 fam dwg; \$3,500; (o) Gaetano Serpe, premises; (a) Salvati & Le Quornik, 369 Fulton (674).

GREENE AV. 690, s s, 280 e Throop av, rf, int alts & plumbing to 3-sty bk 2 fam dwg; \$3,000; (o) Arthur Iser, 1015 DeKalb av; (a) Gustave W. Iser, 1015 DeKalb av (480).

LAFAYETTE AV. 893, n w c Lewis av, str frts & int to 4-sty bk str & 3 fam dwg; \$2,500; (o) Annie Hanken, premises; (a) Glucroft & Glucroft, 729 Flushing av (684).

MYRTLE AV. 116, s s, 100.2 e Bridge, str frts & int alt in 4-sty bk store & tenement; \$1,500; (o) Wm. Hettrick, 10 Stockholm; (a) Anast. Catsanos, 101 Park av, N. Y. (649).

MYRTLE AV. 187, n w c Fleet pl., str front on str; \$2,200; (o) Benj. Sharoff, prem; (a) David Krosnowe, 4200 3 av, Bronx (327).

OVINGTON AV. 415-23, n s, 109.7 e 4 av, exterior & int alts to 2½-sty fr synagogue; \$15,000; (o) Cong. Sheras Israel, 417 Ovington av; (a) E. M. Adelson, 1778 Pitkin av (421).

SHEEPSHEAD BAY RD. 518-22, s e c W 5th, ext add sty, etc, to 3-sty fr str & lodgings; \$6,200; (o) Sam Rosof, premises; (a) Chas. C. Lundberg, 5408 7 av (626).

TOMPKINS AV. 232, w s, 100 n Lafayette av, raise bldg, etc, in 3-sty fr stores & 2 fam dwg; \$3,800; (o) Sam Glicksman, 69 Tompkins av; (a) Hy M. Entlich, 413 So 5th (631).

VOORHIES AV. 2113-23, n w c Elmore pl, int alts & plumbing in 2½-sty fr 2 fam dwg; \$3,000; (o) Chas. Kahn, prem; (o) Jos. F. Brewster, 2634 E 27th (317).

WASHINGTON AV. 43-5, e s, 100 s Flushing av, ext to str; \$2,000; (o) Jack P. Harrison, 49 Washington av; (a) Ralph H. Segal, 56 W 46th, Manhattan (343).

14TH AV. 6922-4, n w c 70th, porch on 2 fam dwg; \$1,500; (o) Domenico Salemi, 6918 14 av; (a) Raphael Caporale, 6023 19 av (302).

14TH AV. 6805, e s, 40 s 68th, ext & raise bldg 3-sty fr str & 2 fam dwg; \$10,000; (o) Frank Pannachio, 75 Mulberry; (o) Ferd Savignano, 6005 14 av (491).

27TH AV. 113, e s, 170 s Bath av, add sty & int alts to 2-sty conc 2 fam dwg; \$3,000; (o) Giuseppe Romano, prem; (a) Michael Cardo, 61 Bible Huse, Manhattan (375).

Queens

ASTORIA.—9th av, w s, 156 s Grand av, 2-sty fr bk veneered ext, 13x24, flat rf removed, new plumbing, int alts, exterior alts to dwg; \$12,000; (o) I. J. Moss, 271 Steinway av, Astoria; (a) Peter Coco, 281 Steinway av, Astoria (92).

ARVERNE.—Beach 71st st, n w c L. I. R. R., 1-sty bk ext, 37x76, rear public laundry; \$12,000; (o) Joseph Lohenstein, Beach 71st, Arverne (124).

CORONA.—Lewis av, n s, 112 w Corona av, 1-sty fr ext on str, 15x4, front, conc foundation, plumbing, front wall removed; \$1,200; (o) Jacob Berger, 163 Corona av, Corona (91).

FLUSHING.—Forest av, s w c Burling av, build ext on front of dwg, new bay window, plumbing; \$2,400; (o) A. Tarantino, 169 Grancoria av, Flushing (82).

JAMAICA.—Fulton st, s s, 51 w Washington, raise rf of 1-sty ext, bk, int & exterior alts; \$2,500; (o) Julia T. James, Union Hall st, Jamaica; (a) W. H. Spaulding, 375 Fulton, Jamaica (68).

JAMAICA.—Roseville av, e s, 63 n South, 2-sty bk ext, 6x12, raise rf of main bldg, 1-sty light manufacturing company, plumbing; \$15,000; (o) Gottlieb & Seiff, 167 Roseville av, Jamaica; (a) Louis Dannacher, 328 Fulton, Jamaica (106).

RIDGEWOOD.—Cypress av, 818, n w c Cornella, extend on rf, steel & glass sun parlor, 22x23, int alts, plumbing; \$5,000; (o) Lena Krauth, 2306 Norman, Ridgewood; (a) Louis Berger & Co., 1696 Myrtle av, Ridgewood (75).

John P. Kane Company

TROWEL
PORTLAND CEMENT

MASONS'
BUILDING MATERIALS

MAIN OFFICE: 103 PARK AVENUE, NEW YORK

DISTRIBUTING YARDS: { FOOT EAST 14TH ST., NEW YORK
FOOT WEST 96TH ST., NEW YORK
145TH ST. AND HARLEM RIVER, NEW YORK
6TH ST. AND GOWANUS CANAL, BROOKLYN

Empire Brick & Supply Co.

YARDS
12th Ave., 47th to 48th Sts., Manhattan
138th and Exterior Sts., Bronx
Morgan Avenue and Newtown Creek
(near Stagg St.), Brooklyn

MANUFACTURERS OF BRICK AND DEALERS IN

MASONS' BUILDING MATERIALS
Executive Offices: 103 PARK AVE., NEW YORK

WORKS
STOCKPORT, N. Y.
GLASCO, N. Y.

MURTHA & SCHMOHL CO.

MASONS' BUILDING MATERIALS
OFFICE: FOOT 109TH STREET, EAST RIVER

YARDS

Foot 14th Street, East River
Foot 108th and 109th Sts., East River

High Grade
Watchman's Service

Day Tel.: Franklin 6030
139 CENTRE STREET

HOLMES PATROL

Holmes Electric Protective Company

Regular Post Patrol and Special Watch.
Day and Night. Capable, Sober, Reliable,
Efficient.

Night Tel.: Murray Hill 3030
66 WEST 39TH STREET

MISSISSIPPI WIRE GLASS COMPANY

St. Louis Office
4070 North Main St.

220 FIFTH AVENUE
NEW YORK

Chicago Office
7 West Madison St.

M. F. WESTERGREN, INC.

FIREPROOF DOORS AND WINDOWS

213-31 EAST 144th STREET

'Phone 0770-1-2 Mott Haven

Builders Brick and
Supply Co., Inc.

Mason's
Building Materials

172d St. and West Farms Road
Telephone: Intervale 0100



Dragon The Lawrence
PORTLAND CEMENT Cement Company
302 BROADWAY, NEW YORK

WATSON

New Electric Elevators

All makes and types repaired and altered. Estimates free. Weekly or monthly inspections by competent elevator men keep elevators safe and reduce repair bills.

Phone: Longacre 0670, 0671, 0672
Night and Sunday: Westchester 3521

WATSON ELEVATOR CO., INC.
407-409 WEST 36TH STREET, NEW YORK

LOUIS C. ANDERSON, Pres.

THE ANDERSON BRICK
AND
SUPPLY COMPANY, Inc.

MASONS' AND PLASTERERS'
SUPPLIES

YARD and OFFICE
201 East 129th Street, New York
Telephone
Harlem 0285

A.B.S.E.E.

ELECTRIC
ELEVATOR
COMPANY

220 BROADWAY
NEW YORK

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; E. S. DODGE, Vice-President; J. W. FRANK, Secretary-Treasurer

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

Copyright, 1922, by The Record and Guide Company,

119 West 40th Street, New York (Telephone: Bryant 4800)

VOL. CIX
NO. 4 (2811)

NEW YORK, JANUARY 28, 1922

25c. A COPY
\$12.00 A YEAR

Advertising Index

Page

A. B. See Electric Elevator	4th Cover
Ackerly, Orville B.	113
Adams & Co.	112
Adler, Ernest N.	113
American Bureau of R. E.	113
American Enameled Brick & Tile Co.	119
Ames & Co.	2d Cover
Amy & Co., A. V.	2d Cover
Anderson Brick & Supply Co.	4th Cover
Anderson & Co., James S.	2d Cover
Armstrong & Armstrong	113
Ashforth & Co.	2d Cover
Automatic Fire Alarm Co.	120
Balter, Alexander	112
Bauer, Milbank & Molloy	112
Beckmann, A. G.	112
Bell Co., H. W.	123
Biltmore Realty Corp.	112
Boyd, James	108
Boylan, John J.	2d Cover
Brener, Samuel	113
Brennan, Edmund M.	113
Brett & Goode Co.	Front Cover
Brooks & Momand	108
Brown, Frederick	108
Brown Co., J. Romaine	Front Cover
Builders' Brick & Supply Co.	4th Cover
Bulkeley & Horton Co.	112
Busher & Co., Eugene J.	2d Cover
Butler & Baldwin	Front Cover
Cammann, Voorhees & Floyd	2d Cover
Carpenter, Leonard J.	2d Cover
Chauncey Real Estate	2d Cover
City Investing Co.	100
Classified Advertisements	111
Coburn, Alfred P.	112
Cross & Brown	Front Cover
Cruikshank Co.	Front Cover
Cruikshank's Sons, Wm.	Front Cover
Cudner, R. E. Co.	2d Cover
Cusack Company	112
Cushman & Wakefield	112
Cutler & Co., Arthur	2d Cover
Cutner, Harry B.	2d Cover
Dailley, Clarke G.	100
Davies, J. Clarence	114
Day, Joseph P.	2d Cover
Dean & Co., W. E.	2d Cover
Dike, O. D. & H. V.	2d Cover
Dodge Co., F. W.	127
Dowd, James A.	113
Dubois, Chas. A.	112
Duffy Co., J. P.	120
Dunlap & Loyd	112
Duross Co.	2d Cover
Edwards Co., Charles G.	2d Cover
Edwards, Dowdney & Richart	100
Elliman Co., Douglas L.	108
Ely & Co., Horace S.	Front Cover
Empire Brick & Supply Co.	4th Cover
English, J. B.	2d Cover
Finch & Co., Chas. H.	120
Finkelstein & Son, Jacob	113
Fischer, J. Arthur	2d Cover

TABLE OF CONTENTS

Editorials	101
Davenport Committee Proposes to Equalize Taxes	103
John M. Stoddard Outlines Real Estate Brokerage Laws	104
How a Few Landlords Used Wash Sales to Force Rentals Up	105
Construction Started on Large West Side Apartment	106
Review of Real Estate Market for the Current Week	107
Private Sales of the Week	107
Statistical Table of the Week	114
Employers Reject Untermeyer's Wage Scale Proposal	115
New York State Builders Meet in Albany Next Week	116
Residential Building Still Dominates Local Situation	117
Personal and Trade Notes	117
Trade and Technical Society Events	117
Building Materials Markets	118
Current Building Operations	118
Contemplated Construction	120
Plans Filed for New Construction	123

Advertising Index

Page

Moors, J. K.	2d Cover
Morgan Co., Leonard	113
Muhliker, Arthur G.	113
Murray & Sons, Inc., John A.	118
Murtha & Schmohl	4th Cover
Nail & Parker	100
Natanson, Max N.	114
Nehring Bros.	2d Cover
New York Edison Co., The	121
New York Title & Mortgage Co.	100
Niewenhaus Co., Inc.	110
Noyes & Co., Chas. F.	Front Cover
Ogden & Clarkson Corp.	2d Cover
O'Hare, Geo. L.	100
Oppenheimer, Fred	112
O'Reilly & Dahn	2d Cover
Payton, Jr., Co., Philip A.	114
Pease & Elliman	Front Cover
Pell & Co., S. Osgood	125
Pendergast, John F., Jr.	112
Pfomom, F. & G.	Front Cover
Phelps, Albert D.	112
Pomeroy Co., Inc., S. H.	120
Porter & Co.	Front Cover
Quell & Quell	112
Read & Co., Geo. R.	Front Cover
Realty Co. of America	100
Rickert-Brown Realty Co.	118
Rinaldo, Hiram	112
Ross, Frank U.	120
Runk, Geo. S.	112
Ryan, George J.	2d Cover
Schindler & Liebler	112
Schweibert, Henry	112
Seaman & Pendergast	112
Shaw, Arthur L.	113
Shaw, Rockwell & Sanford	112
Simberg, A. J.	120
Sherman & Kirschner	110
Smith, Malcolm E., Inc.	112
Smith, Gerritt, Mrs.	114
Solove, R.	120
Spear & Co.	112
Speyers, Inc., James B.	113
Spotts & Starr	2d Cover
Sterling Mortgage Co.	111
Straus & Co., S. W.	123
Tabolt, Jacob J.	112
Title Guarantee & Trust Co.	100
Tyng & Co., Stephen H., Jr.	100
Union Stove Works	118
United Elec. L. & P. Co.	109
Van Valen, Chas. B.	108
Vorndrans Sons, C.	120
Walsh, J. Irving	2d Cover
Watson, Elv. Co., Inc.	4th Cover
Weill Co., H. M.	108
Wells Architectural Iron Co.	120
Wells Sons, James N.	2d Cover
Westergren, Inc., M. F.	4th Cover
White & Sons, Wm. A.	Front Cover
Whiting & Co., Wm. H.	Front Cover
Whitney-Foster Corp.	112
Williams-Dexter Co.	113
Winter, Benjamin	108
Wood-Dolson Co.	Front Cover
Wyckoff, Walter C.	2d Cover
Zittel & Sons, Fredk.	2d Cover

A Positive Foundation Upon Which to Build

The Federal Reserve Board, in its January bulletin, declares that "the most encouraging feature of the business situation is that a positive foundation apparently has been established upon which to build development during 1922." Governor Harding believes that the country as a whole has passed safely the points of danger entailed in after-war deflation.

One positive foundation upon which real estate and construction interests can effectively build their business is regular, consistent advertising in

THE RECORD AND GUIDE

For 54 Years the Authority in the Metropolitan District.

Phone Bryant 4800 and a representative will call.

Title Insurance and
Mortgage Loans
for the Real Estate Owner

Protection in
Placing Loans
for the Broker

Guaranteed First Mort-
gages and Certificates
for the Investor

New York Title
& Mortgage Company

Manhattan	-	135 Broadway
Brooklyn	-	203 Montague St.
Jamaica	-	375 Fulton St.
Richmond	-	24 Bay St.
White Plains	-	163 Main St.
Mt. Vernon	-	3 South 3d St.

**EDWARDS,
DOWDNEY & RICHART**
REAL ESTATE
AND
MORTGAGE
LOANS

156 Broadway, New York

Tel. Cortland 1571-1572
Member Real Estate Board, N. Y.

STEPHEN H. TYNG H. OAKLEY HALL
Stephen H. Tyng, Jr., & Co.
Incorporated
Member Real Estate Board, N. Y.
**REAL ESTATE
MANAGEMENT OF
BUSINESS PROPERTY**
41 Union Square West
22 EAST 17TH STREET
Telephone: Stuyvesant 4000

Applications for Loans

We would be glad to receive ap-
plications from borrowers for loans
between \$10,000 and \$30,000 in the
Boroughs of Manhattan and the
Bronx.

We do not confine our loans to
any particular class of property but
require it to be properly located for
its use and advantageously occupied.

The rate is six per cent. and the
fees are reasonable and we are pre-
pared to deal either with brokers
or principals.

Our special desire for loans of this
size just now does not preclude our
handling very small loans or very
large loans as usual.

Established 1887
CHAS. S. KOHLER, Inc.
Real Estate
Insurance

Broker and Manager of
Estates

MAIN OFFICE:
901 Columbus Ave.—Corner 104th St.
BRANCH OFFICE:
1426 St. Nicholas Ave.—Near 181st St.
NEW YORK

Lawrence, Blake & Jewell
Mortgage Loans

115 Broadway

Tel. 4080 Rector

Member Real Estate Board, N. Y.

GEORGE L. O'HARE
MEMBER REAL ESTATE BOARD OF N. Y.

REAL ESTATE

EXCEPTIONAL INVESTMENTS
SELLING—RENTING—BUSINESS AND
APARTMENT BUILDINGS

SPECIALIZING IN LEASEHOLDS
MORTGAGE LOANS
FULL EQUIPPED DEPT. FOR EXCHANGING

489 FIFTH AVE.
TEL. VANDERBILT 5092-6441

Specialists in Harlem
and
Colored Tenement
Properties
NAIL & PARKER
REAL ESTATE
145 West 135th Street
New York City

JOHN E. NAIL
HENRY C. PARKER

Telephone { 7681
Morningside { 7683

**TITLE GUARANTEE
& TRUST CO**

Capital \$7,500,000
Surplus \$11,000,000

176 BROADWAY, NEW YORK
137 WEST 125TH STREET, NEW YORK
370 EAST 149TH STREET, NEW YORK

William D. Kilpatrick

REAL ESTATE
OPERATOR

149 BROADWAY

SAMUEL KILPATRICK

**BROADWAY STORE
FOR RENT**

Located in Breslin Hotel, East Side of
Broadway, near 29th St. Size: 15x50.

For details apply to

CLARKE G. DAILEY

115 BROADWAY Rector 4300

Full Commission to Brokers

**The
Realty Company
of America**

FRANKLIN PETTIT
President

TRANSACTS A GEN-
ERAL BUSINESS IN
THE PURCHASE AND
SALE OF NEW YORK
CITY REAL ESTATE

2 WALL STREET, NEW YORK CITY
Rector 0275-0276

A Passing Opportunity

Experienced real estate men know that 5½% on a first mortgage,
guarded and guaranteed by a mortgage insurance company, is an
abnormally high rate. That is why we suggest that guaranteed
mortgages be purchased now, for a reduction in rate later in the
year is very probable.

HOME TITLE INSURANCE CO.

Capital and Surplus over \$1,500,000

51 Willoughby Street, Brooklyn

Post Office Building, Jamaica

**City Investing
Company**

61 Broadway, New York

Telephone: Bowling Green 8530

Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

Labor Must Share the Burden

When the Board of Governors of the Building Trades Employers' Association formally rejected the proposal of Samuel Untermyer that the prevailing wage problem be settled by entering into a new contract with labor for two years from January 1, that the present wage scale be continued for the year 1922; and that the wage scale for 1923 be based on that of 1922, subject to decrease or increase in the cost of living for the year 1922 as compared with 1921, they took the only action possible if the building situation is to be readjusted upon a basis fair and equitable to all.

Up to the present time every element in the industry, with a single glaring exception, has made concessions and sacrifices in an effort to revive activity in the construction field. Contractors have cut their profit margins to the absolute minimum compatible with good business practice; material manufacturers have lowered prices by reducing their labor costs and increasing their output; and material dealers, in order to stabilize and improve the building situation, have absorbed losses that under ordinary conditions should have been passed along to the consumer.

Organized building labor stands alone as being unwilling to make a reasonable concession to stimulate construction and relieve the housing shortage even when they will be the direct gainers through more employment and lower living costs because of reduced rentals.

A proposition that is favorable to one element of the building industry and not to all is not economically sound. So that adequate housing may be provided at moderate rentals everyone affiliated with construction must share equally in the burden of reducing costs. Labor cannot be the exception nor should it be. The old agreement between employers and employes expired on December 31, 1921, and since then several constructive plans have been presented for drafting a new contract. None of these have been acceptable to labor now apparently insisting on having its own way or leaving the situation deadlocked.

This attitude is manifestly unfair. Much work is to be done if the housing problem is to be solved and labor, one of the most important factors in this program, is holding out for conditions that would give them a decided advantage over all other elements in the industry.

Printers' Ink to the Rescue

Editors of the metropolitan dailies must have misplaced their sense of humor, judging from the very grave and serious manner in which they accord big display heads and front-page space to Mr. Samuel Untermyer's latest scheme for solving the housing shortage.

Mr. Untermyer's plan gets top position all along the line, no happening anywhere else in the world being of sufficient importance to crowd it off the first page of the morning dailies. Newspaper editors may have winked at their associates or poked the office boy in the ribs as thus they give such prominence to the scheme, but it is to be doubted if any of them really take the news half as seriously as it ap-

pears when they have passed it on to their readers.

"Mr. Untermyer Plans Homes for 225,000," one headline reads: "Untermyer Has Plan to Construct 45,000 New Homes for \$100,000,000," is the way another daily booms the big news. All along the line in newspaper offices, Mr. Untermyer's pronouncement from Washington Heights is treated with the utmost solemnity. No magician asserting that he could turn elephants into pink butterflies by wiggling his left ear could possibly have inspired greater awe.

There is, of course, no question but that it would be a great thing if Mr. Untermyer could build 45,000 new homes for 225,000 people for \$100,000,000. In fact, that would be a fine thing for anybody to do. Maybe that is why the newspapers suppressed their sense of humor for the moment and "played up" the idea. Mr. Untermyer stands ready, if the newspapers reflect his idea accurately, to do all of these wonderful things if some one else will furnish the money, if labor will contribute a part of its labor gratis, and if material dealers will furnish the materials regardless of market conditions. Under such circumstances, almost anybody could end a housing crisis without the slightest difficulty, and have time left over to dabble in a dilettante way in the struggle for justice of the Western farmer and the suppression of the booze traffic along the Atlantic Coast.

This latest idea of Chief Counsel Untermyer may deserve well, but it will be interesting to see whether the other fellows come forward to furnish the money, to do the work for less than regular pay, and to furnish the materials for less than market prices. Stranger things have happened, but it is very difficult to recall when or where.

Report of the Davenport Committee

After three years of earnest work, Senator Davenport's committee which has been studying the tax laws of the state has filed its report with the Legislature. That this inquiry should have extended over so long a period causes surprise in some quarters, but the fact that Senator Davenport and his associates gave so much time to the task may prove in the end of the greatest possible advantage.

No subject has so palpably needed careful attention at Albany as revision of the tax laws. The injustice of some of these statutes, the inconsistencies, the ineffectiveness, and especially the absence of impartial enforcement in all sections of the state, have constituted for many years a grave scandal. Other sagacious leaders before Senator Davenport had taken up boldly the task of improving this situation, but it is the unfortunate fact that their efforts did not meet with marked success. A lot of petty politicians, with Assembly Districts as their kingdoms, have been able for years to control enough Assemblymen to block any real lasting revision of the state's taxation system. Former efforts for improved conditions have met with such poor support in the Legislature that Senator Davenport and his associates deserve special credit for plunging into the subject with so much force and determination.

In some respects the report just made by the Davenport Committee contains recommendations more sweeping than

any submitted by former investigators. Public attention particularly will be directed to the committee's proposal that the Special Franchise Taxes be abolished. The fact that these levies were established after a hot fight at Albany led by Roosevelt as Governor and fought by the corporations and the politicians, will cause the public to look with suspicion upon their repeal. There is, however, great force and logic in the Davenport Committee's contention that these special franchise valuations, classified by law as real estate and in many cases pledged in fixing the local constitutional debt limits, may be working to the very serious disadvantage of real estate itself.

Rent Cases Argued Before United States Supreme Court

(Special to the Record and Guide)

Washington, Jan. 25, 1922.

THE rent law cases on appeal to the United States Supreme Court were argued today by Louis Marshall, who appeared for those attacking the law on the ground of its unconstitutionality, and by W. D. Guthrie and Julius Henry Cohen, in defense of it. Two cases were before the Court. The first was that of the Edgar A. Levy Leasing Company against Henry R. Stern, which involved the constitutionality of Chapter 944 of the laws of 1920, providing that in suits to recover rent for premises used as a dwelling it should be a good defense that the rent had been increased over the charge existing one year before the lease, on the ground that such rent was unjust, unreasonable and oppressive. The other case, known as 810 West End Avenue, Inc., against Jerome Siegel, involved Chapters 942 and 947, which prohibited the bringing of ejecting proceedings and summary proceedings to recover possession of dwellings prior to Nov. 1, 1922.

The landlords side of the argument was presented by Mr. Marshall who said the acts deprived the landlord of his property without due process of law, impaired the obligation of his contract and denied him the equal protection of the law. He attacked the presumption created by the act that the lease was oppressive from the mere fact of an increase within one year. He said that a public emergency due to housing conditions affecting the public welfare did not in fact exist; that the mere recital in the act of the existence of such an emergency did not create one, and that even if an emer-

gency existed, it would not justify legislation in violation of the Federal Constitution.

Mr. Guthrie argued that the Legislature passed the law after three years of exhaustive examination by a legislative committee and the taking of 50,000 pages of testimony.

Mr. Guthrie stated that on Oct. 1, 1920, 100,000 families in New York were served with notices of eviction.

Basing his argument on the maxim that "The welfare of the people is the supreme law," Mr. Guthrie said he conceded the measure would be unconstitutional if there was no compelling necessity for it.

"But," he added, "if there was an emergency which really involved the health and the morals and the safety and welfare of the community, neither the contract clause nor the due process of law clause of the Constitution, within the settled doctrine of this court, prevented the Legislature from affording the appropriate remedies: and the only question before the court, the only question of constitutional law, was whether the end was legitimate; whether the purpose in the mind of the Legislature was legitimate; and if so, then whether the means adopted were reasonably adapted to remedy the public evil."

Mr. Cohen, in supporting the law, said that the whole course of history showed the evils resulting from wholesale evictions, and that every civilized country had found it necessary to pass such legislation as a result of the war.

New Federal Building Bill Favorably Reported

(Special to the Record and Guide)

Washington, January 25,

A FAVORABLE report on Representative Rosedale's bill to authorize the President to appoint a Commission to negotiate the exchange of the old Postoffice site below City Hall, New York, for other property on which a new Federal building or buildings may be erected to provide accommodations for the postoffice, the Federal courts and other bureaus now housed in rented quarters, at a cost to the National Government of \$800,000 annually.

It is understood here that President Harding will appoint Postmaster General Hays, Secretary Hoover, Secretary Mellon,

Secretary Davis, Attorney General Weeks, and that the New York City Commission will include Mayor Hylan and Comptroller Craig.

The hearing on the bill was held by the House Committee on Public Buildings and Grounds and the favorable report was the result of unanimous action of the Committee.

A number of representatives of business organizations from New York appeared, including D. Everest Wade of the American Institute of Architects, R. B. Ingersoll of the City Club, Henry Collins Brown of the Citizens' Committee, and Arthur N. Travers of the Merchants' Association, all of whom favored the bill. There was no opposition.

Real Estate Board Banquet Next Saturday

THE twenty-sixth annual banquet of the Real Estate Board of New York, to be held at the Hotel Commodore on the evening of February fourth, will be unusual to the extent that it will have as its chief speakers, the governors of two states. Governor Nathan L. Miller of New York and Governor Edward I. Edwards of New Jersey have both consented to be present and to speak. Governor Miller's subject will be the development of the Port of New York. Governor Edwards will probably discuss the same subject, it being a joint project in which both the States of New York and New Jersey are interested.

James A. Cattel, City Statistician of Philadelphia and Martin

W. Littleton will also address the diners. Mr. Cattel runs to humor, as those attending the banquet in 1921 will recall. A public official of national prominence is expected to be among the speakers, but it cannot at present be announced definitely.

Charles G. Edwards, President of the Board, will make a brief address and act as toastmaster.

The Banquet Committee, in addition to its arrangements for the speakers, has prepared a program of entertainment that will compare favorably with previous efforts along these lines. The Committee is gratified with the reservations already made, which insure an attendance equalling that of 1921, when the diners numbered 1,450.

REAL ESTATE SECTION

Davenport Committee Proposes to Equalize Taxes

Finds Great Inequalities and Evasion in Present Scheme of Taxation While All National, State and Local Expenditures are Increasing Rapidly

(Special to the RECORD AND GUIDE)

Albany, Jan. 25, 1922.

THE Committee on Taxation and Retrenchment, of which Senator Frederick M. Davenport is chairman, will make a preliminary report of its investigations which have been almost continuous for the last three years. This report contains several recommendations for tax changes and points out that great inequality exists in the taxes imposed on some classes of enterprise while others entirely escape taxation. The object of the legislation which will be asked for, according to Senator Davenport, will be not to increase but to equalize taxation. The committee has been impressed with the fact that expenditures of national, state and local governments have been increasing at an alarming rate during recent years.

"It is true these additional expenditures have, in many instances," said Senator Davenport, "gone for great public improvements. The Committee believes, however, that expenditures, even for such objects, will have to be watched closely in order that waste may be prevented."

The special franchise tax, Senator Davenport contends, should be abolished as soon as a constitutional amendment can be obtained for that purpose, and in the meantime all other State taxes on public utilities should be at once abandoned.

Among other outstanding recommendations made are one in favor of wiping out the last vestige of the personal property tax and another for the relief of real estate by doing away with the direct tax for State purposes now levied against realty, with the substitution of business taxes on unincorporated as well as corporated business earning annually above \$5,000 on a basis of net income. The committee calls attention to the fact that from one-fifth to one-fourth of all the realty in the State is tax exempt.

Co-operation between the State and Federal Governments toward the elimination of exemptions from income tax of State and national bonds also is urged. A tax on gasoline and higher motor vehicle license fees are recommended.

The report of the Committee follows:

"Lack of attention to waste and to vast extensions of expenditure might easily precipitate a financial crisis in government of more far reaching effect than financial crisis in industry. The total tax burden, Federal, state and local, is estimated to be \$106.97 a man, woman and child in the commonwealth.

"This is an increase of 170 per cent. in the ten year period between 1910 and 1920. Half of this burden is Federal and most of the remaining half is local. Only about 10 per cent. of the entire burden is made necessary by the state government. If the state government were entirely abolished, the reduction in per capita cost of government is shown to be only about 10 per cent.

"The Committee is impressed with the fact that burdensome taxation in some directions and unequal taxation in others is repressing initiative, is alarming property holders, and is retarding progress in many directions.

"The inequality of the tax burden is being felt alike by the rent payer, the farmer, the home owner, the small business man and the officials and stockholders of large and wealthy corporations. Even the rent payer does not escape the burden because, naturally, landlords pass on whatever they can of their

increased tax load to their tenants.

"As far as the corporations are concerned, the question is not one of increased taxation but rather of unfair and unequal taxation. Some corporations and some classes of corporations are being taxed out of all proportion to the taxes levied against other business enterprises. Among different classes of public utility corporations some are being taxed to the amount of 4 per cent. of their net income and some to the extent of 10 per cent. Within the same class of corporations the present method of computing bank taxes or public utility taxes, for example, results in very unequal burdens.

Regarding the public utility taxation the report says in part:

"The present system of taxing these corporations in the State is a chaos of intricacy and complexity. The staff of the committee has reduced these complicated taxes to a basis which makes possible a comparison with the taxes paid by other business interests. The grossest inequalities come to light. Many of the companies, particularly some of the electric railway companies which are bound by a fixed low rate of fare, have been literally taxed into bankruptcy. Based on net income, the business taxes on electric railways are nearly four times as great as the corresponding taxes on manufacturing corporations. If local real estate taxes are taken into account, electric railways pay over 38 per cent. of their net income in taxes. This is nearly five times the tax paid altogether by manufacturing companies, for example.

"Not all the public utilities are so unfavorably situated, because some have been more successful in their efforts to shift their burdens to the consumer through increased rates. Every class of public utility, however, pays heavier taxes than either manufacturing or financial institutions.

"It is evident that the State has been using the public utilities to a considerable extent as tax collectors, imposing upon them obligations which in many cases are justified only upon the assumption that the extra burden can be passed on in higher charges to certain particular sections of the consuming public. Some can pass it and some cannot. In the case of those which can pass it on, why strike particular sections of the consuming public with unfair burdens;

"Completely satisfactory adjustment cannot be made until the Constitution is changed so as to make practical the abolition of the so-called special franchise tax.

"As an immediate means of improvement, the committee recommends that the entire series of complicated State taxes on public utilities be at once abandoned, with the exception of the special franchise tax, which cannot be immediately abandoned; and that in substitution a 'gross net' tax be established, against which special franchise taxes, pending the passage of the constitutional amendment, may be used as an offset. It is contemplated that the real estate public utility corporations, closely defined, shall continue to be taxed locally.

"What there is left of personal property taxation consists in part of the stock in trade of small business men whom the committee now proposes to reach by a more equitable method of general business taxation. The cities mainly interested in what remains of the personal property tax generally are Buffalo and New York. The committee proposes to safeguard their interest by permitting localities to participate to a reasonable extent in the proceeds of the taxation of those particular kinds of business which have never before been reached in the State.

"The purpose of this Committee has been to study the most important and urgent aspects of the taxation system of New York State in a comprehensive and scientific manner. It has utilized all available government data, both Federal and state, bearing on the problem, and has in addition conducted extensive statistical surveys on its own initiative. It will propose some changes, the carrying out of which must take time. It will also propose other changes that can be made at once, and that, in the Committee's judgment, should be made at once.

"The first of the latter class of changes has to do with relieving real estate of a portion of the tax burden it is now carrying. The revenue now obtained from real estate must, in part, be obtained elsewhere. As the state's immediate contribution to the relief of real estate the Committee intends to suggest that the state direct tax on real property be eliminated at the earliest practical moment in order that a beginning may be made in easing the onerous burden now borne in many

(Continued on page 116)

John M. Stoddard Outlines Real Estate Brokerage Law

Interesting and Instructive Lecture Given by Prominent Lawyer Before Realty Class in Y. M. C. A. Educational Course

BEFORE an audience comprising the Real Estate Class of the educational course at the West Side Y. M. C. A. on Tuesday evening, John M. Stoddard delivered a lecture on "The Law of Real Estate Brokerage." The speaker, who was introduced by Alfred E. Morling, is a prominent real estate lawyer and a member of the Board of Governors of the New York Real Estate Board.

Mr. Stoddard prefaced his exposition of the relations governing realty brokers with their principals by calling attention to the three kinds of law, constitutional, statutory and the common or unwritten law which latter has been defined as "the embodiment of principles and rules inspired by natural reason and an innate sense of justice," and stressed its importance, and then took up the business of brokerage. He explained that a broker to sell, must find and produce to the seller a person financially able, ready and willing to buy, upon the seller's terms, within the period of his employment, and before some other broker or the owner himself negotiates the sale. In short, he must bring the buyer and seller to an agreement upon all terms. Failing to do that, all of his pains are usually for naught.

"The duty of prime importance," continued Mr. Stoddard, "which a broker owes to himself, before engaging in the enterprise of negotiating a sale of real estate, is to see to it that he is properly employed by the person to whom he proposes to look for his commissions. One cannot usually recover for services voluntarily rendered without any employment. This is such a simple principle that it seems commonplace. But hundreds of cases have reached the Courts where brokers who actually brought about sales were deprived of commissions merely because they were not hired to perform the services which they did perform so well.

"In those cases where a broker negotiates a sale, and the Seller determines to contest the broker's claim for commissions, on the ground that there was no employment of the broker, the Seller usually pretends great surprise that a bill should be presented to him, and says that he assumed all through the negotiation that the broker was employed by the buyer.

"In real estate, we know that it is only in rare instances that a buyer is willing to pay commissions. Yet it does occasionally happen—just about often enough to make that pretense serve as a defense for an unscrupulous or unappreciative or ignorant Seller, when he is sued for a commission by a broker who has negotiated a sale. The Seller says, 'I never hired him. I assumed that he was employed by the purchaser.'

"This is the conventional defense which a broker has to meet in Court. In a large percentage of the brokers' cases which get into the Courts, the answer of the defendant owner is that, 'I never hired him.'

"In a case where two ladies informed a broker that they would like to buy a certain piece of property on Park avenue, in this city, and such broker had an associate who knew the owner, a United States Senator, resident in this city, the broker arranged with his friend to approach the Senator. The second broker induced the Senator to enter into a contract of sale upon which the purchaser subsequently defaulted. Thereupon the broker brought suit and obtained a verdict in his favor, but the judgment was reversed because no employment was shown. The Court said:

"We are of the opinion that said verdict is not supported by the evidence and is against the weight thereof, in that the plaintiff has failed to prove that he was ever employed by the defendant as a broker to sell its property. His negotiations were entirely those of a purchaser. He did nothing in the interest of, or for the benefit of the defendant; the property was never put into his hands for sale; he made the offers, and he represented people whom he continually spoke of as his clients."

"Another case of interest on this point related to a claimed commission for selling the property at the Northwest corner of Broadway and 34th street. The plaintiff was a real estate broker. He first called upon a gentleman who became the ultimate purchaser, and induced him to make an offer for the property to the owner's rental agent. The owner was abroad at the time. After the owner returned to this country, the plaintiff and his customer, Smith, called on the defendant, and during their conference a bargain was struck. *Nothing whatever was said to the defendant about plaintiff's claim for a commission or that he was acting for the defendant owner.* After the contract of sale was signed, plaintiff sent a bill to the owner which the latter declined to pay. Suit was brought. The court said:

"It is hardly necessary to cite authorities to prove that *there must be an employment to entitle a broker to commission for the sale of the property*; but what was said by Judge Woodruff in *Pierce v. Thomas* (4 E. D. Smith, 354) so concisely states the legal principle involved that the decision of this case can be rested upon his opinion. He says:

"To entitle a broker to recover commissions for effecting a sale of real estate, it is indispensable that he should show that he was employed by the owner (or on his behalf) to make the sale. A ratification of his act, where original employment is wanting, may, in some circumstances, be equivalent to an original retainer, but only where there is a plain intent to ratify. An owner cannot be enticed into a liability for commissions against his will. A mere volunteer without authority is not entitled to commissions, merely because he has inquired the price which an owner asks for his property, and has then sent a person to him who consents to take it. A broker has no better claim to recover for voluntary service, rendered without employment and not received and acted upon by the owner as rendered in his behalf, than any other volunteer. It is not true that an owner may not declare his price to whom he will without the hazard of paying commissions to those who volunteer, unasked, to send him a purchaser on his own terms."

"So, I urge upon you," continued Mr. Stoddard, "don't do any work unless you are employed to do it. Don't waste your

time. Your time and skill and your willingness to venture them in a speculation are the only commodities that you have to sell. Make sure that your success will be rewarded before you enter upon the speculation.

"In a number of cases where a broker has been employed to sell or lease property, the courts have decided that such employment did not authorize the sub-employment of sub-brokers. The sub-employment of a sub-broker may obligate the broker to pay a commission to the sub-broker, but it does not fasten any liability upon the owner toward the sub-broker. The latter must prove that the broker was given authority to employ a sub-broker.

"In a case where the owner's son was a real estate broker, with authority to negotiate leases, and another broker introduced to the son the International Silver Company as a prospective tenant of a store on Fifth Avenue, and the Silver Company did take the lease, the court reversed a verdict in favor of the broker, on the ground that the son, although himself a real estate broker, and to a large extent in charge of his mother's property, **had no authority to hire a sub-broker.**

"So, also, where a married woman has owned property, and her husband has listed it with brokers for sale, she has, in many instances escaped paying a brokerage, because the broker was not able to prove in court that she had authorized her husband to employ a broker. There is no safe rule for you to follow except the one of securing employment, or a promise as to commissions from the owner himself. Reliance upon anything else involves too much risk."

Mr. Stoddard cited the following examples of the things in which a broker must use care to protect his own interests:

"In a case where a husband and wife owned property together, and the husband employed a broker to bring about an exchange, and later the wife, with full knowledge of the facts, signed the deed with her husband, the Court decided that she had thereby ratified the hiring of the broker and that he was entitled to commissions.

"In another case, where an attorney at law for the owner, without authority, employed a broker, and the broker did some work interesting an adjoining owner, and afterwards the broker and owner met, and the broker then mentioned his negotiations with the adjoining owner, and then the husband of the owner quietly stepped in and concluded the sale to such adjoining owner, the Court decided that the employment of the broker by the attorney had been ratified, and that the broker was entitled to a brokerage.

"It may also be possible for a broker to protect himself, under this principle of ratification, even where there has been no original employment by anybody. This can be accomplished by informing the owner, before the negotiation is completed, of what the broker has done, and obtaining the owner's approval of it."

Other points for a broker to remember were described by Mr. Stoddard as follows:

"The mere fact that an owner employs a broker to sell property does not accord to the broker an indefinite period in which to consummate a sale. The owner may terminate the employment and take up the negotiations himself, or employ other brokers, or withdraw the property from the market, provided that he acts in good faith.

"In one case which reached the courts it appeared that the brokers were employed in August to sell 258 lots, and were promised by the owner a commission of \$50 per lot. The brokers erected an office on the property and expended considerable of their own money. There was no time limit in the contract of employment. The brokers sold only two lots. As a result, the owner revoked the employment in the following February, and sold the entire plot in bulk. The brokers sued for commissions or damages, but the Court decided that the owner had acted in good faith and could so terminate the contract.

"On the other hand, in another case, the brokers were employed in the middle of a summer, to sell 290 lots. Nothing was said about time limit. They expended considerable sums of money and did sell 85 lots. In December, the owner terminated the employment, and thereupon the brokers sued for damages. The Court decided that the broker had not been given sufficient time, and that they were entitled to have submitted to a jury the question as to the amount of their damages.

"A *faux pas* often made by a broker in his discussions and correspondence with an owner is to refer to the prospective purchaser as his "client." That is usually fatal to his claim against the Seller for a brokerage, and it always is fatal unless there is a definite agreement with the Seller to pay commissions. The reason is simple. When you tell the Seller that the prospective purchaser is your client, the Seller has a right to assume that *you are working for your client* and that your client is the one who will pay you.

"It very often happens," declared Mr. Stoddard, "that a broker is approached by some one who wishes to buy or to take a lease of property but who will not pay a brokerage. In such case the broker expects to work in the interest of the buyer or the lessee, as the case may be; but also must collect his com-

(Concluded on page 106)

How a Few Landlords Used Wash Sales to Force Rentals Up

Lockwood Committee Gets Testimony to Show That Most of the Recent Landlord and Tenant Litigation Was Instigated by Ten Men

JOHAN P. BURNS, chief clerk of the Seventh District Municipal Court, on Thursday, January 19, gave the Joint Legislative Committee on Housing the names of ten landlords he declared had instigated three-quarters of the landlord and tenant cases in the section from 110th Street to Spuyten Duyvil which has a population of 600,000. Mr. Burns testified that these landlords had brought approximately 20,000 suits in his court and that 25,000 tenants had deposited more than \$1,800,000 with the court as a result of these suits of which \$1,350,000 had subsequently been paid to the landlords. The names of the landlords, with the corporate names under which they brought the cases and the approximate number begun by each, follows:

Joseph Schenck, from 1,500 to 2,000 cases, using the names of the Ardsmore Estates, Clason Finance Corporation, Liberal Finance Corporation, Klammer Realty Company, Penant Realty Company, Ranger Realty Company and Joseph Schenck Realty and Construction Company.

Newmark and Jacobs, 1,000 cases, operating as the Alabama Holding Company, Ashton Holding Company, Kentucky Holding Company and Broadway and 146th Street Holding Company.

Charles Moore, from 2,000 to 3,000 cases, operating under the names of Morris Moore's Sons, Inc., Anmore Realty Company, Traymore Leasing Company, Tri-Borough Investment Company, St. James Apartment, James Rensellaer, Inc., Carl Silverman and Clara Bauer.

Corporation of H. and A. Cohen, 1,000 cases.

F. A. Ottenberg, 1,000 cases, operating as Blanche O. Foster, Rauchen Raunheim.

David H. Van Damm, 2,000 cases, operating as Bendheim Construction Company, Duluth Realty Company and Evelyn Realty Corporation.

Mrs. Nellie Roach, 500 cases, operated as Roach Leasing Company, Arabella Realty Company.

Fifty Per Cent. Profit Sharing Company, 500 cases.

Philip A. Payton, Jr. & Co., 300 cases, operating as Payton Apartments, Inc., and W. A. Wortham. 400 Manhattan Avenue Corporation, 700 cases.

Burns said that the figures he gave were estimated and he was asked to have drawn from the books the exact number of cases in which the ten persons mentioned began rent suits.

William H. Wortham of 130 W. 142d Street, head of the Philip A. Payton agency, called to the stand by Samuel Untermyer, counsel to the Committee, testified that he was in business with his wife in the negro section of Harlem. He said he had brought 200 actions for increase of rent and 300 for dispossesses. He gave the real estate holdings of his wife, including 9 West 137th Street, 65 and 67 West 134th Street and 28 West 134th Street. The Payton Apartments, Inc., owns six apartment houses in West 141st and 142d Street. The witness was unable to answer many questions put to him by Mr. Untermyer, pleading he could not remember all the transactions. He will be recalled.

On Friday, January 21, Joseph Schenck was called to the stand. He testified that he is head of the Schenck Realty and Construction Corporation, which has never built a house, but has bought from 300 to 400 houses in the past five years. His place of business is at 552 Riverside Drive.

A year ago, Schenck testified he sold sixty apartment houses to the Ardsmore Estate. The transfer involved \$8,000,000 worth of property and he received \$250,000 in cash and \$200,000 in preferred stock in the Ardsmore Estate and a blanket mortgage. He denied that he was in any way interested in the Liberal Finance Corporation, but under cross-examination he ad-

mitted that the Liberal Finance Corporation was controlled by Barnett Klahr of Brooklyn, co-owner with Schenck of the Ardsmore Estate. He also said the only property of the Liberal Finance Corporation consisted of two apartment houses sold to it by the Ardsmore Estate, which got them from Schenck, who bought them in 1919 for \$375,000.

Schenck said that much of the \$250,000 in cash paid into the Schenck Company by the Ardsmore Estate, went to the Liberal Finance Corporation. He was asked who collected for the Schenck Company. "Schenck," he replied.

Q.—And the Pennant Co. collects for the Ardsmore Estate? A.—Yes.

Q.—And the Pennant Co. is Mr. Shenk? A.—That's right.

Schenck testified that the Pennant Company was a name used by him to avoid keeping an agreement with the owner of a house he leased at Broadway and 168th Street to whom he promised to reveal the rents he was receiving. He renewed the lease in 1919 for \$30,000 a year, an increase of \$8,000, and is now collecting in rents from \$55,000 to \$56,000. He testified that he had increased the rents twice in that house. He changed this to say that he had increased the rents twice since the lease was renewed by him.

Schenck testified that the Klasco Company was controlled by Klahr, his associate in other business. He admitted that he had been bound over for trial on a charge of failing to provide sufficient heat and had served six months on Blackwell's Island for renting apartments to disorderly persons.

Tenants of 200 Claremont Avenue, owned by Schenck, had given the Committee figures which were shown to him after which he admitted that the increase in rent demanded of tenants were as high as 83 per cent. and that some of the tenants had paid increases of 25 per cent. to the previous owner, making total increases of 108 per cent.

The records produced showed that in one apartment a tenant named Maurice, paying \$62.50, is being asked to pay \$110. Other increases sought are from \$65 to \$110, \$75 to \$125 and \$81.25 to \$125.

Schenck said he had 2,379 tenants and had taken 300 cases to court. He denied that he furnished cash for the sale of the houses to other concerns so that he could legally raise the rents. He asserted his only revenue was a 3 per cent. commission on his collections.

Schenck admitted that he was being sued for the return of \$16 a month rent in excess of the amount permitted by the court in the case of a tenant at 200 Claremont Avenue, whose rent was \$84.

The Committee's examination into the affairs of 1,690 Broadway indicated a maze of transactions involving several transfers, new leases and the return of the property to Schenck and the transfer again to the Newton estate, which now owns it. Schenck owns 40 per cent. of the stock of the Newton estate, and Klahr, his associate in other enterprises, owns 60 per cent.

Watt Terry, a negro, head of the Terry Holding Company, owner of properties in the negro section of Harlem, testified as to the Fifty Per Cent. Profit Sharing Corporation, which he controls. Stock of this corporation had been sold to colored people.

Mr. Untermyer produced an official court summons in the case of Cyrus Trent, a tenant of Terry's, which showed that Terry had demanded an increase in rent of from \$40 to \$84. Terry testified his lawyer had probably demanded \$84 in order to fix a basis for adjustment.

Charles Moore of 29 East 124th Street described his interest in Morris Moore's Sons, Inc., the Anmore Realty Co., Traymore Leasing Corporation, the Tri-Borough Investment Company, James Rennsellaer and Charles Silverman. He denied he had instigated 2,000 cases in the Seventh District Court and said he controlled only 700 apartments.

Construction Started on Large West Side Apartment

S. W. Straus & Co. Underwrites Mortgage for Nine-Story Project Being Erected from Plans by Schwartz & Gross, Architects

WITHIN a short time actual construction will be started on a new nine-story fireproof apartment house to be located in the north side of West 71st Street about midway between Columbus Avenue and Broadway. This structure, which will be erected from plans and specifications by Schwartz & Gross, will be owned by the 141 West Seventy-first Street Company, Jacob S. Kahn, president. The building will occupy a plot with a frontage of 100 feet by 102 feet in depth and will involve a number of unusual labor saving features.

S. W. Straus & Co. have underwritten a first mortgage seven per cent. serial bond issue of \$550,000 on this project. It is expected that the structure will be completed and ready for occupancy by October 1, 1922. A valuation of \$800,000 has been placed on both the land the building and the net annual earnings are estimated at approximately \$78,000.

This new multi-family building will occupy lots 139 to 147 West 71st Street and will contain sixty-three housekeeping units of three and four rooms, each with bath, with a pent house on the roof in which quarters for servants will be located. The apartments will each have a large living room, one or two bed rooms and a combination kitchen and breakfast room.

S. W. Straus & Co. announce that they have recently underwritten first mortgage serial bond issues amounting to \$12,485,000. The list includes two large apartment house projects in Manhattan, \$2,250,000; one apartment in the Bronx, \$1,300,000; a Brooklyn multi-family structure, \$210,000; an apartment in Chicago, \$1,000,000; one in Detroit, \$1,250,000; an apartment hotel in Omaha, \$550,000 and others in San Francisco, Wilmington, Philadelphia, besides large mortgages have been made on a manufacturing plant in Chicago and an office building project in Dallas, Texas.

"There is a continued improvement to be noted in underlying

conditions of the building industry," said Mr. S. W. Straus in discussing the building outlook, "and it is expected that activities during the ensuing year will be on a very heavy scale. There is a healthy inquiry for capital for building purposes,



Schwartz & Gross, Architects.

NEW APARTMENT AT 139 TO 147 WEST 71st ST.

particularly for residential improvements and a large proportion of the outflow of capital for the building industry is being absorbed in financing the construction of these types of structures."

John M. Stoddard Outlines Real Estate Brokerage Laws

(Continued from page 104)

pensation from the owner. There is just one way that he can accomplish his purpose, and treat both parties honorably. That is, by making a full disclosure to the owner, and securing from the owner a promise to pay commissions notwithstanding the situation.

"Unless a broker has announced to the owner that he is working in the interest of the buyer and has secured the promise of the owner to pay commissions notwithstanding that fact, it is the duty of the broker to act in the sole interest of the owner. The man who pays for the services and negotiations of the broker is entitled to all that the broker can do for him.

"Frequently, a broker learns that a parcel of real estate can be purchased at such a price that he is disposed to participate in the purchase himself. In such cases, it is imperative that he disclose to the owner that he is the purchaser or interested in the purchase, and obtain from the owner a consent to the changed conditions. Otherwise, he not only loses his commissions, and is guilty of fraud, but also he will be charged as holding the property in trust for the seller, so that if any profit eventually results, he will be obliged to pay it over to the owner. Those are the penalties. Besides, any such business is not honest. There is plenty of opportunity to make a fortune in real estate brokerage, while adhering strictly to the line of honorable dealing."

Mr. Stoddard concluded by giving the following interesting examples of a broker's experiences:

"In a case where a broker so handled an exchange transaction that he himself obtained some of the property conveyed by his principal, the Court characterized the entire transaction as fraudulent, and gave back such property to the owner and in a case where a broker's clerk became the purchaser, he was required to account to the Seller for all the proceeds of his resales.

"In another case where a broker advised a contract of sale with a

third party at a stated price, and where upon the closing the broker himself took the title, the Court upset the transaction and compelled the broker to restore the property.

"In another case where a broker upon receiving an inquiry by a prospective purchaser in respect to a piece of property, went to the owner and advised that its value was \$42,000 and persuaded the owner to sell at that figure, and it later developed that the broker was interested to the extent of one-half in the purchase, it was held that the Broker and his associate were liable for all of the enhancement in value down to the time of the trial, to wit, \$18,000."

"You gentlemen have chosen an honorable calling," said Mr. Stoddard. "That is, it is honorable if you make it so. Sometimes you will be thrown in contact with unscrupulous clients and unscrupulous competitors. If you sink to their level, you may obtain one commission or a few commissions, but sooner or later you will be classed as a trickster, and treated accordingly.

"Your profession is one in which a good will can be created. You meet many people. The majority of them are looking for an honest man with whom they can trade, and to whom they may give their confidence. In 10 or 15 years' experience you can capitalize that. Look around this town. Is not the important business, are not the most important holdings within the control of the old reliable firms of real estate brokers? The position which they now occupy is the one that you should fill when you reach the prime of life. That is the goal for which you should aim. Any transitory profit is of no consequence compared with it, especially if accompanied with any species of disloyal effort.

"My advice to you is: First: That you be sure, before entering upon any enterprise, that you are promised by somebody that the success of your efforts will be suitably rewarded. Second: That you stick to the negotiation until it is concluded. Third: That you devote your time, skill and honorable efforts in behalf of the persons from whom you expect your recompense."

Review of Real Estate Market for the Current Week

Fifth Avenue and 34th Street Corner Set a High Notch for the Week's Dealing, While Other Good Sales Added Strong Features

MARKING the high-water line of the week, as well as of the year, so far, in real estate dealing is the transaction about to be closed by Max Natanson whereby he disposes of the 14-story Columbia Trust building, on a plot 61.9x100, at the northwest corner of Fifth Avenue and 34th Street. It is one of the premier individual transactions of the city. This building was originally only four stories in height and was built by the Knickerbocker Trust Company and superseded, on the site, the historic mansion of Alexander T. Stewart. The seller enlarged it only a few years ago and it is looked upon as one of the fine investment properties of the city. Mr. Natanson must have had a tempting offer to part with it. Giving the market a New Year's surprise, as he has by this sale, it is to be remembered that he gave it a Christmastide surprise a few weeks ago by the purchase and quick resale of the Belnord apartment house that covers a square block on upper Broadway. The buyer of the Fifth Avenue corner has not yet been announced, but it very likely will be soon. It is to be recalled that about a year ago Mr. Natanson resold to William Ziegler the tall building, known as the structural splinter, at the southeast corner of Broadway and Wall Street.

Less prominent, but nevertheless important, was the sale of one building and the leasing of another one, this week, in the Broadway part of the Pennsylvania zone. The parcel sold was in the ownership of one family for four generations, a period

of time and less when Broadway north of Fourteenth Street evolved from open country to the world's greatest commercial thoroughfare. Another sale of more than ordinary moment was that of the Abyssinian Baptist Church property on West 40th Street, between Seventh and Eighth Avenues. Situated as the latter parcel is, in the new garment center, the church edifice will in all probability make way for an immense loft building for occupancy by cloak and suit manufacturers.

Of marked contemporary interest, in this era of projected port improvements, was the sale by certain heirs of the Rhineland family of Piers 16 and 18, at the foot of Barclay Street and the foot of Murray Street, respectively, to a private purchaser. Both piers are well leased. The city usually makes it a point to acquire any private waterfront in Manhattan that is offered for sale, but the sale alluded to seems to be the exception that proves the rule.

Other sales of importance were several Madison Avenue parcels; the Elmore Court and El Casco apartment house in Harlem; numerous small business properties throughout the city; and numerous newly completed apartment houses in the Bronx and some, there, that are not yet completed, but the floor plans of which satisfied the buyers they were worth owning. The sale of vacant plots in the northerly borough is not as frequent as it was two weeks ago, but renewed activity is expected at any time.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 121 as against 127 last week and 105 a year ago.

The number of sales south of 59th st was 56, as compared with 51 last week and 51 a year ago.

The number of sales north of 59th st was 75, as compared with 76 last week and 54 a year ago.

From the Bronx 27 sales at private contract were reported, as against 53 last week and 22 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 114.

Lawyers Title Elects Officers

At a meeting of the directors of Lawyers Title and Trust Co., held January 18, the following officers were elected or appointed for the ensuing year: Edwin W. Coggeshall, chairman of the board; Louis V. Bright, president; Thorwald Stallknecht, vice-president; Herbert E. Jackson, vice-president and general manager; Lewis H. Losee, vice-president; Walter N. Vail, secretary; Archibald Forbes, assistant vice-president and treasurer; Robert I. Smyth, assistant vice-president; William K. Swartz, assistant vice-president; Joseph P. Stair, assistant treasurer; George F. Parmelee, assistant secretary; John A. Stoehr, assistant secretary; Marshall E. Munroe, assistant secretary; Henry C. Mersereau, assistant secretary; Walter H. Grief, auditor, and Wilbur C. Witherstine, manager of the Jamaica office.

Operator Buys on East Side

Joseph C. Abramson, operator, purchased from Morris M. Kilborn and William J. Brown 306 to 310 East 74th st, three 4-story brick flats, on a plot 75x102.2; and from the same sellers 234 to 238 East 56th st, three 5-story brick tenement houses, 238 containing stores, on a plot 75x100.5. Pease & Elliman were the brokers in both transactions.

Officers of D. L. Elliman & Co.

The annual meeting of stockholders of Douglas L. Elliman & Co., Inc., was held at the company's offices, 15 East 49th st, on January 17, at which meeting the following directors were elected: Douglas L. Elliman, Roland F. Elliman, Argyll R. Parsons, Alfred E. Taylor, D. Chester Noyes, Henry A. Frey, Leslie H. Moore, Keith P. Walker, Lawrence B. Cummings and Sydney A. Jackson.

Immediately following the stockholders' meeting, the newly elected Board held its first meeting and elected the following officers for the ensuing year: President and treasurer, Douglas L. Elliman; first vice-president and

assistant treasurer, Roland F. Elliman; second vice-president, Argyll R. Parsons; third vice-president, Alfred E. Taylor; secretary, Henry A. Frey.

The eleventh annual dinner of the entire organization was held at the Hotel Loraine, Tuesday evening, January 17.

Report by Cushman & Wakefield

Following the annual meeting on January 18, of the stockholders of Cushman & Wakefield, Inc., announcement was made that in spite of adverse general business conditions this realty organization has experienced a prosperous year, its net earnings for 1921 having shown an increase of 138 per cent. over the corporation's net profits of 1920. Since its inception four years ago the corporation has developed increased earnings, averaging more than 100 per cent. increase each year.

On account of the increase in volume and expansion of its business it was decided to separate the office of secretary and treasurer. Consequently, William J. Demorest, for several years a director, was elected secretary of the corporation, and Cyril F. Taylor was re-elected treasurer. J. Clydesdale Cushman was re-elected president, and Reginald W. Murray vice-president.

The following directors were re-elected for another year to succeed themselves: G. Maurice Heckscher, Charles B. Jaqua, J. Clydesdale Cushman, Reginald W. Murray, William J. Demorest and Cyril F. Taylor.

Famous Fifth Av Corner Sold

Negotiations are under way for the sale of the Columbia Trust Co. Building, at the northwest corner of Fifth av and 34th st, by Max N. Natanson, operator. The building was originally a 4-story white stone structure and was designed by McKim, Mead & White. It formed a notable architectural landmark, with its tall Corinthian columns and decorative cornices. Mr. Natanson bought it about two years ago, and later added 10 stories to it.

The building was designed and built for the old Knickerbocker Trust Co. The foundations were made sufficiently powerful to bear the weight of the additional height. It was once the site of the home of A. T. Stewart, the merchant prince of early New York. It was later occupied for a number of years by the Manhattan Club under lease. In January, 1901, it was purchased by Charles T. Barney for the Knickerbocker Trust Co. from the following Stewart heirs: the Butler and Clinch estates and Besie T. White, wife of the late Stanford White.

West Side Landmark Sold

Builders are buying the old Abyssinian Baptist Church property, on a plot 75x98.9, at 244 West 40th st, between Seventh and Eighth avs, for reimprovement with a large commercial structure. The price is said to be in the neighborhood of \$200,000. The Abyssinian Baptist Church is one of the oldest negro religious or-

ganizations in the city, having been founded more than a century ago. The Rev. A. Clayton Powell has been its pastor for 14 years. The church is said to have a membership of nearly 4,000, the majority of whom reside in the Harlem colored section.

A year ago six lots on 138th st, between Lenox and Seventh avs, were purchased for a new church site. Work on a new structure will begin soon. The main auditorium will accommodate 2,000 persons. The church will retain the use of its 40th st property for one year, at the expiration of which time the uptown edifice is expected to be completed.

Site at Herald Sq. for New Building

The southeast corner of Broadway and 37th st has been leased by the estate of Robert Hoe to Harry Fischel, who will reimprove the site with a 16-story office and showroom building to harmonize in architectural appearance with the new bank home, which is to be erected on the Broadway plot adjoined on the south by the Greenwich Savings Bank. The bank, by the way, will make the building and permanent loan on Mr. Fischel's building operation, which, it is expected, will cost \$1,500,000.

The site contains about 14,000 square feet, and is one of the principal holdings of the Hoe estate. The building operation will not include the small buildings on Sixth av. This parcel, however, is under negotiation for a leasing deal on similar building conditions. The Hoe estate will receive a net income of about 6 per cent. on the assessed value of the property. The lease is for 21 years, with two renewal privileges.

Frederick Fox & Co. were the brokers. Joseph Ravitch, who has been connected with Mr. Fischel in some of his other Broadway building deals, will erect the building from plans by Sommerfeld & Steckler. The Greenwich Savings Bank site, adjoining, was purchased last spring by the bank from the Van Ingen estate. It comprises the 2-story brick taxpayer on 36th st, from Broadway to Sixth av, with good frontages on the three streets.

Hotel Leased on the Plans

L. Marshall Thompson, proprietor of the Thompson chain of hotels, leased the 15-story apartment hotel to be known as the Emerson, which is about to be erected at 164-168 West 75th st by James Booth, the plans for which were filed on January 19, by Robert T. Lyons, architect. The lease, which was negotiated through Slawson & Hobbs and Boland & Campbell, is for a long term of years and calls for an aggregate rental of \$3,000,000.

The structure will contain 300 rooms and 176 baths, and will, it is expected, be ready for occupancy about October 1. It will be added to the Thompson chain, which now includes the Madison Square, the Langwell and the Westminster. Stoddard & Mark represented the lessor and Samuel M. Reiss represented the lessee.

DANIEL H. JACKSON

REAL ESTATE OPERATOR

Brokers Invited to Submit Offerings

135 BROADWAY
Suite 911

Phone
Rector 3569

Douglas L. Elliman & Co.

Real Estate Brokers

Fifth and Park Avenue Districts
Efficient Property Management
Plaza, 9200 15 East 49th St.

JAMES BOYD

Member Real Estate Board, N. Y.

Real Estate—Mortgage Loans

135 BROADWAY
Phone: Rector 8658-8659

BROOKS & MOMAND

Member of Real Estate Board

Real Estate Mortgages

115 BROADWAY Phone 2267
2268 Rector

CHARLES B. VAN VALEN, INC.

Member Real Estate Board of N. Y.

REAL ESTATE

MORTGAGE LOANS—INSURANCE
110 WILLIAM STREET
Phone: 6000 Beekman

SPECIALISTS IN PENN. TERMINAL SECTION REAL ESTATE

AGENTS—BROKERS—APPRAISERS

H. M. Weill Co.

Tel. Longacre 2290-2817 221 West 33rd St.

FREDERICK BROWN

Real Estate Operator

OFFERINGS SOLICITED
FROM BROKERS

565 5th Ave. Phone Vanderbilt 8725

BENJAMIN WINTER

BUY AND SELL HIGH-CLASS
MANHATTAN PROPERTY

BROKERS ARE INVITED TO SUBMIT
PROPOSITIONS—Quick Decision Given.

Lansing Building

2299 BROADWAY, AT 82nd STREET
Suite 6 Phone: Schuyler 2897

SAMUEL BRENER

REAL ESTATE OPERATOR

50 EAST 42nd STREET

Vanderbilt 3918-19

Leeds Sells West End Av. Corner

Rudolph G. Leeds, of Richmond, Ind., son of the late William B. Leeds, tinplate king, sold to Benjamin Winter, of the Winter Realities, Inc., the 12-sty apartment house, 92x100, at 780 West End av, southeast corner of 98th st. The house is arranged in suites of from 5 to 8 rooms, and has an annual rental income of about \$125,000.

Mr. Winter has also bought from Mr. Leeds the 3-sty and basement dwelling at 766 West End av, adjoining on the south, to protect the light and air of the apartment house. The properties were held at \$800,000. The apartment house was built by T. J. McLaughlin & Sons and was sold by them several years ago to Mr. Leeds, who gave in part payment the southeast corner of Broadway and 105th st, which was later improved by the buyers.

The Wood, Dolson Company represented Mr. Leeds and Henry I. Cooper of N. Cohn & Co., was the broker for Mr. Winter.

Operator in East Side Sale

Samuel Brenner, operator, purchased from Vanderbilt Webb the five 4-sty and basement dwellings 127 to 135 East 63d st, on a plot 100x100.5, between Park and Lexington avs, on a plot 80x100.5. The property was acquired along with a number of other parcels on Park av and adjacent side streets before the New York Central Railroad electrified its road. William J. Rooome & Co. were the brokers in the transaction.

On the Park av end of the block the Third Church of Christ, Scientist, is erecting an ornamental structure on the 63d st corner, while on the adjoining Park av and 64th st corner is the new home of the Fifth Avenue Baptist Church.

A New West Side Building

The ever increasing demand for space in modern buildings with heavy floor capacity is one of the reasons for the erection of the new 8-sty Kymson building, at 313-327 West 37th st, which is now under construction and will be ready for occupancy in May, according to Samuel Minskoff the builder. Concerns desiring to remain in the section north of 23d st and requiring a floor capacity of over 200 pounds per square foot have been practically forced to move their plants and operations to the extreme east or west sides of the city. The majority of present buildings north of 23d st and adjacent to main arteries of the city, being built for the express purpose of office, light manufacturing and garment concerns, have not been able to accommodate manufacturers of commodities necessitating heavy floors.

Jacob Monsky, president of the Herald Square Press, realizing this situation and having the fact brought home to him in his own business, conceived the idea of relieving this condition somewhat by the erection of the Kymson Building. Consequently heavy floors, good light and fire proof construction are facts which are sure to be of interest to many concerns. The building has been designed by Schwartz & Gross the architects and Price, Birkner & Johnston have been appointed as managing agents.

Elmore Court in a Trade

Elmore Court, a 6-sty elevator apartment house, 108x101, at 541 West 124th st, figured in a three cornered deal. The property, which was held at \$235,000, was sold by Joseph M. Nimhauser for Joseph G. Abraham, who was represented by the Lloyd Winthrop Co. The purchasers were Isidor and Philip Baer, who gave in part payment the 5-sty, triple flat, 139 Edgecombe av, 25x112, held at \$42,500.

In further payment the purchasers gave two second mortgages, amounting to \$40,250, on the premises at 75 to 83 Northern av. As part of the transaction, the parcels given in trade were all sold by the Lloyd Winthrop Co. to a client. This is the second three cornered deal effected in less than a year by Joseph Nimhauser for the Messrs. Baer.

Tenants Were the Buyers

Charles F. Noyes Co. were the brokers who sold 277 Pearl st to Clinton K. Scofield; 109-111 Beekman st to A. W. Craven, and a plot, 35.9x100, on Atlantic av, adjoining the southwest corner of Kingston av, Brooklyn, to Charles H. Eggert & Bros. Title to all these properties was transferred within the past few days and all purchasers are present tenants of the premises sold. The Noyes company reports a strong demand for investment properties and properties suitable for occupancy.

N. Y. Times Leases Stores

Theodore C. Young leased to the New York Times Co. the stores in 213-215 West 43d st, which adjoin on the east the Times Annex building. The Times occupies adjoining stores, under lease, as well.

At 231-239 West 43d st, adjoining the Times Annex on the west, are five 5-sty brick and stone apartment houses, on a plot 100x100.5, which The New York Times Co. owns and which it will soon reimprove with an addition to its building that will be of equal height to it. The Times is now using parts of the old buildings it owns for some of its departments.

Undivided Pier Interest Sold

Cruikshank Co. sold for Miss Caroline de Forest, Frederic W. Rhinelander and George W. Murray, executors of the estate of Mary R. Calender, to Charles E. Perkins, a large undivided interest in Pier 16 and bulkhead and Pier 18 and bulkhead, North River. Pier 16 is under lease to the N. Y. C. & H. R. R. Co. and Pier 18 is under lease to the Eastern Steamship Lines, Inc. Pier 16 is at the foot of Barclay st and Pier 18 is at the foot of Murray st.

West Side Plot for Improvement

S. Morrill Banner and Herbert Mitler, the operators who recently purchased the Tribune Building at 154 Nassau st, have added to their now extensive holdings in Manhattan by acquiring the four 3-sty and basement brick dwellings, 71 to 77 West 12th st, on a plot on the north side, just east of Sixth av. The buyers will erect a 6-sty elevator apartment house on the site. The properties were sold by Pierce F. Groome, a cotton broker, who has held them since early in 1920. Peyton, Randle & Co. were the brokers.

Completes Apartment House Site

Pease & Elliman sold for Juliet A. Stursberg to James C. McGuire & Co., builders, 955-959 Lexington av, adjoining the southeast corner of 70th st. No. 955 is a 4-sty and basement brick dwelling, on a plot 38x80.6, and 959 is a 3-sty and basement stone dwelling, on a lot 21.6x80.6, while 957 intervening, is a vacant lot 19.5x80.6. The aggregate plot is 79.1x80.6.

In January of 1920 the same firm bought through the same brokers 943 to 953 Lexington av old 4-sty dwellings, giving them a frontage of 179.4 in all on the east side of the avenue. The builders are having plans prepared for the proposed improvement. The seller of the plot, purchased in 1920, was the estate of James McCabe and Henry and Simon McCabe.

Seamans' Estate Sold Two Parcels

Estate of Clarence W. Seamans not only sold the gore, 2x100x8.1, at the northeast corner of Bleecker and Lafayette sts, and along Bleecker st to Shinbone alley, but it also sold 51 Bleecker st, adjoining a 4-sty and basement brick building, on a lot 27x100 and through to Shinbone alley.

L. Tanenbaum, Strauss & Co. were the brokers in both transactions, the buyer being George A. Gunshor. A store will be built on the gore.

Fine Home Site Sold

Brown-Wheelock Co., Inc., sold for the estate of Henry D. Babcock, 20 and 22 East 71st st, a vacant plot, 45x100.5, situated 25 feet west of the southwest corner of Madison av. The purchaser is a prominent manufacturer, who, it is said, plans to erect a residence on the site estimated to cost \$200,000. This is part of the old Lenox Library block, on which many prominent persons built homes following the improvement of the Fifth av end of the block with the mansion of Henry Clay Frick.

Investor Buys West Side Lofts

Dwight, Archibald & Perry, Inc., in conjunction with the Duross Co., sold for Thomas Develon, Jr., to the Acme Lighting & Fixture Co., the 6-sty stone loft building, 107-109 West 13th st, on a plot 40x100. The purchaser will use the greater part of the building for its own business.

Operators Buy Lexington Av Corner

William A. White & Sons sold for William Sloane and others to I. Randolph and Everett Jacobs for an apartment house site the southeast corner of Lexington av and 73d st, containing approximately 12,000 square feet, with a frontage of 85 feet on Lexington av and 130 feet on East 73d st. The site is at present occupied by five dwellings and a 2-sty garage. The property was held at \$275,000.

The garage at 162 East 73d st had been owned by the Sloane family since 1893. In 1909 they purchased the abutting property at 1009-1017 Lexington av to fill out the plot.

Nottingham Apartments Sold

County Holding Co. sold through Sharp & Co., 35 East 30th st, a 9-sty elevator apartment hotel, known as the Nottingham, on a plot 65x98.9. It was held at \$400,000. William Crittenden Adams is president of the selling company.

Resell Second Av Corner

Meister Builders, Inc., resold through Minnie Cohen to R. Mignola, 909 2d av and 259 E 48th st, the northwest corner of the two thoroughfares, a 6-sty brick tenement house with stores, on a plot 70.5x40, the longer frontage being on the avenue.

Fine Harlem Apartments Sold

Everett M. Seixas Co. sold for the El Casco Realty Corporation El Casco Court, at 203-209 West 103d st, a 6-sty elevator apartment house, on plot 80x100. The property was held at \$250,000 and the owners took back a second mortgage of \$68,000 for 10 years beside a first mortgage of \$132,000. The rentals are \$42,000. The selling agents will manage the property.

Family Heirloom Sold

The 4-sty business building, 1179 Broadway, on a lot 25x54, adjoining the southwest corner of 28th st, has been purchased by I. Randolph Jacobs and Everett Jacobs from Henry S. Leverich, Margaret D. Leverich and Catherine S. Leverich, the maternal great grand-children of Dr. Henry Grafton, a foremost physician of his day, who purchased the property in 1863 for his residence and office.

It was altered for business purposes in the late '70s and the purchasers are negotiating for the resale of the property to a prominent retail concern, who will occupy same for their own business at the expiration of the present lease. Harry B. Cutner was the broker.

Investor Takes Madison Av Corner

Pease & Elliman sold for the United States Mortgage & Trust Co. to an investor, 24 East 75th st, southwest corner of Madison av, a 5-sty stone and brick building, on a plot 25.7½x102.2. A banking room is in the first floor and apartments are in the upper stories.

The seller utilized the banking room for its East Side Branch; but it will remove to 27-29 East 74th st, northwest corner of Madison av, as soon as the fireproof building it is erecting there is completed.

Buys Rosalind Apartments

Hell & Stern sold for the Evelyn Realty Co. to H. W. Gennerich, 510-512 West 144th st, a 6-sty brick elevator apartment house, known as the Rosalind, on a plot 100x99.11, adjoining the southwest corner of Amsterdam av. It contains 42 apartments.

Cash Sale of Eighth Av Corner

Max N. Natanson purchased through William H. Caldwell, from William J. Robertson, 636 Eighth av, southeast corner of 41st st, a 4-sty brick building, on a lot 24.9x100, including small stores, on the 41st st side. The property was held at \$125,000 and was sold for cash.

Good Harlem Corner Sold

Jeanette Henriquez sold, through White-Goodman, 1315 Amsterdam av, southeast corner of La Salle st (formerly 125th st), a 6-sty brick apartment house with 7 stores, on a lot 25.2½x100.

Sells Apartment House on Plans

Edward Polak, Inc., sold for the Skandia Building Co., O. A. Pederson, president, the fire proof apartment house on the northwest corner of the Grand Boulevard and Concourse and 180th st. The apartment is in course of construction and will be finished in April. The house is built on a plot 93 feet on the Concourse by 100 feet on 180th st and contains 161 rooms. It will rent for about \$42,000 and was held for \$250,000. A first mortgage of \$100,000 for 5 years will be loaned on the property.

Good Lower West Side Sale

The J. B. Wallace Co. purchased from the Manhattan Refrigerating Co. 84 to 88 Gansevoort st, near Washington st, three buildings, with stores, on plot 81.11x94.6x irregular. The sale is recorded.

New Bronx Apartments Sold

S. & J. H. Albert sold for the Stebbins Realty and Construction Co., 2722 Morris av, a 5-sty and basement newly completed apartment house, arranged for 42 families. The structure stands on a plot 75x106, and is laid out in suites of 3 and 4 rooms, all of the apartments being occupied. The property was held at \$175,000 and returns an annual rental of about \$30,500.

The new owner is the Rotank Realty Co., H. Kantor, president, which gave in part payment the flat with stores at 1261 Park av, on a lot 25x100, Manhattan.

Large Vacant Bronx Corner Sold

Albert J. Schwarzler purchased from Frederic A. de Peyster the vacant plot, 454x100, at the northwest corner of Morris av and McClellan st.

An Old Queens Fire House Sold

Louis Fallamal, of Colder av, Flushing, purchased through the Halleran Agency from the Twinboro Corporation the old "Young America Hose Co." fire house, on Washington st, near South Prince st, Flushing. It is a 2-sty frame structure, on a lot 25x100. It was at one time owned by the City of New York. The seller had remodeled it into a garage with apartment above. The buyer will use the premises.

Builders Buy Bay Ridge Plot

Realty Associates sold to Kings View Home Builders, Inc., the vacant plot, 420x100, on the south side of 68th st, between Fourth and Fifth avs, in the Bay Ridge section of Brooklyn, which the purchasers will immediately improve with 3-sty brick double apartment houses.

St. Albans Lots at Auction

M. Morgenthau, Jr., Co., sold for the Lanerch Realty Co. an interest in their property, con-

sisting of 248 lots at St. Albans Station, Queens, to a syndicate which will immediately undertake development and sale of the property. Streets will be graded, four-foot sidewalks installed and other improvements made.

M. Morgenthau, Jr., Co., have been retained as sales agents and have decided to sell this property at public auction in their own salesroom, Fulton st and Bergen av, Jamaica, beginning Wednesday evening, February 1.

Buys Prominent Brooklyn Corner

Realty Associates sold through E. A. Goldstein the row of 4-sty brick apartment houses with stores at the southwest corner of Flatbush and St. Marks avs, Brooklyn. The property has a frontage of 145.9 feet on Flatbush av and 163.2 feet on St. Marks av. It was purchased by Nathan Strauss, for investment.

Sells Corner Floor Lease

Real Art Pictures Corporation sold its long term lease of the floor, 100x125, in 461-469 Fifth av, northeast corner of 40th st, to the W. W. Hodgkinson Corporation, which will take possession February 1. Cross & Brown were the brokers.

Mortgage Loans

Edwards, Dowdney & Richart negotiated the following first mortgages: \$35,000 on 133 East 71st st; \$31,000 on 138 West 116th st and \$25,500 on 505 West 176th st.

The M. V. and S. Realty Corporation obtained from the Title Guarantee and Trust Co. a building loan of \$102,000 on the property, 125x200, on the west side of Coster st, 381.7 feet north of Spofford av, Bronx.

The Lebos Realty Corporation obtained from the Metropolitan Life Insurance Co. a building loan of \$249,000 on the plot, 100x275, on the west side of Sherman av, 75 feet north of McClellan st, where three 5-sty apartment houses are to be erected.

Charles F. Noyes Co. has negotiated a loan of \$110,000 for the C. & M. Envelope Co. on their large plot, taking in the entire block front on Prince st, 63-67, from Lafayette, 274-278, and Crosby st, 111-113. The loan was placed for 3 years at which time the C. & M. Envelope Co. intend to erect a 12-sty building containing 100,000 square feet of space on the site which largely will be occupied for their own business.



A recent United Electric Service installation

The P. Lorillard Company Building, located between 71st and 72nd Streets and Avenue A; a new three story factory that will be devoted to the manufacture of cigarettes.

The owners are the P. Lorillard Company; the architect, E. G. Tremaine; the builders, Turner Construction Company, and the electrical contractors, Hatzel and Buehler.

When in need of Electric Light or Power Service, call Stuyvesant 4980. Your requirements, whether large or small, will receive the prompt attention of our Commercial Department representatives.

**The United Electric
Light and Power Co.**

130 East 15th St., New York.

89th Street and Broadway

146th Street and Broadway

Edwards, Dowdney & Richart obtained a first mortgage of \$108,000 on the premises southeast corner Simpson st and Westchester av, Bronx. They have also placed first mortgages of \$35,000 on premises 133 East 71st st and \$30,000 on 87-89 Post av.

The Lawyers' Mortgage Co. made a building loan of \$90,000 to the Sil-Mark Realty Corporation on the plot, 75x100, at the southeast corner of Longwood av and Beck st, Bronx, for the erection of a 5-sty apartment house.

The Brook and Third Avenue Corporation obtained a building loan of \$60,000 on the property, 59x70, at the southeast corner of Third and Brook av, Bronx, from the Rockland Realty Corporation.

The Wacht Construction Corporation obtained from the City Mortgage Co. a building loan of \$130,000 on the plot, 70x105.2, at the northwest corner of the Grand Boulevard and Concourse and 198th st, Bronx, which it plans to improve with a 5-sty apartment house.

Waddell & Martin placed a loan of \$145,000 on the 5½-sty apartment house, on a plot 100x125, at the northwest corner of Mount Eden and Walton avs, Bronx.

Charles Hirshon obtained from the United States Savings Bank a loan of \$125,000 on the 12-sty store and loft building, 102.6x98.9, at 148 to 156 West 23d st.

Quinlan & Leland placed a first mortgage loan of \$108,000 on the new 5-sty apartment house, on plot 89x100, at the southeast corner of Creston av and Field pl, Bronx, for the P. H. Construction Co., Philip Herschowsky, president.

Lawrence, Blake & Jewell placed for the Frankford Realty Corporation, 18 building and permanent loans of \$6,500 each, for the erection of 2-family houses on the north side of 59th st, 125 feet each on Twentieth av, Brooklyn, each on a lot 25x100. The operation will involve \$250,000.

New York Title & Mortgage Co. loaned to the Kamtun Realty Co., Inc., comprising I. Kamenman and M. Tunik, \$160,000, as a building loan, on the 5-sty and basement apartment house under way at the northeast corner of St. Nicholas av and 189th st.

Title Guarantee & Trust Co. loaned, on first mortgage, to the S. & L. Building Corporation, for a term of 5 years, at 6 per cent. per annum, \$135,000 on a new brick theatre and store building at the northeast corner of Jerome av and Kingsbridge rd, Bronx.

Quinlan & Leland placed a first mortgage loan of \$120,000 on the new 1-sty store building covering the block front on the south side of Burnside av, from Walton to Morris avs, for

Realty Managers, Inc., Frank Begrish, Jr., president.

Abraham Saffir placed for the Choice Apartment Corporation, Morris Weinberg, president, a building and permanent loan of \$120,000 on the 4-sty apartment house, on a plot 122x100, being erected on the southeast corner of Brooklyn av and Carroll st, Brooklyn; also, for the same owners, a building and permanent loan of \$115,000 on the 4-sty apartment house, on plot 122x100, being erected on the northeast corner of New York av and Crown st, Brooklyn. These buildings when completed will have accommodations for 64 families.

Metropolitan Mortgage Loans

The Metropolitan Life Insurance Co. on Wednesday authorized mortgage loans amounting to over \$5,000,000. Of this about \$2,700,000 were on farms in Tennessee, Iowa, Colorado, Alabama, Oklahoma, Nebraska and Illinois. A report was made to its real estate committee that on the company's loans on farms, the interest on which amounted to about \$2,500,000, not one dollar that was due on December 31, 1921, in arrears.

Of the building loans about \$750,000 was on New York City dwelling houses and apartment houses, numbering 41 in all, to accommodate 289 families. A little more than \$1,000,000 was on 269 dwelling houses and 20 apartment houses outside of the City of New York to accommodate 412 families. These housing loans outside of New York were widely scattered, being a few each in Massachusetts, Connecticut, Virginia, Georgia, Tennessee, North Carolina, Alabama, Ohio, Iowa, Kansas, Minnesota, Utah, California, Missouri, Illinois, Indiana, Wisconsin, Florida and South Carolina. About \$400,000 was loaned on business buildings. The company now has engagements to loan about \$45,000,000 on bond and mortgage.

Charles F. Noyes Co. announces that Frederick B. Lewis, William B. Falconer, Joseph D. Cronan, Edwin C. Benedict, Walter J. Cashel, Francis W. Gridley, William J. O'Connor, Thomas D. McBride, Charles F. Heller, Albert B. Himmelman, Edward H. Hesse and Thomas Christie have been re-elected members of the board of control. While the company's year ends April 30 yet it is reported that the company is doing a larger business now in the aggregate than it did a year ago, and business for December, 1921, showed a very large gain over that for December, 1920. During the calendar year 1921 the company made a net gain of 32 buildings exclusively managed. Thirty-nine buildings, for management, were placed with the Noyes company during the calendar year 1921, of which 7 were office buildings, 18 were store and loft structures and 14 properties for living purposes. Seven properties were withdrawn due in each case to a sale of the properties. The business is owned and under the active direction of Charles F. Noyes, the founder, and the affairs of the company are under the direction of an executive committee consisting of Frederick B. Lewis, general manager, William B. Falconer, Joseph D. Cronan, Edwin C. Benedict and Walter J. Cashel.

Manhattan

South of 59th Street

BROOME ST.—Meister Builders, Inc., resold through Augusta Pisani to F. Acerno, 362-366 Broome st, two 5-sty and basement brick tenement houses, each on a plot 32.7½x117.11x irregular.

CHAMBERS ST.—William C. Walker & Son sold for the St. Michaels Methodist Episcopal Church the 4-sty brick loft building, on a lot 25x75.1, at 90 Chambers st. The purchasers, Kirtland Bro. & Co., dealers in sporting goods, will occupy the premises. The sale is recorded.

DOWNING ST.—Pepe & Brothers resold for Samuel Mitchell to a client 58 Downing st, a 3-sty and basement brick dwelling, on a lot 16.8x64.8. The purchaser will occupy.

MINETTA LA.—Emeline C. Rickerson sold to Anthony Valentine, 21 Minetta la, a 3-sty and basement frame and brick tenement house, on a lot 28x80, adjoining the southwest corner of Minetta st.

WATER ST.—Norden Ship Supply Co. sold to Edwin E. Vollhart 32 Water st, a 4½-sty brick building, on a lot 29.4x38.9, between Broad st and Centies slip.

4TH ST.—Helene Brand sold to Anna Greenwald and Abraham Gerster three 6-sty and basement brick tenement houses with stores, on a plot 83.6x95, at 374-378 East 4th st.

14TH ST.—Estate of John Cropper sold, through F. & G. Pfom to the Lloyd Realty Co., 105 East 14th st, a 4-sty brick mercantile building, on a plot 32x83.9, close to the northeast corner of Fourth av, on Union Sq. The parcel was held at \$50,000.

21ST ST.—Joseph P. Burke sold 147-151 East 21st st, three 4-sty and basement brownstone dwellings, each on a lot 16.4x98.9, four doors west of Third av.

23D ST.—Carrie M. Schmuck sold 331 East 23d st, a 5-sty and basement brick tenement house with stores, on a lot 25x98.9.

29TH ST.—Jacob J. Tabolt sold for the estate of Matthew Corbett, 305 West 29th st, a 4-sty and basement brick single flat, on a lot 23x98.9.

35TH ST.—F. & G. Pfom sold for the Metropolitan Life Insurance Co. to J. B. Orkin, 34 West 35th st, a 3-sty brick mercantile building on a lot 20x80. It adjoins the Oakdale apartment hotel.

45TH ST.—Jennie Levy sold to Vincent Vitran, 432 West 45th st, a 4-sty brick tenement house with store, on a lot 25x100.5.

45TH ST.—Estate of Madame Obrey sold through the H. H. Gibson Realty Co. to Charles Tannenbaum 119 West 45th st, a 6-sty brick building, known as the Century Hotel, on a lot 25x100.5.

47TH ST.—Charles F. Noyes Co. sold for the trustees of the Masonic Hall and Asylum Fund, 327 East 47th st, a 5-sty brick tenement house with stores, on a lot 25x100.5, to Sarah Kuhn.

48TH ST.—Gatehead Realty Co., Charles Tannenbaum, president, bought from the 48th Street Corporation 312-316 West 48th st, a 6-sty and basement apartment house, known as Henri Court, on a plot 50x100.5.

FIRST AV.—Ward Belknap & Son sold for Florence Taylor and others to Domenick Palazza the 4-sty brick tenement house with store, on a lot 19.9x70, at 559 First av. This is the first sale of the property in more than 50 years.

EIGHTH AV.—Duross Co. sold for Philip Schuyler and others 75 Eighth av, adjoining the southwest corner of 14th st, a 4-sty brick building, on a lot 25.9x100. It was owned by the Schuylers more than 50 years, they having bought it from John Astor.

FIRST AV.—Charles Wynne and Louis H. Low, operators, resold to the Bill Realty Co., Inc., the 7-sty brick tenement house with stores at 21 and 23 First av, on a plot 36.7½x100, with an interior L, which they recently purchased from the National Butchers and Drovers' Bank. Ira Rosenstock & Co., were the brokers.

MADISON AV.—Joseph P. Burke sold 222 Madison av, a 4-sty and basement stone dwelling, on a lot 25x95.

North of 59th Street

LEYDEN ST.—Daisy D. Moran sold to Fanny L. Conn the vacant lot, 24.6x47.3x irregular, on the north side of Leyden st, 105.1 feet south-west of 225th st.

60TH ST.—Millie I. Levy sold to Fillipo Marcello, 313 East 60th st, a 5-sty brick tenement house with store, on a lot 25x98.

70TH ST.—Cross & Brown Co. sold for the 334 West 70th Street Corporation, 332-334 West 70th st, two 2-sty brick garages, on a plot 41x100.5.

74TH ST.—Edward Freund sold to Jacob Abraham the 6-sty brick tenement house with stores, on a plot 41.8x79.6x irregular, at 417 and 419 East 74th st.

75TH ST.—F. R. Wood & Co. sold for Adele E. Walsh to Joseph Valery, 25 West 75th st, a 4-sty and basement stone dwelling, on a lot 21x102.2.

86TH ST.—William R. Ware, represented by C. Ames, sold for Julia Quimby the 5-sty brick American basement dwelling, on a lot 20x102.2.

DIVIDENDS

There never was a time when the reasons for diversifying your investments were so urgent. No one can foresee what values will be changed or lost as the world painfully recovers from the effects of the war. The money you are receiving today from stocks and bonds is best invested in a different kind of security—none more attractive than our 5½% Guaranteed Mortgages.

LAWYERS TITLE & TRUST CO.

160 Broadway, New York
188 Montague Street, Brooklyn
44 Court Street, Brooklyn

367 Fulton Street, Jamaica, N. Y.
383 East 149th Street, New York
1354 Broadway, Brooklyn

160 Main Street, White Plains, N. Y.

NIENHOU COMPANY, INC.

We specialize in Financing, Planning and Erecting Legitimate Building Operations on a 60% Loan Basis.

Commission Moderate. 316-318 East 161st Street
Telephone: Melrose 1694-1695
New York City

at 278 West 86th st to a purchaser, who will occupy.

83D ST.—Pauline Lewkowitz bought through the Pierre & Golden Co. 61 West 83d st, a 4-sty and basement brick dwelling, on a lot 16x102.2.

91ST ST.—Rosalla A. Becker sold to a client of Louis W. Osterweis, 151 East 91st st, a 3-sty and basement stone dwelling, on a lot 20x100.8½. Frederick W. Kroehle, Jr., and Leon Lemle were the brokers.

94TH ST.—Edmund J. Snely sold 24 East 94th st, a 5-sty brick American basement dwelling, on a lot 19x100.8½, adjoining the southwest corner of Madison av.

94TH ST.—Joseph H. Kern sold for S. L. Pakas to Edwin Lent, 21 West 94th st, a 3-sty and basement brick dwelling, on a lot 15x100.8½.

103D ST.—Porter & Co. sold for Margaret L. Alexander 91 West 103d st, a 5-sty brick apartment house, on a lot 27x100.11, adjoining the northeast corner of Columbus av.

103D ST.—William Goldstone and Fanuel Myers purchased from the Johnson Estate, 168 170 East 103d st, the first being a 5-sty brownstone flat and the second a 5-sty brownstone flat with stores, each on a plot 27x100.11, adjoining the southwest corner of Third av. The brokers were Ward Belknap & Son.

105TH ST.—Mary Kimball Marsh sold through Harry Sugarman to James H. Cruikshank 345 East 105th st, a 5-sty and basement brick tenement house with store, on a lot 25x100.11. It is the first sale of the parcel in 20 years.

109TH ST.—Grenville Kane sold to Anna Salese, 337 East 109th st, a 6-sty and basement brick tenement house with store, on a lot 25x100.11.

113TH ST.—Joseph Winstock sold to Mary Rotherham 253, 257, 259 and 261 West 113th st, each a 3-sty and basement brick dwelling, each on a lot 18x100.11.

115TH ST.—A. Kane Co. sold for Anna M. McIntyre to a buyer, for occupancy, 314 West 115th st, a 3-sty and basement stone dwelling, on a lot 16.5x100.11.

121ST ST.—Adolph Weiss, operator, purchased from Fannie Lustgarten the 5-sty brick tenement house, 236 West 121st st, on a lot 18x100.11, held at \$20,000. Anthony Minot was the broker.

124TH ST.—George W. Bartlett & Son sold for the estate of Emil Gabler to James H. Cruikshank, 326 East 124th st, a 3-sty and basement brownstone dwelling on a lot 18x100.11.

124TH ST.—James H. Cruikshank resold to Thomas Zodda, 326 East 124th st, a 3-sty and basement brownstone dwelling, on a lot 18x100.11, which he purchased last week from the estate of Emil Gabler. George W. Brettell & Son were the brokers.

127TH ST.—Irban Realty Co., Inc., Irving Burstein, treasurer, purchased the two 4-sty brick tenement houses 277-279 West 127th st, on a plot 50x99.11, adjoining the northeast corner of Eighth av, and held at \$38,000.

140TH ST.—Henry M. Fitch sold for F. B. Hall to Mary O'Connor the 3-sty and basement brick dwelling, on a lot 18x99.11, at 473 West 140th st.

147TH ST.—Coughlan & Co., Inc. sold for Edwin Bendreim to an investor the Dardanelles, at 460 West 147th st, a 6-sty and basement elevator apartment house, on a plot 125x99.11, rented for \$47,000, and held at \$285,000. The seller was represented by Stoddard & Mark, attorneys, and the buyer by William Rosmarin.

153D ST.—Elizabeth Moore Ogden sold to Juana Frontela, 514 West 153d st, a 3-sty frame dwelling, on a lot 25x99.11, opposite Trinity Cemetery.

179TH ST.—Nehring Bros. sold for Frederick Herling, 622 West 179th st, southeast corner of Wadsworth av, a 5-sty brick apartment house with stores, on a plot 100x45.

192D ST.—The newly organized Royal Heights Realty Co., having for directors B. and G. G. Feinberg and S. Goldman, purchased from the Alper Realty Co., 563-565 West 192d st, a 5-sty and basement brick apartment house, on a plot 75x100. The house rents for \$25,000 annually and was valued at \$140,000.

214TH ST.—Nehring Bros. resold for the 3 West Thirtieth Street Corporation, 429-431 West 214th st, a 5-sty and basement brick apartment house, on a plot 75x99.11, between Columbus and Amsterdam avs. The brokers continue as agents for the property.

CENTRAL PARK WEST.—Horace S. Ely & Co. sold the vacant plot, 50x100, at 372 and 373 Central Park West, adjoining the north corner of 97th st, for Mrs. Julia H. S. Smith. The purchaser will erect a 6-sty apartment house.

CONVENT AV.—Charles A. Du Bois sold for Charles S. Allen to Alfred C. Wotton, 427 Convent av, a 3-sty and basement stone dwelling, on a lot 16x100.

EDGECOMB AV.—James H. Cruikshank resold to the Dickie Terry Realty, Inc., 191 Edgecombe av, a 3-sty and basement brick dwelling, on a lot 17x100.

EIGHTH AV.—The newly formed 2509 Eighth Avenue Corporation (M. Frackman, J. H. Robins and H. Radel) is buying the 5-sty brick tenement house with stores, on a lot 25x75, at

2509 Eighth av, southwest corner of 134th st. It is represented by Frackman & Robins, attorneys. Lillian R. Zwilling, as plaintiff, acquired the parcel last month in foreclosure proceedings.

FIRST AV.—Meister Builders, Inc., bought from the Bloomfield Realty Co., 2011-2015 First av, adjoining the southwest corner of 104th st, three 6-sty brick tenement houses with stores, each on a lot 25.3x100. M. Fein and M. Aronson were the brokers.

HAVEN AV.—H. H. Gibson Realty Co. sold for the Commonwealth Savings Bank the vacant lot, 25.10x134.2x25x127.8, on the east side of Haven av, 73.11 feet north of 169th st.

KINGSBRIDGE AV.—Benenson Realty Co. bought from Charlotte Mark 3044 Kingsbridge av, adjoining the southeast corner of West 231st st, a 5-sty and basement brick apartment house, on a plot 75x113, renting for \$27,000, and valued at \$145,000.

PINEHURST AV.—The Goldstein, Salzberg Co., Inc., sold for the Kamtun Realty Co. (Kameram & Tunik) to an investor the recently completed 5-sty apartment house at the southwest corner of Pinehurst av and 179th st, on a plot, 80x100. The structure, classed among the best of the non-elevator structures on Washington Heights, is arranged for 35 families and has an annual rent roll of about \$40,000. It was held at \$225,000. The brokers have been made agents.

PARK AV.—Charles Galewski purchased through A. H. Landley from the United States Life Insurance Co. the southwest corner of Park av and 116th st, a 6-sty elevator apartment house with stores, known as the Hermoine, on a plot 125x90. The property, which houses 7 families on a floor, rents for about \$30,000 per annum, and was held at \$200,000. The United States Life Insurance Co. takes back a purchase money mortgage of \$150,000, at 4½ per cent. per annum, for a term of 10 years.

POST AV.—James N. Butterly sold to Julius B. Ikelheimer the vacant plot, 50x150, on the east side of Post av, 150 feet north of 204th st.

ST. NICHOLAS AV.—M. I. Strunsky sold for Gustavus L. Lawrence to Morris Aron, an investor, the 2-sty brick building, known as the Picken, on a plot 100.11x118, at the southwest corner of St. Nicholas av and 125th st. The building contains 10 stores and offices, has an annual rent roll of \$35,000 and was valued at \$350,000.

THIRD AV.—Charles F. Noyes Co. sold for I. Henry Walker to Hyman Rose, 1897 Third av, southeast corner of 105th st, a 4-sty brick tenement house with stores, on a lot 25.2x74. The buyer is a hardware dealer at 1912 Third av and he will remodel the building just bought and remove his business thereto. The property had been in the previous ownership more than 20 years and was held at \$50,000. The adjoining parcel, 1895 Third av, was recently sold to another buyer.

Bronx

HOME ST.—William F. Kurz sold to Murray Holding Co. the vacant lot, 25x90x25x87, northeast corner of Home st and Bryant av, on which will be erected a 1-sty taxpayer.

1501H ST.—William F. Kurz sold for the 173d Street Realty Co. the vacant plot, 75x100, on the south side of 150th st, about 74.20 feet west of St. Anns av, to a client who, it is reported, will improve with a business building.

158TH ST.—Harry Cahn resold to Amelia Samuel the 4-sty and basement brick apartment house arranged for 12 families at 463 East 158th st, on a lot 25x108. Harry H. Cohen was the broker.

163D ST.—A 1-sty taxpayer to contain 12 stores is to be erected on the south side of 163d st, 198 feet east of Prospect av, by the C. I. Weinstein Building Construction Co., which has purchased the property from the Stebbins Realty and Construction Co. It will occupy a plot 50x100. Gettner, Simon & Asher, attorneys, represented the purchaser in the deal.

ALEXANDER AV.—Eugene J. Busher Co., Inc., with Julius Trattner, sold for Mrs. Groetzing and Mrs. Daniels, 270 Alexander av, a 5-sty brick flat with stores, on a lot 25x81.5.

COLLEGE AV.—Max Markowitz sold to Saul Cohen, 1240 College av, a 3-sty brick 2-family house, on a lot 20x100.

CONCOURSE.—Benenson Realty Co. sold to a builder the southwest corner of Grand Boulevard and Concourse, a vacant plot, 100x126.

CRESTON AV.—Alexander Selkin and Samuel Hochstein resold for Morris Kastensbaum, 1985 Creston av, a 5-sty and basement brick apartment house, for 40 families, on a plot 102.6x100. It was held at \$215,000.

CRESTON AV.—Max Bloch bought from the 2075 Creston Avenue Corporation the two new 5-sty and basement brick apartment houses 2075-2083 Creston av, each on a plot 66.8x100. They were sold subject to mortgages for \$140,000.

FINDLAY AV.—Abraham Leichter sold 1133 and 1135 Findlay av, a 5-sty apartment house, on a plot 105x100, to Michael Reetzker. The building was recently completed by the 167th Street Building Corporation, Harry Uhlfelder, president. It accommodates 45 families and was held at \$225,000. The annual rental is \$40,000. Charles Goldberg was the broker.

INTERVALE AV.—Samuel Corven sold for M. Katz, 1163 Intervale av, southwest corner 169th st, a 4-sty brick flat with one store on a lot 25x62x irregular. The purchaser will make improvements.

LEGGETT AV.—Silvershire Holding Corporation sold to Morris Schanberg 984-986 Leggett av, a new 5-sty and basement brick apartment house, on a plot 46x105, adjoining the northwest corner of Fox st.

MONEY TO LOAN



on Mortgages
Building Alterations
Leaseholds
Building Loans
BROKERS PROTECTED

Sterling Mortgage Company Inc.
135 Broadway, New York
TELEPHONE RECTOR 1228-9447

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 25c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

PROPOSAL

TREASURY DEPARTMENT. Supervising Architect's Office, Washington, D. C., January 17, 1922.—SEALED PROPOSALS will be opened in this office at 3 p. m., Feb. 10, 1922, for Changes in Construction and Mechanical Equipment, at the United States Public Health Service Hospital, Boise, Idaho. Drawing and specification may be obtained at this office in

the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

SITUATION WANTED

ENGINEER ARCHITECT, good appearance, long experience, wishes position as superintendent and representative with contracting firm, salary expected reasonable. George Muller, 1336 North 5th Street, Philadelphia, Pa.

MEMBERS REAL ESTATE BOARD OF NEW YORK

ADAMS & CO., INC.

Real Estate
170 5TH AVE. Tel. Gramercy 3854
SPECIALIST IN BUSINESS PROPERTY

ALEXANDER BALTER

REAL ESTATE & INSURANCE
Management of Property a Specialty
152 W. 42nd St., Knickerbocker Bldg. Bryant 2042-3

BAUER, MILBANK & MOLLOY, INC.

REAL ESTATE

51 East 42nd Street Murray Hill 1936

CUSHMAN & WAKEFIELD, INC.

RENTING AND MANAGEMENT OF BUSINESS BUILDINGS

50 EAST 42d ST. Murray Hill 7820

BILTMORE REALTY CORPORATION REAL ESTATE—COMMERCIAL LEASING MANAGEMENT

TIMES BUILDING PHONE: BRYANT 6868-6869

ALFRED P. COBURN

Real Estate—Appraisals—Insurance
Management of Estate a Specialty
159 W. 72nd St. Phones: Columbus 4356-2548

CUSACK COMPANY

Real Estate and Insurance Brokers
Specialists in West Side Properties
176 WEST 72nd STREET
Telephones: Columbus 6947-8179

CHAS. A. DUBOIS

REAL ESTATE

3551 BROADWAY
At 146th St. Established 1894

DUNLAP & LLOYD

INCORPORATED
Real Estate—Insurance
80 GROVE STREET Phone Spring 5518

ROYAL SCOTT GULDEN

REAL ESTATE, FIFTH AVE. SECTION
680 FIFTH AVENUE Phone: Circle 8315

CHARLES G. KELLER

Real Estate and Insurance
109 WEST 23RD STREET
Watkins 5336

ALBERT E. KELLY

Successor to Fredk. A. Booth
REAL ESTATE AND INSURANCE
50 Union Square Tel. Stuyvesant 1125

T. H. KELLEY

Specialist in Fordham Heights Property
158 East 188th St., at Grand Concourse
Phone: Fordham 2509

J. P. & L. A. KISSLING

Sales—Management—Appraisals
896 8TH AVE., NEAR 54TH ST.
Established 1870 Circle 0591 to 5

H. C. KOPP & COMPANY

Specialists in Retail Store Locations
MANAGEMENT and BROKERAGE
402 Madison Avenue Vanderbilt 4900

ROBERT LEVERS

Real Estate—Insurance
THE KNICKERBOCKER, 152 West 42nd Street
Uptown Office: 376 Lenox Avenue. Phone Connections.

HIRAM RINALDO

Specializing in the Sale and Leasing of
East Side Property
230 GRAND ST. Bowery Bank Bldg.

GEORGE S. RUNK

REAL ESTATE BROKER
Mortgage Loans—Management
1252 LEXINGTON AVENUE

SCHINDLER & LIEBLER

Real Estate and Insurance
Rhinelander 6122 1393 THIRD AVE., at 79th St.

SEAMAN & PENDERGAST

Member Real Estate Board of New York
RENTALS—SALES—MANAGEMENT
RESIDENTIAL PROPERTIES
542 FIFTH AVENUE Vanderbilt 1309

Manhattan Office 1 WEST 125th STREET
Bronx Office 1972 JEROME AVENUE
Tel. Harlem 8400 Tel. Connection

SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE

Successors to
SHAW & CO.

MALCOLM E. SMITH, INC.

Real Estate Agents and Brokers
185 MADISON AVE. Vanderbilt 7393

COMMERCIAL PROPERTY MANAGEMENT

Rentals—Sales—Appraisals
Insurance



840 BROADWAY NEW YORK
Stuyvesant 0627

JACOB J. TABOLT

REAL ESTATE
558 EIGHTH AVE. Phone:
Above 37th St. Fitz Roy 1800

WHITNEY-FOSTER CORP.

Real Estate Administrator
150 WEST 72nd ST. Columbus 6409

LONGWOOD AV.—The Penzance Realty Co., Sam Grubstein, president, sold 1015 Longwood av, a 22-family apartment house, 22x110. The property rents for \$11,000 and has been held at \$60,000. George Steinman, Inc., were the brokers.

MELROSE AV.—Cahn & Cahn sold to John Nievergelt 730 Melrose av, a 4-sty brick double flat with stores, on a lot 25x92.5.

MORRIS AV.—For the erection of a 5-sty apartment house the vacant plot, 114x90, on the west side of Morris av, 190 feet north of 184th st, has been purchased by the Walton Holding Corporation from Samuel Friedenberg. The purchaser was represented by Gettner, Simon & Asher, attorneys.

OGDEN AV.—Joseph L. Lese resold to Joseph

M. Wikler through J. Rubin the 5-sty and basement apartment house, 1435 Ogden av, arranged for 32 families and on a plot 75x100. It was held at \$120,000 and returns an annual rental of about \$20,000. Mr. Lese recently acquired the property.

OLMSTEAD AV.—Brown, Wheelock Co., Inc., sold for Masten & Nichols to an investor 1501 Olmstead av, northwest corner of Sterling av, a 2-sty frame flat with store, on a lot 25x100.

TELLER AV.—The Bronxtown Realty Co. sold to Dr. Louis Schwartz 1068 Teller av, a 5-sty and basement brick apartment house, accommodating 25 families, on plot 51x104, renting for \$20,000 and held at \$95,000.

UNIVERSITY AV.—Ennis & Sinnott resold to C. Roeser the vacant plot, 101x115, on the west side of University av, 150 feet north of Burnside av. It is the last vacant plot on the block. Albert D. Phelps and H. J. Rogers were the brokers. The buyer will erect on the plot a taxpayer store building.

VALENTINE AV.—The Joe Hen Realty Corporation, represented by Gettner, Simon & Asher, attorneys, purchased from the Shirensen Realty Corporation the northeast corner of Valentine av and 197th st, a newly completed 5-sty and stone apartment house for 41 families and renting for \$32,000 annually. The property fronts 90 feet on the avenue, 85 feet on the street, and was valued at \$180,000.

VYSE AV.—Benenson Realty Co. sold 1760 Vyse av, a 5-sty and basement brick apartment house, on a plot 50x100, adjoining the northwest corner of East 174th st.

WEBSTER AV.—Charles B. Van Valen, Inc., sold for Harry Kimmelman, 2354 Webster av, a 5-sty and basement brick apartment house, on a plot 50x100.

The erection of a tall apartment structure is soon to be undertaken at 584 to 588 West End av by the newly organized 588 West End Avenue Corporation, which has just purchased the property from the Pandora Realty Corporation for that purpose. The site, now vacant, measures 60x100 feet and adjoins the southeast corner of 89th st. The buying company's directorate is composed of M. Wielands, Jr., J. Krease and H. A. Hyman. It is represented by Krakower & Peters, attorneys.

Brooklyn Brokers

DON'T "SHOP" FOR REAL ESTATE

It doesn't pay. When you want to buy, take advantage of our four offices, 50 years' experience, and thorough organization and get WHAT YOU WANT. AT THE RIGHT PRICE, CONVENIENTLY.

"Established Over Half a Century"

BULKLEY & HORTON CO.

Member of Real Estate Board of New York
Member of Brooklyn Real Estate Board.
G. S. HORTON 585 Nostrand Ave., near Dean St.
Pres. 414 Myrtle Ave., near Clinton Ave.
A. J. HORTON 7520 Third Ave., near 75th St.
Secy. 1214 Flatbush Ave., near Ditmas Ave.

JAMES B. FISHER

Member of Brooklyn Real Estate Board

REAL ESTATE

174 MONTAGUE ST. Main 7267

QUELL & QUELL

REAL ESTATE INVESTMENTS
MANAGEMENT

318 Patchen Avenue Brooklyn, N. Y.
Telephone: Decatur 4981

Bronx Brokers

A. G. BECHMANN

Real Estate and Insurance
Tel. Intervale 556 1065 SO. BOULEVARD
One block from Simpson Street Subway Station

WM. F. A. KURZ CO.

Bronx Real Estate
370 EAST 149TH STREET
Established 1897 Phone: Mott Haven 4910-4911

OTTO LACKMAN

Management of Properties my Specialty
2514 Grand Concourse, near Fordham Road
Phone: Fordham 5199

L. G. LOSERE

REAL ESTATE
Entire Charge Taken of Property
871 Brook Ave., at 161st St. Established 1898

FRED. OPPENHEIMER

Real Estate—Mortgage Loans
540 Bergen Av., at 149th St.
Phone: MELROSE 5907

JOHN F. PENDERGAST, Jr.

Real Estate—Estates Managed
340 WILLIS AVENUE
Phone MELROSE 7323

ALBERT D. PHELPS

BRONX REAL ESTATE
554 Melrose Ave., near 149th St. and 3rd Ave.
PHONE MELROSE 4371

HENRY SCHWIEBERT

Real Estate—Insurance
261 EAST FORDHAM ROAD
Near Valentine Avenue Fordham 9845

Brooklyn

BERGEN ST.—Helena Trading Corporation sold through the Bulkley & Horton Co. 1039 Bergen st., a 4-sty brick and stone double apartment house, on a plot 30x100.

DAHILL RD.—A. Mishkin sold for E. Varonhaki to E. Galindo, 1024 Dahill rd., a detached dwelling.

JORALEMON ST.—Realty Associates sold through E. P. Del Masse to J. M. Perazio and Q. Guala 163 Joralemon st., a 4-sty and basement brownstone dwelling, on a lot 25.3x100, between Court and Clinton sts.

18TH ST.—Bulkley & Horton Co. sold for M. Downes to a buyer, for occupancy, 571 18th st., a 2-sty and basement frame 2-family house, on a lot 18x100.

82D ST.—Frank A. Seaver & Co. sold a vacant plot, 60x100, on the north side of 82d st, 100 feet west of Tenth av, for H. R. Dunkum.

COLUMBIA HEIGHTS—H. H. Gibson Realty Co. sold for Anna Russell of Washington the garage property at 165 Columbia Heights.

CONEY ISLAND AV.—Bulkley & Horton Co. sold the plot, 100x120, on Coney Island av, 200 feet south of Av V, for Mrs. A. H. Ganalo to a builder for improvement.

KINGS HIGHWAY—William Liss, Inc., sold for the Ritz Holding Co. to Samuel Kahn and clients a block on the south side of Kings Highway, consisting of 5 buildings containing 7 new stores with apartments, fronting 131 feet on Kings Highway and 100 feet on East 10th st by 119 feet by irregular. The property was held at \$110,000. The purchasers, it is reported, paid all cash above the mortgages.

THIRD AV.—Bulkley & Horton Co. sold for V. Levy and Isadore Blum 7522 Third av, a 3-sty brick flat with store, on a lot 20x80.

FIFTH AV.—Edward C. Cerny sold for Max Simon 4106 Fifth av, a 3-sty brick flat with store, on a lot 25x100.

STUYVESANT AV.—Victoria Hofstatter sold 342 Stuyvesant av, a 2-sty and basement brownstone dwelling, to a buyer, for occupancy.

ST. JOHNS PL.—Rose V. Wertheimer sold 616 St. Johns pl., a 2-sty and basement brick 2-family house.

ST. MARKS AV.—Dr. Louis Gamble and Rebecca Benson sold 552 St. Marks av, a 4-sty brick double apartment house with stores.

Queens

EDGEMERE—Lewis H. May Co. sold for Jennie R. Tannenbaum the southwest corner of Maple and Edgemere avs, Edgemere, a 2½-sty colonial dwelling, to Morris Posnesky, for occupancy.

RECENT LEASES.**Some Good Midtown Leases**

F. & G. Pfomm leased for a M. Shidlovsky & Co. to Henry Kirschman, for a term of years, about 6,000 square feet of space in 1333 Broadway, at an aggregate rental of \$30,000; for Kaplan Bros. to Philip Gavis Co., the second loft in 131-137 West 35th st, for Thomas Snell to Harry Kunet, the 4-sty building, 115 East 28th st; for the estate of Isaac Walker, to J. Kreinitz, for a term of 5 years, the 5-sty stone mercantile building, 15-17 West 30th st, at an aggregate rental of \$70,000; for a client to J. H. Strauss, for a term of 3 years, the store in 275 Eighth av and to S. L. Phorylles, Inc., the first loft in the same building; and in conjunction with Spear & Co. to R. Solomon the 6th floor in 130-134 West 17th st.

Art Firm in West 34th St.

The entire 3d floor of the Cammeyer building on West 34th st has been leased for a term of 10 years by George H. Ainslie, of the Ainslie Galleries, now located at 615 Fifth av, in the Buckingham hotel. The floor will be fitted up extensively for the Ainslie Galleries. Brown-Wheelock Co., Inc., and Spear & Co. were the brokers.

A Good Downtown Lease

The entire 22d floor and part of the 21st floor of the new Munson building, 67 Wall st, have been leased by the Munson Steamship Line to Frank B. Hall & Co., fire and marine insurance, for a term of years. Albert B. Ashforth, Inc., was the broker.

Long Lease of Lexington Av Corner

James Kyle & Sons leased for the Sidum Building Co., Inc., to a lessee for a term of 21 years, the 1-sty brick building, 50.5x100, at the southeast corner of Lexington av and 51st st, adjoining the Lexington Avenue Opera House. The aggregate rental is \$315,000. Extensive improvements will be made by the lessee.

Rival Captures Chain Lunch Store

Mark Rafalsky & Co. leased store and basement now occupied by Thompson's lunchroom on 1250 Broadway for a long term of years to the Capitol Lunch System at an aggregate rental of \$250,000. Possession will be had on July 1, 1922, at the expiration of the Thompson lease. The Capitol Lunch System will pay \$1,000 a front foot, which is considered a record rental for a lunch room in the Pennsylvania zone.

Some Strong Store Leases

Lewis L. Rosenthal Co. leased for Bert Harris the store in 144 East 42d st to Philip Kotler; two stores in the southeast corner of 74th st and Broadway to one of the well-known delicatessen companies, for a long term of years; also, the store at the northwest corner of Broadway and 40th st to S. Meisel, which was formerly occupied by Mitchell the tailor; for the Tivoli Construction Co. the store adjoining the entrance to the Tivoli theatre at 843 Eighth av for a term of 5 years, to Nathan Willens; for the Sidmin Realty Corporation store and basement at 1359 First av, adjoining the southeast corner of 73d st, to Kostos Baskoutas and Michael Karvelis; the store in 620 Eighth av to the Washington Butter & Egg Market Co. These leases aggregate a rental of \$130,000.

Sub-Lease Mercantile Buildings

Daniel Birdsall & Co., Inc. sub-leased for Allister Greene the 5-sty stone loft buildings 130 and 132 Duane st, comprising 45,000 square feet, to the Merritt-Elliott Co., at an increase of about 50 per cent. of the present rental. The brokers have been appointed agents.

Large Floor Leases

H. H. Gibson Realty Co. leased for the Twenty-sixth Street and Fifth Avenue Co., Benjamin Winter president, the 8th floor in 212 Fifth av, through to 1130 Broadway, to E. W. Robischon, Inc., hosiery and underwear, at an aggregate rental of \$150,000; in the same building, the 18th floor to the American Carbonization Co. at an aggregate rental of \$150,000, and to Schreiber & Brantman, woolens and silk, showroom space on the 19th.

Important Lease Near Times Sq.

Lewis L. Rosenthal Co. leased for a client to Dr. M. P. Gordon, 144 West 46th st, 5 doors east of the rear of Loew's State Theatre, a 5-sty stone building, on a lot 15x100.5. The lessee will remodel the structure into a studio and apartment building, with a store remaining in the ground floor. The aggregate rental is \$115,000, for a term of 21 years.

St. Denis Building All Rented

Spear & Co. leased 3,000 square feet in the St. Denis Offices to the Workers' Party of America. By this lease, the building, with a total rent roll of \$155,000, is 100 per cent. rented. Although it is in the manufacturing district south of Union Square, the tenantry of the St. Denis Offices, which consists largely of lawyers, accountants, dentists and sales agencies, has demonstrated the need for an office building in this neighborhood. It was originally the St. Denis Hotel.

MANHATTAN BROKERS**ORVILLE B. ACKERLY**

Appraiser of

LONG ISLAND REAL PROPERTY

Phone: Longacre 2280

243 West 34th Street, New York City

ERNEST N. ADLER**Upper East Side Property a Specialty**

1506 FIRST AVE., at 79th St.

Established 1903

Phone: Rhineland 6125

Telephone: Pennsylvania 0396-0397

AMERICAN BUREAU OF REAL ESTATE

All About Real Estate Everything—Everywhere

MODERN "AMERICAN" SYSTEM

18 West 34th Street

Astor Court Building, New York

Co-operation of Reliable Brokers Invited

ARMSTRONG & ARMSTRONG**Real Estate Agents and Brokers**

212 ST. NICHOLAS AVE.—Near Eighth Ave. and

121st Street

Phone: Morningside 1376

EDMUND M. BRENNAN**INCORPORATED****Real Estate—Insurance**

11 EAST 56th ST.

Plaza 7604

JAMES A. DOWD**Real Estate—Insurance****Renting—Management**

874 SIXTH AVENUE, above 49th Street

JACOB FINKELSTEIN & SON**Real Estate—Mortgages****Specialists in the Bowery Section**

42 BOWERY

Phone: Franklin 1810

ROBERT G. GRUNERT

Successor to the

D. A. CUSEMAN REALTY CORPORATION**Real Estate—Management**

172 Ninth Ave., at 21st St. Phone: Chelsea 2841

HARRIS EXCHANGE**Real Estate—Mortgages****Renting and Leasing of Stores and Lofts**

Times Building

Broadway at 42d Street

Phone: Bryant 310-1124

HOLT & MERRALL, Inc.**Industrial Real Estate**

342 MADISON AVE.

Tel. Vanderbilt 4699

WM. P. JONES & SON

ESTABLISHED 1895

Real Estate & Insurance

1358 BROADWAY

Corner 36th St.

Phone: Fita Roy 6207

JOSEPH MILNER**Real Estate**

8 EAST 41st STREET, NEW YORK

Murray Hill 2619

JOHN CONSTABLE MOORE**REAL ESTATE**

15 EAST 40th ST.

Vanderbilt 3189

LEONARD MORGAN CO.**Real Estate—Insurance—Estates Managed**

Gotham Bank Building, Columbus Circle Suite 504-5

Phone: Columbus 1646

ARTHUR G. MUHLKER**Real Estate—Insurance**

Yorkville Section

1112 PARK AVE., NEAR 90TH ST.

Phone: Lenox 2335

ARTHUR L. SHAW**Washington Heights Specialist**

4032 BROADWAY, ABOVE 169TH STREET

Wadsworth 4150-4151

SHERMAN & KIRSCHNER**Real Estate and Insurance**

54 E. 109th STREET

NEW YORK

Tel. Harlem 9028-5863

JAMES B. SPEYERS, INC.**Real Estate**

CANADIAN PACIFIC BUILDING

342 Madison Ave.

Suite 814-816

WILLIAMS-DEXTER CO., INC.**Greenwich Village Real Estate****Insurance**

72 GREENWICH AVE.

Chelsea 8096

Applications wanted for
FIRST MORTGAGE LOANS
 (Building and Permanent)

AMOUNTS FROM \$100,000 UP
 on improved property in Greater New York

The PRUDENCE COMPANY, Inc.
 162 Remsen Street Brooklyn, N. Y.

Member Brooklyn Real Estate Board
Money to Loan on First Mortgage
Joseph T. McMahon
REAL ESTATE and
MORTGAGE LOANS
 188 and 190 MONTAGUE STREET
 BROOKLYN
 Main 0634
 SPECIAL ATTENTION GIVEN TO
 COLLECTING, RENTING
 AND MANAGEMENT OF ESTATES

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Jan. 18 to Jan. 24	1921 Jan. 19 to Jan. 25	1922 Jan. 18 to Jan. 24	1921 Jan. 19 to Jan. 25	1922 Jan. 17 to Jan. 23	1921 Jan. 18 to Jan. 24
Total No.....	209	190	232	137	759	438
Assessed Value.....	\$18,517,100	\$9,709,100	.....	.....	.....	.....
No. with consideration	20	25	22	6	33	27
Consideration	\$856,578	\$864,250	\$176,633	\$48,500	\$364,358	\$335,633
Assessed Value.....	\$723,600	\$819,000	.....	.....	.....	.....
	Jan. 1 to Jan. 24	Jan. 1 to Jan. 25	Jan. 1 to Jan. 24	Jan. 1 to Jan. 25	Jan. 1 to Jan. 23	Jan. 1 to Jan. 24
Total No.....	764	707	859	474	2,420	1,732
Assessed Value.....	\$62,620,200	\$41,504,000	.....	.....	.....	.....
No. with consideration	79	74	94	37	101	126
Consideration	\$3,162,253	\$5,360,100	\$780,387	\$209,370	\$1,885,317	\$1,260,586
Assessed Value.....	\$3,231,100	\$4,331,000	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Jan. 18 to Jan. 24	1921 Jan. 19 to Jan. 25	1922 Jan. 18 to Jan. 24	1921 Jan. 19 to Jan. 25	1922 Jan. 17 to Jan. 23	1921 Jan. 18 to Jan. 24
Total No.....	176	126	212	72	861	378
Amount	\$3,937,705	\$7,009,561	\$2,222,120	\$480,160	\$4,847,287	\$2,344,009
To Banks & Ins. Co.	25	26	12	4	206	55
Amount	\$1,031,500	\$5,258,750	\$259,700	\$39,000	\$1,900,045	\$924,750
No. at 6%	151	83	162	63	826	340
Amount	\$3,557,779	\$1,896,150	\$1,943,550	\$394,860	\$4,579,337	\$2,143,059
No. at 5 1/4%	4	12	5	2	31	15
Amount	\$125,250	\$247,796	\$26,000	\$8,100	\$252,850	\$105,750
No. at 5%	4	3	5	.....	3	5
Amount	\$39,276	\$900,000	\$6,500	.....	\$14,500	\$15,000
No. at 4 1/2% .....	.....	1	.....	.....	.....	.....
Amount .....	.....	\$7,000	.....	.....	.....	.....
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
Unusual Rates .....	.....	2	1	.....	.....	4
Amount .....	.....	\$3,531,000	\$550	.....	.....	\$12,500
Interest not given...	17	25	41	7	1	14
Amount	\$215,400	\$427,615	\$245,520	\$77,200	\$600	\$67,700
	Jan. 1 to Jan. 24	Jan. 1 to Jan. 25	Jan. 1 to Jan. 24	Jan. 1 to Jan. 25	Jan. 1 to Jan. 23	Jan. 1 to Jan. 24
Total No.....	645	490	691	272	2,646	1,448
Amount	\$19,034,560	\$24,509,372	\$6,950,484	\$1,567,952	\$14,613,474	\$7,817,370
To Banks & Ins. Co.	77	66	51	15	545	217
Amount	\$3,894,300	\$9,402,150	\$1,110,140	\$115,500	\$4,432,570	\$2,366,594

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922 Jan. 18 to Jan. 24	1921 Jan. 19 to Jan. 25	1922 Jan. 18 to Jan. 24	1921 Jan. 19 to Jan. 25
Total No.....	69	47	26	25
Amount	\$3,768,850	\$2,077,400	\$744,100	\$390,730
To Banks & Ins. Companies...	51	28	18	8
Amount	\$3,150,350	\$1,749,100	\$575,000	\$202,000
	Jan. 1 to Jan. 24	Jan. 1 to Jan. 25	Jan. 1 to Jan. 24	Jan. 1 to Jan. 25
Total No.....	189	151	69	52
Amount	\$9,595,275	\$6,452,450	\$1,988,100	\$880,030
To Banks & Ins. Companies...	135	93	40	19
Amount	\$8,254,600	\$5,291,150	\$1,419,500	\$400,500

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 Jan. 18 to Jan. 24	1921 Jan. 19 to Jan. 25	1922 Jan. 18 to Jan. 24	1921 Jan. 19 to Jan. 25	1922 Jan. 18 to Jan. 24	1921 Jan. 19 to Jan. 25	1922 Jan. 18 to Jan. 24	1921 Jan. 19 to Jan. 25	1922 Jan. 18 to Jan. 24	1921 Jan. 19 to Jan. 25
New Buildings...	19	4	75	10	197	102	444	46	58	12
Cost	\$3,316,000	\$11,600	\$1,864,800	\$138,700	\$2,159,525	\$3,241,645	\$3,251,715	\$302,550	\$159,855	\$39,925
Alterations	\$445,550	\$454,135	\$67,600	\$40,000	\$151,810	\$427,115	\$156,520	\$40,250	\$11,935	\$2,845
	Jan. 1 to Jan. 24	Jan. 1 to Jan. 25	Jan. 1 to Jan. 24	Jan. 1 to Jan. 25	Jan. 1 to Jan. 24	Jan. 1 to Jan. 25	Jan. 1 to Jan. 24	Jan. 1 to Jan. 25	Jan. 1 to Jan. 24	Jan. 1 to Jan. 25
New Buildings...	45	45	208	38	637	242	937	158	145	41
Cost	\$10,720,150	\$2,553,025	\$7,375,950	\$2,342,900	\$6,651,715	\$4,526,740	\$5,783,100	\$867,148	\$502,950	\$89,000
Alterations	\$994,115	\$1,366,410	\$101,100	\$71,000	\$333,065	\$960,520	\$242,397	\$104,650	\$69,735	\$10,390

MAX N. NATANSON

BUYS AND SELLS
IMPROVED
MANHATTAN
PROPERTY

170 BROADWAY
 Suite 915-919 Cortlandt 7637-7638

MRS. GERRIT SMITH

Member Real Estate Board of New York

42 EAST 40th STREET
 CITY DEPARTMENT
 APARTMENTS AND HOUSES
 SOUND SHORE PROPERTY A SPECIALTY

J. CLARENCE DAVIES

Member Real Estate Board, N. Y.

BRONX REAL ESTATE
 AUCTIONEER—BROKER
 APPRAISER—MORTGAGE LOANS
 Main Office: 149th St. and Third Ave.
 BRANCHES:
 32 Nassau Street 51 East 42nd Street
 Phone Connections

Philip A. Payton, Jr., Company

**REAL ESTATE AGENTS
 AND BROKERS**

New York's Pioneer Negro
 Real Estate Agents
127 West 141st Street
 Between Lenox and Seventh Avenues
 Telephone: Audubon 0945

BUILDING SECTION

Employers Reject Untermeyer's Wage Scale Proposal

Board of Governors Hold Plan of Lockwood Committee Counsel Discriminates

Against All Other Elements in Industry in Favor of Labor

AT a special meeting of the Board of Governors of the Building Trades Employers' Association held Wednesday afternoon further consideration was given to the proposal recently made by Samuel Untermeyer, special counsel to the Lockwood Joint Legislative Committee. This proposition provided that a new contract for two year from January 1, be entered into between the employers and the Building Trades Council; that the present scale of wages be continued for the year 1922; and that the wage scale for 1923 be based on that of 1922, subject to decrease or increase in the cost of living for the year 1922 as compared with 1921.

After all of the trade organizations affiliated with the Building Trades Employers' Association had met for a careful consideration of this proposal their conclusions were reported to the Board of Governors and the Board, acting in accordance with the expressed will of the entire membership, wrote a letter to Mr. Untermeyer rejecting his proposal. This letter said:

"Your proposition, that a new contract be now made for two years from January 1st by and between the Building Trades Employers' Association and the Building Trades Council, that the present wage scale be continued for the year 1922, and that the wage scale for 1923 be based on that of 1922, subject to decrease or increase in the cost of living for the year 1922 as compared with 1921, provided that the continuance of the present wage scale and the amount of the wage scale for 1923 be condition, as to the wages of \$1.00 per day for each member of the unions, upon the efficiency of each union separately considered, efficiency to be determined by an arbitration board of seven members, has been considered by the trade associations, comprising the Building Trades Employers' Association.

"These trade associations have reported their conclusions to the Board of Governors, and the Board, acting in accordance with the expressed will of the entire membership, has rejected your proposal.

"The present wage scale has been repeatedly condemned by the public. Its continuance without a fair hearing of all the facts relating thereto by the representatives of the public would be unfair to the public and to the nine hundred members of the Building Trades Employers' Association who are dependent upon the patronage of the public for a living.

"Housing is one of the principal items of expenditure considered in computing the cost of living. Our investigation conclusively shows that the peak in rental values has been passed and that the trend is now downward. The items of cost of housing construction, other than labor, have been greatly reduced. The prices of all materials have been reduced and the wages of all those employed in the manufacture of housing materials already have been reduced. You now propose that the labor employed on housing construction, which up to the present suffered no reduction from war time wages, shall not only be exempted from a reduction during the whole year of 1922, but its wages for 1923 shall not be reduced unless additional reductions shall be made in all of the other items entering into the cost of living, which must mean a still further reduction in wages of all other lines except the building line. It seems to us that the building trades unions would not ask for more.

"The solution of other problems almost as important as the

wage question is necessary to the making of agreements with the building trades unions.

"We have not charged that the entire membership of any union has been guilty of shirking. The consideration given by the union in return for the wages paid is a fair day's work by its members, and to enter into arbitration before a numerous board upon the question of whether the consideration has not been or is not being given by the union would mean continuous arbitration as to the performance of the contract, which would be a cumbersome proceeding.

"The Building Trades Employers' Association has for seventeen years enforced an arbitration policy. The unions have for all that time assented to arbitration. We now feel that, in fairness to our members, the public should not only be a party to the arbitration but should sit in all negotiations and participate in the settlement of all questions.

"We have fully advised the unions of our wishes."

A special committee headed by Walter Stabler recently attempted to use its influence in an effort to settle the matter of wage scales and trade abuses without further delay and submitted a program of procedure, that was accepted by the employers, but turned down by the labor representatives.

The letter of the Building Trades' Council to Mr. Stabler, rejecting the proposition of his Committee said in part:

"Your letter of January 16, addressed to Mr. Patrick Crowley, President Building Trades' Council has been received and considered by the Council Executive Committee and the Council. Your letter proposes that a committee of five from the parties you represent be present at a meeting between representatives of the Building Trades Employers' Association and the Building Trades Council in order to assist in the selection of another committee of citizens, this committee to be present and participate in negotiations for a settlement of the agreement for 1922 or longer.

"In a former letter to Mr. Robert D. Kohn, we stated that the Council had accepted a proposal made by Mr. Samuel Untermeyer as a solution of existing differences. We can only reiterate that the Council still believes that nothing better than the proposal made by Mr. Untermeyer has been suggested by any one. Coming as it does from the Council for the Lockwood Committee a Legislative Committee which had made an exhaustive investigation of building conditions—it emanates from that representative of the public best qualified to speak in the public interest and because of that must carry with it the approval of the public. There is nothing sinister or hurtful about it to any one and to the building trades workers it seems to be a fair and square solution of the question at issue.

"We do not want to appear discourteous to the gentlemen you represent but we are responsible to the men we represent and to the public and we must discharge that responsibility in a manner that will conform to the wishes of those men and the public. The organizations seated in the Council have decided in favor of the Untermeyer plan and if the Building Trades Employers' Association does likewise meetings between the two bodies need only consider details and therefore the presence of a third party would hardly be necessary. If however the Employers' Association deems the presence of a third party necessary or if the Lockwood Committee feels that it can pro-

(Concluded on page 116)

New York State Builders Meet in Albany Next Week

Constructive Program of Activity for 1922 Outlined for Annual Convention of Association of Building Trades Employers

THE New York State Association of Builders will hold its twenty-sixth annual convention at Albany, Tuesday and Wednesday, January 31 and February 1. The headquarters of the convention will be at the Ten Eyck Hotel and the sessions will be held in the ball room. The responses from the various employers' associations throughout the State indicate that the forthcoming convention will be a notable gathering as far as the number of delegates is concerned and the sessions should result in some very constructive effort to revive interest in building in this Commonwealth.

The first session will be called to order at 10 a. m. Tuesday and the convention will be formally opened with an address by William S. Hackett, Mayor of Albany. C. W. Luther, president of the New York State Association of Builders, is scheduled to respond to the address of welcome after which the session will be turned over to routine business. This will include the annual reports of the secretary and treasurer and the appointment of special committees. One of the most important of the topics for discussion at this session will be that

of wage scales and trade agreements and working conditions in each of the cities represented by delegates.

The annual banquet of the Association will be held in the ball room of the Ten Eyck Hotel on Tuesday evening at 7 p. m.

The Wednesday morning business session will convene at 10 a. m. and the program includes the reading of annual reports of the various standing committees, the report of the Executive Committee, the appointment of a new executive committee, the report of the Counsel on legislative work of 1921, session of State Legislature; the consideration of a legislative program for 1922 and whatever further routine business may come up. One of the most important features on the program of this session is an address by W. S. Hays, Secretary of the National Federation of Construction Industries, who will speak on national building problems and the plans for their solution.

This session will adjourn at 1 p. m. and will be immediately followed by the annual State Association luncheon. William T. Ritch, of New York City, will be the song leader and informal addresses will be made by past officers of the association and also by Edward A. Keeler, Secretary.

Davenport Committee Proposes to Equalize Taxes

(Continued from page 103)

districts of the state by the farmer, the home owner and the rent payer.

"The committee believes that permanent relief for overburdened real property lies in the development of a new practice in the localities themselves with respect to waste and the extravagant extension of expenditures. At the present time real estate in New York is in an especially exposed position, bearing the full brunt of the mounting costs of government, the committee finds. It is now practically the sole shock absorber.

"Assessments of real property throughout many sections of the State appear to be involved in much incompetence and injustice," the report says. "What appears to be needed is a larger assessment district and more skilled and permanent assessment service. The attainment of this involves the adoption of a constitutional amendment."

"Another proposal which is urgent in the opinion of the Committee has to do with the increased taxation of motor trucks. It is perhaps not generally known that of every \$30,000 a mile spent at present by the state for road building the second \$15,000 is expended mainly that the roads may be fit to permit the operation of heavy trucks carrying great loads of freight.

"The committee has found," continues the report, "that the old method of taxing banks and other financial institutions, which has been in force

for many years, produces very unequal results, and proposes that financial institutions be taxed by a new method on the basis of their 'net income.' This will make it possible to treat financial institutions with more exact fairness as compared with other business, and to correct the injustices which the committee's investigations show now rest upon the smaller banks of the State.

"A crisis has developed in bank taxation in the country because of a decision of the Supreme Court of the United States which apparently makes illegal the traditional method of taxing national banks. Certain of the national banks in the State are seeking under this decision to escape from all State taxation. This committee has joined in an effort to obtain an amendment to the Revised Statutes of the United States which will meet the condition created by the decision of the Supreme Court. Unless this amendment is conceded by Congress, the committee's plan outlined above for a reorganization of the bank taxes of the State, although greatly needed in the interest of justice to the banks themselves, as well as to the State, cannot be put into operation.

"However, if a reasonable plan is blocked through the short-sighted opposition of a small section of the financial community, the committee proposes to prevent the evasion of a fair share of the Government burden by validating the traditional national bank tax through a return to the taxation of all moneyed capital competing with national banks at the same rate as that imposed upon national banks themselves.

"The committee has received many complaints regarding the unequal manner in which the business taxes of the State apply when restricted merely to incorporated business entities. The committee believes that a fair business tax must be as broad as business itself, and that the unincorporated business entities, which prosper under the support and protection of the environment of a free and stable Government, should pay their fair share of the burden which the State finds it necessary to impose upon business. The committee recommends a reasonable tax upon the net income above \$5,000 of unincorporated business."

Restricts Height of Buildings on Fifth Avenue

EIGHT of buildings on Fifth Avenue between 60th and 95th Streets will be restricted to 75 feet. This was decided at the meeting of the Board of Estimate on Friday, Jan. 20. Several weeks ago owners of property along this part of Fifth Avenue made an attempt to have the Board of Estimate include that territory in the zoning restrictions, thereby limiting the erection of tall buildings.

A majority of the board voted in favor of the restrictions, but when it was pointed out that the law provided that if 20 per cent. of the property owners within any zoning district opposed restrictions it required a unanimous vote of the board to adopt

a zoning resolution, the matter was laid over until tomorrow to determine if the objectors numbered 20 per cent.

The Corporation Counsel gave an opinion that 20 per cent. of the owners had not protested, and that the resolution passed last November was legal.

Under the present law the height of buildings in this section may be 150 feet, but the amendment restricts the height to 75 feet.

Since the fight to restrict buildings on the Avenue to 75 feet plans have been filed for several apartment houses reaching the 150-foot limit.

Employers Reject Untermeyer's Wage Scale Proposal

(Continued from page 115)

mote the public interest by being present at meetings between representatives of the Employers and the Council we will not object to the presence of the Lockwood Committee because it is truly representative of the public. Your body can render no greater public service in this matter than by urging the Employers to accept the solution offered by Mr. Untermeyer and we would earnestly request you to follow that course.

"Since writing the above Mr. Crowley has been in touch with

Mr. Untermeyer and Mr. Untermeyer has made the following suggestions. That the Council will have no objection to a small committee—say three from your associates to be present while the representatives of the Employers' Association and the Council are discussing their differences but under no consideration are the members of this committee to have any voice in the discussion or to be considered as having any right to arbitrate existing differences.

"This council is thoroughly in accord with this suggestion."

Residential Building Still Dominates Local Situation

Weekly Figures of F. W. Dodge Company Show Tremendous Influence of Tax Exemption Measure Upon Construction Outlook in Greater New York

REPORTS from architects and engineers in New York State and New Jersey, north of Trenton, show a steady increase in the volume of projected construction now scheduled for a start during the early spring months. Although the commitments of the past few weeks have not quite kept pace with the newly projected work reported the actual contract awards have been fair and certainly indicate sufficient active building to assure a busy season to the construction fraternity.

According to the figures tabulated by the F. W. Dodge Company for the third week of 1922 there were 446 new building and engineering operations reported as being planned for locations in New York States and Northern New Jersey. This work will involve an outlay of approximately \$26,020,500. During the same week the contracts awarded in this territory numbered 279 and represented a total value of \$11,754,900.

Residential construction accounts for approximately one-half of the proposed buildings reported and is nearly two-thirds of the work actually placed under contract during the week. This is largely due to the fact that the close of the tax exemption

period is near at hand and speculative builders are making every effort to get their operations started in order to claim their exemption for the specified period.

Among the 446 projects for which plans were reported during the week of January 14 to 20 inclusive were 73 business buildings such as stores, offices, lofts, commercial garages, etc., \$5,345,000; 17 educational projects, \$4,625,400; 3 hospitals and institutions, \$1,058,000; 17 factory and industrial buildings, \$323,500; 9 public works and public utilities, \$345,000; 8 religious and memorial structures, \$224,000; 301 residential operations including apartments, flats and tenements and one and two-family dwellings, \$13,180,100 and 18 social and recreational projects, \$918,500.

The list of 279 projects for which contracts were reported during the third week of 1922 was comprised of the following groups: 49 business buildings of various types, \$1,428,800; 3 educational buildings, \$305,000; 3 hospitals and institutions, \$655,000; 15 factory and industrial projects, \$315,000; 6 public works and public utilities, \$465,000; 1 religious edifice, \$10,000; residential operations, \$8,270,100 and 4 social and recreational projects, \$306,000.

PERSONAL AND TRADE NOTES.

Leonard S. Henry, architect, has moved his office to 36 East 49th street.

Radio Manufacturing Company announces the removal of its general offices and sales department to 170 Fifth avenue.

Birch Burdette Long, architect, announces the removal of his offices from 400 West 23d street to 36 East 49th street.

William Neumann, architect, announces the removal of his offices from 314 Palisade avenue to the Lerner Building, Boulevard and Bergen avenue, Jersey City, N. J.

William G. Dawson, a prominent builder of Mt. Vernon, was elected president of the Westchester County Building Trades Employers' Association at the recent annual meeting of this organization.

H. I. Feldman, architect, announces the opening of an office for the general practice of his profession at 17 West 42d street, and desires samples, catalogues and price lists of building materials and specialties.

Kent Company, Inc., Rome, N. Y., manufacturer of the Utility electric floor machine and the Kent stationary cleaner, announces the establishment of a New York City office at 147 West 57th street. The new office will be in charge of F. T. Kent.

Starobin Electrical Supply Company recently established a branch office and sales room at 173 Hunter avenue, Long Island City. Besides carrying a general line of electrical supplies at this new address the company has put in a stock of commercial and residential lighting fixtures. William Haag is in charge of the Long Island City depot.

Newark Builders Elect Officers

The annual meeting of the Builders' and Traders' Exchange of Newark was held at the Exchange headquarters, 156 Market street, Thursday, January 19. The following officers were re-elected for a term of one year: Frederick Bowden, president; Hugh Kinnard, vice-president; William C. Clift, secretary, and Lewis C. Rusling, treasurer. Two directors were chosen for a term of three years—John W. Shaw and David P. Smith. The other members of the Board of Directors are Harry G. Fowler, John F. Dey, Ira J. Ingram and Wil-

bur M. Whitlock. Action was taken to fill the vacancy caused by the death of Superintendent Walter Rooksby, who died on January 17. He had held this position for the past twenty years.

"Own-Your-Home" Exposition

The fourth annual "Own-Your-Home" Exposition will be held in New York City April 22 to 30, inclusive. Robert H. Sexton, 512 Fifth avenue, is the managing director. The 1922 Exposition will be even more extensive and interesting than those of previous years. Practically every phase of home planning, financing and construction will be shown graphically and considerable exposition space will be devoted to the furnishing and decoration of houses of moderate cost.

Paint Research To Be Undertaken

Research into the problems of the protecting power and durability of paint on wood is being planned by the Engineering Foundation. It is likely that the organization of the proposed investigation will be directed jointly by the Foundation, the Division of Engineering, and the Division of Chemistry and Chemical Technology of the National Research Council. The Foundation says that in view of the great annual expenditure for paint, about \$300,000,000, it is important to have dependable information on the durability both of paint and of the wood which it protects.

John Wilson, Material Dealer, Dies.

John Wilson, president of the Brooklyn Builders' Supply Company, Sixth street and Gowanus Canal, Brooklyn, died of pneumonia at his home, 456 Fourteenth street, Saturday, January 21. Mr. Wilson, who has one of the organizers of the Brooklyn Builders' Supply Company, had been its president for the past ten years. Prior to entering the material supply business he was one of the most prominent builders of the Park Slope section of Brooklyn, where he erected many private residences and large apartment houses. He was born in Aberdeen, Scotland, and came to the United States when he was about twenty years of age. For the past thirty years he had been a resident of Brooklyn and was prominently identified with business and civic activities. He was a member of the Rotary Club, the Brooklyn Chamber of Commerce, the Crescent Athletic Club and Greenwood Lodge, No. 569, F. & A. M. He is survived by his widow and a daughter.

TRADE AND TECHNICAL SOCIETY EVENTS.

Architectural League of New York will hold its annual exposition at the Fine Arts Building, 215 West 57th street, Sunday, February 5, to Saturday, March 4, from 1 P. M. to 10 P. M. The exhibition will be preceded by the usual reception on Saturday afternoon, February 4.

New York State Association of Builders will hold its annual convention at the Ten Eyck Hotel, Albany, January 31 and February 1, inclusive.

Building Managers' and Owners' Association of New York will hold its regular monthly dinner meeting at the Advertising Club, 47 East 25th street, Tuesday evening, February 14. The speaker of the evening will be announced later.

Building Trade Employers' Association will hold its annual election of officers at the association rooms, 30 West 33d street, Tuesday, February 21. The Nominating Committee has presented the following slate: For president, Walter S. Faddis; for vice-president, A. J. Rosenthal; for second vice-president, John J. Grace, and for treasurer, J. Odell Whitenack.

Lighting Fixture Dealers' Society of America will hold its annual convention at the Milwaukee Auditorium, Milwaukee, Wis., January 30 to February 4, inclusive.

American Institute of Architects has selected Chicago as the city in which to hold its 1922 convention, which will be held early in the spring. Further details will be announced later.

New York State Retail Hardware Association will hold its annual convention and exhibition at Rochester, N. Y., February 21 to 24, inclusive. Exhibition at Exhibition Park; headquarters and sessions at the Powers Hotel.

Common Brick Manufacturers' Association of America will hold its annual convention at the Statler Hotel, St. Louis, Mo., January 30 to February 1, 1922. Indications are that this convention will draw a larger attendance than the historic gathering in New York City last

National Metal Trade Association will hold its twenty-fourth annual convention at the Hotel Astor, New York City, April 19 and 20, inclusive. The program of this meeting will be announced later.

American Society for Testing Materials will hold its twenty-fifth annual meeting at the Chalfonte-Haddon Hall Hotel, Atlantic City, June 26 to July 1, inclusive.

CURRENT BUILDING OPERATIONS

LOCAL building interests are now chiefly concerned with the prospects for a new working agreement and wage scale with labor and until this question is settled there is likely to be some hesitancy about starting new construction. There is a vast amount of contemplated work pending, a large percentage of it for which plans are fully matured, but owners are unwilling to make definite commitments while there remains any doubt as to wages for building mechanics.

Reports from speculative building interests are indicative of an early spring start on a lot of new apartment houses and one and two-family projects so as to obtain the advantages of tax exemption. Although there is a possibility that the tax exemption law may be extended the majority of prospective builders of speculative operations are not taking a chance on the extension of the present law, but will make every possible effort to get their jobs substantially under way by the time specified under the law as it now reads.

Recently there has been a slight advancing tendency to material prices and the markets in general are now quite firm. Brick, Hudson River common, is being held at \$17 a thousand in the wholesale market and lumber is higher than it was. Fabricated steel is off a bit, but several other lines are more costly today than they were a few weeks ago. Demand is fair, but inquiry shows that a large amount of new business will be released just as soon as conditions warrant.

Common Brick—Owing to the extremely cold weather of the past week or ten days business in the New York wholesale market for Hudson River common has been quite light. Sales have been negligible and as the river is completely ice-bound above Tarrytown there have been no arrivals of brick from up-river yards. Common brick prices have advanced sharply during the week with current quotations \$17 a thousand. The manufacturers who are asking this figure feel that they are fully entitled to it because of their extra costs in holding and covering this brick.

Summary—Transactions in the North River common brick market for the week ending Thursday, January 26. Condition of market: Demand light; prices sharply advanced. Quotations: Hudson Rivers, \$17 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, none; sales, 6. Distribution: Manhattan, 4; Bronx, 1; Astoria, 1.

Remaining unsold in the New York wholesale market, 9.

Lumber—Trade is quiet in both branches of the local lumber market, but recent inquiry is indicative of a large amount of potential business that is likely to be released shortly. It is reported that the majority of the yellow pine mills have again resumed operations after the holiday shutdown. Although the present demand for this kind of lumber is weak, prices have not been reduced. Long leaf timber prices are also holding firmly. Flat grain floorings which advanced dur-

ing the last quarter of 1921 are now selling considerably below the December 1 prices, with demand light. Spruce prices are firm but stocks are badly broken. There is a tendency on the part of some mills to make concessions in prices on maple and oak flooring. The market at present is particularly spotty and will not settle down again until the 1922 building season gets actually under way.

Structural Steel—The local market for fabricated steel for buildings is steadily improving, with a continuation of fairly good tonnage for commercial construc-

BUILDING COMMODITY PRICES

CURRENT prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York.

Note—Price changes are indicated by bold-face type.

Brick (Wholesale, on Dock, N. Y.), per thousand:

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

Hudson River best grades....\$17.00 to —
Raritan.....No quotation
Second-hand brick, per load
of 3,000, delivered.....\$45.00 to —

Face Brick—Delivered on job in New York:

Rough Red.....	\$45.00 to —
Smooth Red.....	45.00 to —
Rough Buff.....	50.00 to —
Smooth Buff.....	50.00 to —
Rough Gray.....	53.00 to —
Smooth Gray.....	53.00 to —
Colonials.....	45.00 to —

Cement—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Domestic Portland cement, per bbl..\$2.80
Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd.	\$4.25
Bronx deliveries.....	4.25
¾-in., Manhattan deliveries.....	4.25
Bronx deliveries.....	4.25

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water front, in which case prices will be slightly higher.

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries.....	\$3.50
Bronx deliveries.....	3.50

Hollow Tile—

Exterior—Not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring.....	\$0.12 per sq. ft.
3x12x12.....	0.12 per sq. ft.
4x12x12.....	0.17 per sq. ft.
6x12x12.....	0.19 per sq. ft.

Note—For deliveries north of 125th st., Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens.....\$10.50 per 1,000

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Finishing Lime (Standard in 300-lb. barrel).....\$4.70 per bbl.

Common Lime (Standard 300-lb. barrel).....4.40 per bbl.

Finishing Lime (Standard in Hydrate Finishing, in paper bags.....24.00 per ton

Hydrate Common, in cloth bags.....22.50 per ton

Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth bags.....\$21.00 per ton

Brown Mortar, in cloth bags...18.00 per ton

Lath Mortar, in cloth bags...18.00 per ton

Finishing Plaster, in cloth bags.....24.50 per ton

Rebate for returned bags. 15c. per bag

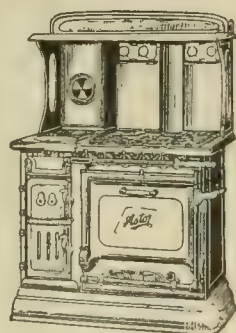
Finishing Plaster (250-lb. barrel).....\$4.00 per bbl.

Finishing Plaster (320-lb. barrel).....5.35 per bbl.

Plaster Blocks—

2-in. (solid) per sq. ft.....\$0.17 to 0.19

3-in. (hollow) per sq. ft.....0.17 to 0.19



The UNION STOVE WORKS

Headquarters for Builders for

Kitchen Ranges for Coal or Gas, Standard or
Pipeless Furnaces, Heating Boilers, Laundry
Apparati

THE GREAT "ASTOR" LINE

70 BEEKMAN STREET

Established 88 Years

Telephone: Beekman 2496

\$80,000

To loan on corner plot, 75x100 feet, in Norwood Gardens, Long Island City, for construction of 5-story walk-up with stores.

One Million Dollars

To loan on one and two-family houses.

Rickert-Brown Realty Co.

52 VANDERBILT AVE., NEW YORK CITY
Tel. Vanderbilt 9484 4-6

Keen Competition and the Great Struggle for Business has brought into the New York Market a Light Weight Extra Heavy Cast Iron Pipe.

We are selling Full Weight, New York Regulation, Extra Heavy, Cast Iron Pipe.

We do not Substitute, but sell Full, Honest Weight.

JOHN A. MURRAY & SONS, INC.

"The House of Reliability"

310-312 WEST 39TH STREET, NEW YORK

MATERIALS AND SUPPLIES

tion and the release of quite a number of apartment house projects, the majority ranging from 500 to 1,000 tons each. Although there has not been quite so much new construction figuring during the past week as there was just prior to the close of 1921, the outlook for the early spring is bright as architects and engineers are working on plans for a number of important operations that will in all probability be shortly released for bids. Prices are slightly lower and ruling quotations range from \$60 to \$65 per ton, fabricated and erected.

Builders' Hardware—There is quite an active interest in this line and both manufacturers and jobbers are anticipating a busy season ahead. Early prospects for an extensive building movement during the coming spring and summer months are excellent and as a consequence the outlook for a heavy hardware demand is particularly bright. At present the movement out of jobbers' stocks is fair and dealers seem to be augmenting their stocks in preparation for the early spring building requirements. Prices are steady and no changes were reported.

Window Glass—Although business in this line has been somewhat dull since the beginning of the year, there has been an increase in the number of inquiries local jobbers have received during the past week that are indicative of greater buying activity within the next few weeks. There is still considerable new construction with window glass requirements yet to be taken care of and a large amount of new work has lately been placed under contract, so that the market for glass is practically assured for the coming spring and summer. Prices are firm and unchanged.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.

27x48x½ in.....	\$0.38 each
32x36x¼ in.....	0.22 each
32x36x¾ in.....	0.24 each
32x36x½ in.....	0.30 each

Sand—

Delivered at job in
Manhattan\$1.80 to — per cu. yd.
Delivered at job in
Bronx 1.80 to — per cu. yd.

White Sand—

Delivered in Manhattan....\$5.00 per cu. yd.

Broken Stone—

1½-in., Manhattan delivery..\$4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.
¾-in., Manhattan delivery.. 4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.

Building Stone—

Indiana limestone, per cu. ft.....	\$1.62
Kentucky limestone, per cu. ft.....	2.27
Briar Hill sandstone, per cu. ft.....	1.63
Gray Canyon sandstone, per cu. ft....	1.65
Buff Wakeman, per cu. ft.....	1.90
Buff Mountain, per cu. ft.....	1.80
North River bluestone, per cu. ft.....	1.85
Seam face granite, per sq. ft.....	1.20
South Dover marble (promiscuous mill block), per cu. ft.....	2.25
White Vermont marble (sawed) New York, per cu. ft.....	3.00

Structural Steel—

Plain material at tidewater; cents per pound:

Beams and channels up to 14 in.	1.88c. to 2.03c.
Beams and channels over 14 in.	1.88c. to 2.03c.
Angles, 3x2 to 6x3.....	1.88c. to 2.03c.
Zeas and tees.....	1.88c to 2.03c.

Lumber—

Wholesale prices, New York.
Yellow pine, merchantable 1905, f. o. b., N. Y.:

3x4 to 14x14, 10 to 20 ft....	\$41.00 to \$51.00
Hemlock, Pa., f. o. b., N. Y., base price, per M.....	37.50 to —
Hemlock, W. Va., base price, per M.....	37.00 to —
(To mixed cargo price add freight, \$1.50.)	
Spruce, Eastern, random cargoes, narrow (delivered)...	30.00 to —
Wide cargoes	33.00 to —
Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.	
Cypress Lumber (by car, f. o. b., N. Y.):	
First and seconds, 1-in....	\$110.00 to —
Cypress shingles, 6x13, No. 1 Hearts.....	— to —
Cypress shingles, 6x13, No. 1 Prime	— to —
Quartered Oak.....	to \$166.00
Plain Oak.....	to 136.00

Flooring:

White oak, quart'd sel....	to \$87.50
Red oak, quart'd select....	to 87.50
Maple No. 1.....	65.00 to —
Yellow pine No. 1 common flat	55.00 to —
N. C. pine flooring Norfolks	65.00 to —

Window Glass—

Official discounts from manufacturers' lists:

Single strength, A quality, first three brackets	85%
B grade, single strength, first three brackets	85%
Grades A and B, larger than the first three brackets, single thick.....	85%
Double strength, A quality.....	85%
Double strength, B quality.....	87%

Linseed Oil—

City brands, oiled, 5 bbls. lot..	\$0.73 to —
Less than 5 bbls.....	0.76 to —

Turpentine—

Turpentines	\$0.92 to \$0.95
-------------------	------------------

Electrical Supplies—Business in this line has slowed down to some extent during the past week and it is all the more apparent because there was quite a buying spurt directly after the first of the year. The outlook for early spring business is excellent, however, and with the volume of projected construction steadily increasing there should be no complaint of a lack of business during the coming season. Prices for electrical materials and supplies remain steady and are practically unchanged. For the most part stocks are adequate for the light current demand and ample supplies are easily available at production points. Quotations on flexible armored conduit are somewhat easier than they were and rubber-covered wire prices are slightly off.

Cast Iron Pipe—Orders for cast iron pipe for spring delivery are coming in from private buyers quite rapidly and some are for fairly large tonnages, so that the industry has quite a large volume of business ahead and prospects of considerable municipal business shortly to be released. Manufacturers are far better off as regards orders than they were one year ago, and practically all of the plants are working at more than 75 per cent. of capacity. Prices are firm and unchanged, with New York quotations as follows: 6 in. and heavier, \$47.30 per net ton; 5 in. and 4 in., \$52.30, and 3 in., \$62.30, with Class A and gas pipe \$4 extra per ton.

Linseed Oil—During the past week there has been somewhat of a change in the linseed oil market situation. The demand has improved, although practically all buying is in small lots, and the number of current inquiries leads to the belief that business conditions are changing for the better. Prices are firm.

Nails—Business has been quite dull during the past few weeks and jobbers do not anticipate much of an increase until the spring building season commences.



*Face
Enameled
Fire*

BRICK

FACE BRICK

in Buffs, Ironspots, Browns and Mingled Effects, in full range or any individual Shade or Texture.

ENAMELED BRICK

in White and Mottled Effects, first and second quality for interiors, exteriors and courts.

FIRE BRICK

and fire clay of highest grades.

Lowest market prices. May we estimate for you?

As manufacturers of BRICK for thirty years, we have a record of repeat orders that affords you a 100% guarantee of **satisfactory service**. To the service given by our Face, Enameled and Fire BRICK, is added the service we render in shipment and delivery. Prompt shipments on any size contracts in any range of shade or texture, at fair prices and of first-class quality.

American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 8787-8788

WEBSTER AV.—Wm. H. Meyer, 1861 Carter av, has plans in progress for a 4-sty brick ice plant, 75x110 ft, with storage & offices, on Web-

ster av, between 174th & 175th sts, for E. M. Schildwachter, 4130 Park av, owner. Total cost, \$1,000,000. Bids will be taken about February 1.

STORES, OFFICES AND LOFTS.

KINGSBRIDGE ROAD.—P. R. Henkel, 316 East 161st st, has completed plans for a 2-sty brick store & office building, 90x120 ft, at the southeast corner of Kingsbridge rd & Davidson av, for Weeks Avenue Construction Co., I. Robinson, president, 222 Fulton st, owner and builder.

TREMONT AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for eleven 1-sty and cellar brick and limestone stores, 11x112 ft irregular, at the southeast corner of Tremont and Morris avs for Henry F. Garidel, 623 West 185th st, owner and builder. Cost, \$45,000.

199TH ST.—Moore & Landsiedel, 148th st and 3d av, have completed plans for eight 1-sty and cellar brick and limestone stores, 25x100 ft, at the southwest corner of 199th st and Jerome av for West 190th Street Corp., care Chas. Schlesinger, 1776 Weeks av, owner and builder. Cost, \$15,000.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

UNION ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty brick apartment, 50x97 ft, in the south side of Union st, 150 ft west of Utica av, for Jacob Kurlander, 5 Wayne st, Middle Village, owner and builder. Cost, \$48,000. Owner will take bids on separate contracts about March 15.

LINCOLN PL.—McCarthy & Kelly, 16 Court st, have completed plans for a 4-sty brick apartment, 83x100 ft, on the south side of Lincoln pl, 70 ft east of Underhill av, for Wisconsin Realty Co., Harry Gordon, president, 330 Wyona st, owner and builder. Cost, \$125,000.

81ST ST.—Thos. I. Hohauser, 116 West 39th st, Manhattan, has completed plans for a 4-sty brick apartment, 60x76 ft, in the north side of 81st st, 400 ft east of Bay pkway, for Hicklow Construction Co., 116 West 39th st, Manhattan, owner and builder. Cost, \$80,000.

BAY 25TH ST.—Shampan & Shampan, 50 Court st, have plans in progress for a 4-sty brick and limestone apartment, 70x100 ft, in the west side of Bay 25th st, 150 ft south of 86th st, for I. S. Chanin, 211 Bay 10th st, owner and builder. Cost, \$140,000.

NEW YORK AV.—C. B. Meyers, 31 Union sq Manhattan, has plans in progress for a 6-st, brick apartment, 100x120 ft, at the southeast corner of N Y av and Carroll st, for M. Solomon & Sons, Inc., 217 Havameyer st, owner and builder. Cost, \$175,000.

44TH ST.—Ferdinand Savignano, 6005 14th av, has plans in progress for a 4-sty brick apartment, 40x100 ft, in the south side of 44th st, 100 ft east of 13th av, for S. Kraus, owner, care of architect. Cost, \$70,000.

DWELLINGS.

38TH ST.—Geo. Alexander, Jr., 3402 av K, has plans in progress for two 2-sty frame dwellings, 16x61 ft, in the east side of East 38th st 170 ft north of av I, for Richard Von Lehn, Jr, 2701 Glenwood rd, owner and builder. Cost \$14,000.

AV I.—Jack Fein, 211 Snediker av, has completed plans for two 2-sty frame dwellings, 20 40 ft, at the northwest corner of Av I and East 51st st, for John Morobito, 230 Thompson st owner and builder. Total cost, \$12,000.

AV Q.—P. A. Smith, 51 East 42d st, has completed plans for a 2-sty frame dwelling, 28x50 ft, on the south side of Av Q, 60 ft east of East 18th st, for Nellie G. Pease, 12 Kenmore pl, owner. Cost, \$16,000.

VAN SICLEN ST.—Wm. A. Lacenza, 16 Court st, has completed plans for a 2-sty frame dwelling, 18x50 ft, in the east side of Van Siclen st, 354 ft south of Kings Highway, for Fred L. Bartlett, 35 Pineapple st, owner and builder. Cost, \$16,000.

LINCOLN PL.—Benj. Driesler, Jr., 153 Remsen st, has completed plans for a 2-sty brick dwelling, 20x66 ft, on the north side of Lincoln pl, 545 ft east of Underhill av, for Elite Builders, Inc., 1627 Union st, owner and builder. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

LAFAYETTE AV.—Murray Klein, 37 Graham av, has plans in progress for a 2-sty brick store and office building, 100x134 ft, at the corner of Lafayette av and Ashland pl for Samuel Ageloff, 126 Reid av, owner and builder. Cost, \$175,000.

FLATBUSH AV.—R. T. Schaefer, 1543 Flatbush av, has completed plans for a 1-sty brick store, 29x80 ft, on the east side of Flatbush av, 171 ft south of Utica av, for Angelo Marani, 2395 Flatbush av, owner and builder. Cost, \$6,000.

EMMONS AV.—Benj. Driesler, Jr., 153 Remsen st, has plans in progress for four 2-sty brick stores, 40x70 ft, at the corner of Emons av & Leonard pl, for Milkon Realty Co., M. Cohn, president-owner, care of architect. Cost, \$7,000. Architect will take bids on general contract.

Queens

APARTMENTS, FLATS AND TENEMENTS.

JAMAICA, L. I.—G. Ricci, 137 Brighton av, Perth Amboy, has plans in progress for a 4 & 7-sty brick apartment, with stores, at the north-

west corner of Hillside & Flushing avs, Jamaica, for J. L. Mott Engineering & Construction Co., 1049 Haddon av, Camden, owner and builder. Cost, \$900,000.

LONG ISLAND CITY, L. I.—Shampan & Shampan, 50 Court st, Brooklyn, have completed plans for a 5-sty brick apartment, 88x100 ft, on the south side of Hunterspoint av, 100 ft west of Van Alst av, for Tubes Realty & Terminal Co., Wm. P. Shunick, president, 51 East 42d st, Manhattan, owner. Cost, \$140,000. Architect will take bids soon.

DWELLINGS.

HOLLIS PARK GARDENS, L. I.—G. Crane, 615 Stoothoff av, Richmond Hill, has plans in progress for a 2-sty frame dwelling, 60x27 ft, on Fairmont av, Hollis Park Gardens, for A. Gascoyne, 1264 Jamaica av, Woodhaven, owner and builder. Cost, \$17,000.

HEMPSTEAD, L. I.—Godwin & Sullivan & Wm. F. McCulloch, 350 Madison av, Manhattan, have plans in progress for a 2½-sty frame & stucco dwelling, 40x60 ft, at Hempstead, for D. A. Marsh, Front st, Hempstead, owner. Architect will take bids on general contract soon.

FLORAL PARK, L. I.—Harold F. Smith, 14 East 23d st, Manhattan, has plans nearing completion for a 2½-sty frame dwelling, 30x66 ft, at Floral Park, for Frank Brunella, owner, care of architect. Cost, \$25,000. Architect will take bids on general contract about February 6.

STABLES AND GARAGES.

RIDGEWOOD, L. I.—H. Brucker, Myrtle av, Ridgewood, has plans in progress for a 1½-sty brick stable, 32x70 ft, in the west side of Schafer

st, north of Catalpa av, Ridgewood, for William Keller, owner and builder, care of architect. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

EDGEMERE, L. I.—J. Cornell, O'Kane Building, Far Rockaway, has plans in progress for eight 1-sty brick stores, 42x118 ft, on Far Rockaway blvd, Edgemere, for I. Goldberg, O'Kane Building, Far Rockaway, owner and builder. Total cost, \$20,000.

Suffolk.

HOSPITALS.

BAYSHORE, L. I.—York & Sawyer, 50 East 41st st, Manhattan, have plans in progress for a 3-sty brick hospital, 100x100 ft, at Bayshore, for South Side Hospital, Bayshore, owner. Cost, \$200,000. Architect will take bids on general contract about March 1st.

MISCELLANEOUS.

BRIDGEHAMPTON, L. I.—Benj. V. White, 29 West 34th st, Manhattan, has plans nearing completion for a 2-sty frame community building, 26x72x42x82 ft, at the corner of Main & School sts, Bridgehampton, for Community Association, J. T. Adams, chairman of Board, Jobs Lane, Bridgehampton, owner. Cost, \$45,000.

Westchester

DWELLINGS.

WHITE PLAINS, N. Y.—Plans are being prepared privately for a 2-sty frame dwelling, 24x29 ft, on Alexander av, White Plains, for A. B. Platt Co., 174 Martine av, White Plains, owner and builder. Cost, \$7,000.

National Surety Building

One of the largest new building operations now proceeding in the down town section is the new office building of the National Surety Corporation at Washington, Albany and Carlisle Streets

The New York Edison Company will supply the electric service for this building for the operation of elevators, ventilating system and house pumps. The installation consists of 6,700 lamps and 256 horsepower

Architect—Arthur C Jackson - - - 501 Fifth Avenue
General Contractor—Geo A Fuller Co - - - 949 Broadway
Wiring Contractor—Walter H. Taverner Corp - 175 Fifth Avenue

Big Buildings Use Edison Service

The New York Edison Company

At Your Service



Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



WHITE PLAINS, N. Y.—A. B. Platt Co., 174 Martine av., White Plains, has completed plans for a 1½-sty frame dwelling, 30x36 ft., on Wayne av., White Plains, for Anita M. Feister, owner, care of architect. Cost, \$9,000.

NEW ROCHELLE, N. Y.—Reilly & Hall, 405 Lexington av., Manhattan, have plans in progress for three 2½-sty brick and frame dwellings, 70x30 ft., in Braecrest Section, New Rochelle, for owner, care of architect. Cost, \$15,000 each.

HALLS AND CLUBS.

NEW ROCHELLE, N. Y.—L. V. V. Sweezy, Bible House, Manhattan, has plans in progress for a 2-sty stone club house, 55x245 ft., with golf course, at New Rochelle, for Winged Foot Golf Club, C. C. Nobles, president, 58 West 59th st., Manhattan, owner. Cost, \$650,000. Golf course architect, A. W. Tillinghast, 56 West 45th st., Manhattan. Landscape architect, Lewis & Valentine, 47 West 34th st., Manhattan. Bids will be taken about February 13.

New Jersey

APARTMENTS, FLATS AND TENEMENTS.

ELIZABETH, N. J.—Romollo Botelli, 207 Market st., Newark, has plans in progress for two 4-sty common & tapestry brick & limestone apartments, 55x100 ft., with stores, on Westminster av., between Prince & North Broad sts., Elizabeth, for A. G. Construction Co., Abraham Gennett, president, 74 Treacy av., Newark, owner and builder. Cost, \$100,000 each. Owner will take bids on separate contracts soon.

NEWARK, N. J.—Ed. V. Warren, Essex Building, Newark, has completed plans for three 3-sty frame clapboard & shingle flats, 24x75 ft. each at 207-213 Hillside av., Newark, for B & D Construction Co., Louis Doroson, president, 52 Hillside av., Newark, owner and builder. Cost, \$25,000.

ORANGE, N. J.—Albert P. Nucciarone, 206 Central av., East Orange, has plans in progress for two 3-sty brick flats, 24x48 ft., at 341 Mechanic st., Orange, for Anthony Tarantino, owner, care of architect. Cost, \$12,000 each. Architect will take bids about January 30.

NEWARK, N. J.—Ed. V. Warren, Essex Building, Newark, has completed plans for a 4-sty common and tapestry brick and limestone apartment, 49x84 ft., at 96-98 Mt. Pleasant av., Newark, for Edward Lowes, 31 Lawrence av., West Orange, owner and builder. Cost, \$60,000.

NEWARK, N. J.—Ed. V. Warren, Essex Building, Newark, has completed plans for two 3-sty frame and clapboard flats, 32x67 ft., at the northeast corner of Nye av. and Wolcott terrace, Newark, for Morris Breitman, 339 Waverly av., Newark, owner and builder. Cost, \$20,000 each.

CHURCHES.

PATERSON, N. J.—F. J. Schwarz, Colt Building, Paterson, has completed plans for a 1-sty brick, terra cotta and limestone church, 50x90 ft., in Marshall st., Paterson, for St. George's Syrian R. C. Church, Rev. Cyril Anid, Marshall st., Paterson, owner. Cost, \$45,000.

NEWARK, N. J.—M. B. Silberstein, 119 Springfield av., Newark, has plans in progress for a 1-sty tapestry brick, limestone & terra cotta synagogue, 64x80 ft., at Newark, for Congregation Estreich Hungarian, owner, care of architect. Cost, \$50,000. Architect will take bids on general contract and separate contracts about February 1. Exact location will be announced later.

NEWARK, N. J.—Frank Grad, 245 Springfield av., Newark, Henry Baechlin, 665 Broad st., Newark; Backoff, Jones & Cook, Essex Building, Newark, and Jordan Green, Essex Building, Newark, associate architects, have plans in progress for a 3-sty & basement brick & stone temple at 1020-1024 Broad st., Newark, for Salaam Temple, A. A. O. N. M. S., Geo. M. Buttle, illustrious potentate, 165 Market st., Newark, owner. Cost, \$1,000,000.

NEWARK, N. J.—Jos. B. O'Rourke, Firemen's Building, Newark, has preliminary plans in progress for a brick & stone church, rectory, school and convent, on plot 200x200 ft., at the corner of Custer, Meeker & Peshine avs., Newark, for St. Charles Borromeo R. C. Church, Rev. Father Thos. A. Walsh, rector, 86 Custer av., Newark, owner.

DWELLINGS.

WEST ORANGE, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 24x25 ft., at the corner of Wellington av. & Spruce st., West Orange, for J. G. Sinclair, Inc., 358

South Jefferson sts., Orange, owner and builder. Cost, \$6,000.

ORANGE, N. J.—W. Frank Bower, 441 Main st., East Orange, has completed plans for a 2½-sty frame dwelling, 28x47 ft., at 442 Berkeley av., Orange, for Andrew Lenart, 114 Chestnut st., East Orange, owner and builder. Cost, \$15,000. Mason work, Josef Christenson, 296 Tremont av., Orange.

FACTORIES AND WAREHOUSES.

ELIZABETH, N. J.—H. Wilhelms & Son, 803 East Jersey st., Elizabeth, have the general contract for a 3-sty hollow tile and stucco factory, 60x100 ft., at 232-6 Marshall st., Elizabeth, for Fred Rieke, 230 Marshall st., Elizabeth, owner, from plans by Louis Quien, Jr., 229 Broad st., Elizabeth, architect. Cost, \$45,000. Plumbing and heating, Sharpe Plumbing & Heating Co., Roselle Park. Electric work, Victor Electric Co., 254 Morris av., Elizabeth.

IRVINGTON, N. J.—Plans are being prepared privately for a 1-sty brick warehouse, 35x60 ft., with garage, on Lyons av., at Lehigh Valley Railroad, Irvington, for Tide Water Oil Co., Wm. De Lichtenberg, in charge, 11 Broadway, Manhattan, owner. Cost, \$25,000. Owner will take bids on general contract about April 1.

NEWARK, N. J.—Frank V. Nickels, 4400 Maneyunk av., Philadelphia, has plans in progress for a 2-sty and basement brick factory, 75x200 ft., at Newark, for A. B. Nassib, 27 East 21st st., Manhattan, owner. Cost, \$100,000.

NEWARK, N. J.—J. B. Accocella, Union Building, Newark, has completed plans for a 1-sty frame and sheet iron storage building, 50x100 ft., in Meadow st., Newark, for Nickelsburg Bros., owners and builders on premises. Cost, \$8,000.

HALLS AND CLUBS.

PATERSON, N. J.—Fredk. W. Wentworth, 140 Market st., Paterson, has plans in progress for a Masonic temple, on plot 130x200 ft., on the north side of Broadway, near Graham av., Paterson, for Masonic Temple Association, A. C. Kendrin, chairman building committee, 82 Clay st., Paterson, owner.

PATERSON, N. J.—Elliott R. Coe, Romaine Bldg., Paterson, has completed plans for a 3-sty brick and terra cotta community house, with stores, in Market st., between Paterson av. and Church st., Paterson, for Market Street Methodist Episcopal Church, Rev. C. E. Scudder, pastor, 219 Market st., Paterson, owner. Cost, \$125,000.

ASBURY PARK, N. J.—Wm. Newmann, 314 Palisade av., Jersey City, has been retained to prepare plans for an addition to the 4-sty brick club house, 32x100 ft., on Monroe av., Asbury Park, for Asbury Park Lodge, B. P. O. Elks, George J. Daley, chairman building committee, Monroe av., Asbury Park, owner. Cost, \$150,000.

HOBOKEN, N. J.—Fred J. Meystre, 84 Washington st., Hoboken, has completed plans for a 4-sty brick & granite masonic temple, 40x115 ft., at 9th & Washington sts., Hoboken, for Combined Lodges of Free & Accepted Masons, John M. Verner, chairman building committee, 1239 Garden st., Hoboken, owner. Cost, \$200,000. Architect will take bids in spring.

HOSPITALS.

IRVINGTON, N. J.—Jos. B. Allen, 1091 Sanford av., Irvington, has completed plans for a 2 or 3-sty brick hospital on Chancellor av., Irvington, for Town of Irvington, Department of Parks and Public Property—Dr. Albion C. Christian, chairman of building committee—General Hospital, Irvington, owner. Cost, \$300,000. Consulting architect, Oliver H. Bartine, 152 Lexington av., Manhattan.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "s.b."

BANKS.

STAMFORD, CONN.—F. S. Dawless, Stamford National Bank Building, Stamford, has the general contract for an addition to the 2-sty brick and steel bank, 31x41 ft., at 300 Main st., Stamford, for Stamford Trust Co.—Walter Ferguson, president—300 Main st., Stamford, owner, from plans by J. C. Jacobson and W. C. Hunting, 4 West 47th st., Manhattan, architects. Cost, \$25,000.

CHURCHES.

MANHATTAN—Thos. O'Reilly & Son, 17 East

49th st., have the general contract for alterations to the 1-sty brick church, 136x290 ft., at 100-118 West 60th st., for Church of the Paulist Fathers—Rev. Father Thos. F. Burke, superior—100-118 West 60th st., owner, from plans by Warren W. Chapin, 347 Maiden av., consulting engineer. Cost, \$60,000. Steel work, Post & McCord, 101 Park av.

DWELLINGS.

SOUTH ORANGE, N. J.—Geo. H. Becker & Bros., 267 Techenor av., South Orange, have the general contract for ten 2-sty frame & brick veneer dwellings, on University Courts, South Orange, for Geo. H. Becker, 267 Techenor av., South Orange, owner, from plans prepared privately. Cost, approximately \$15,000 each.

FACTORIES AND WAREHOUSES.

ELIZABETH, N. J.—H. Wilhelm's & Sons, 803 East Jersey st., Elizabeth, have the general contract for a 3-sty hollow tile & stucco factory, 60x100 ft., at 232-6 Marshall st., Elizabeth, for Fred Rieke, 230 Marshall st., Elizabeth, owner, from plans by Louis Quien, Jr., 229 Broad st., Elizabeth, architect. Cost, \$45,000.

HOTELS.

MANHATTAN—Jos. G. Siegel, Inc., 17 East 149th st., has the general contract for a 15-sty brick apartment hotel, 56x149 ft., with stores and restaurant, at the northeast corner of Broadway and 74th st., for 2120 Broadway Corp.—Jos. Zubor, director—471 4th av., owner, from plans by Sugarman & Hess, 16 East 43d st., architects. Cost, \$1,000,000. Associate architect, Wm. E. Bloodgood, 17 East 49th st. Structural engineer, Chris Jepperson, 56 West 45th st. Lessee, Prismatic Bros., 45 West 32d st.

STORES, OFFICES AND LOFTS.

MANHATTAN—J. S. Hyers Co., 123 West 30th st., has the general contract for alterations to the 4-sty brick store, 25x63 ft., at 41 East 22d st., for Chas. A. Eckhard, 7 East 22d st., owner, from plans by John E. Stasse, 175 5th av., architect. Cost, \$10,000.

MISCELLANEOUS.

VERONA, N. J.—Morgan Construction Co., 207 Market st., Newark, has the general contract for a 1-sty brick & stone public library, 30x40 ft., on Bloomfield av., between Central School & Gould sts., Verona, for Boro of Verona, Wm. Pitt, chairman of building committee, 56 South Prospect st., Verona, owner, from plans by Francis A. Nelson, 15 West 38th st., Manhattan, architect. Cost, \$25,000.

BRONX—Geo. A. Fuller Co., 175 5th av., has the general contract for a 3-sty and cellar brick, limestone and granite laboratory, 165x52 ft., on the east side of Mott av., from 157th to 158th sts., for The Fleischman Co., 701 Washington av., owner, from plans by Arthur B. Heaton, 52 Vanderbilt av., architect. Cost, \$150,000.

New York Gas Light Rates

The New York Mutual Gas Light Co., the Standard Gas Light Co., the New Amsterdam Gas Co. and the East River Gas Co. of Long Island City, filed affidavits with the Public Service Commission Saturday last in justification of the \$1.25 rate which these companies have filed with the Public Service Commission, to take effect February 11, superseding the \$1.20 rate charged by these companies under the temporary injunction granted by the Federal Court. These companies have just obtained final decrees in their rate suits in the United States District Court, and the affidavits filed by the presidents of the respective companies explain that the \$1.25 rate is slightly less than the companies are legally entitled to receive, as a matter of adequacy of return, but that the \$1.25 rate is promulgated in the interests of uniformity with the \$1.25 rate now being charged by the Consolidated Gas Co., the Central Union Gas Co. and the Northern Union Gas Co., in the same territory in Manhattan and The Bronx.

The affidavits show the detailed costs of the production and distribution of gas as of January 1, 1922, in comparison with the costs in 1919 and 1920, and show the present cost to be substantially higher than in those years. These actual costs for the four companies, including return on their actual investment at the rate found by the Federal Court, are stated by the affidavits to be as follows:

	1919	1920	Jan. 1, 1922
New York Mutual Gas			
Light Co.	\$1.2938	\$1.4694	\$1.4012
Standard Gas Light Co.	1.3581	1.4296	1.4526
New Amsterdam Gas Co.	1.3075	1.3395	1.4132
East River Gas Co.	1.3075	1.3395	1.4132

An affidavit contemporaneously filed by Robert A. Carter, vice-president of the Consolidated Gas Co., and in charge of the accounts and records of that company and the affiliated companies in Manhattan and The Bronx, shows the combined cost, as of January 1, 1922, for all the companies, to be \$1.3696, as contrasted with a rate of \$1.25.

The affidavit of Mr. Carter shows that several items of costs, notably taxes, have increased in 1922 as compared with previous years. The increases in taxes assessed by public authority, which the companies are powerless to prevent, amount to several cents per thousand cubic feet of gas sold.

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street

BROOKLYN, N. Y.

A SIGN POST OF SAFETY

The record of S. W. Straus & Co., now 40 years without loss to any investor, is a sign post pointing the way to safe January investments.

Our booklet, "Common Sense in Investing Money," tells the reasons for this record and shows how investors may profit by it. Write for it today, and specify

Booklet A-1202

S.W. STRAUS & CO.

Established 1882

Incorporated

STRAUS BUILDING

565 Fifth Ave., at 46th St., NEW YORK

Offices in 15 Principal Cities

Telephone—Vanderbilt 8500

40 Years Without Loss to Any Investor

Copyright, 1922, by S. W. Straus & Co.

SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



F. J. KLOES

Established 1872

243 Canal St., New York

Telephone: Franklin 2216

H. W. BELL CO.

Gypsum Blocks
Terra Cotta Blocks
Plaster Boards
Dumbwaiter Blocks
Flue Pipe
Firebrick

Park Ave. & 139th St.

Phone—Mett Haven 3134

BROOKLYN

KENT AVENUE & MORTON STREET

BUILDERS

LITTLE CASH REQUIRED

We can subordinate entire purchase price of several well-located plots and obtain liberal building and permanent loans.

S. Osgood Pell & Co. 15 & 17 West 44th St.
Tel. Vanderbilt 5610

FOR

PAINTING, DECORATING and PLASTERING

Consult

LESCH & JOHNSON

261 East Fordham Road New York
Telephone: Fordham 9345

PLANS FILLED FOR NEW CONSTRUCTION IN ALL BOROUGHES OF NEW YORK CITY

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

ACADEMY ST, 685; also COOPER ST, 2, 5-sty bk apt house, 100x90, asphalt & rubberoid rf; \$190,000; (o) Cori Rlty. Co., 11 Cooper; (a) John P. Boyland, 120 E Fordham rd (37).

EAST BROADWAY, 286, 5-sty bk tnt, 57x100, tar & gravel rf; \$125,000; (o) Louis Cohen, 156 Rivington; (a) Seelig, Finkelstein & Wolfinger, 44 Court, Bklyn (36).

RIVERSIDE DR, 355, 14-sty f. p. apt house, 44x87, t. c. tile & l. g. rf; \$200,000; (o) 355 Riverside Drive Corp., 535 W 20th; (a) Alfred C. Bossom, 680 5 av (40).

69TH ST, 24 W, 9-sty f. p. tnt, 42x85, slag rf; \$125,000; (o) 24 W, 69th St. Corp., 17 W 42d; (a) Geo. Fred Pelham, 200 W 72d (35).

71ST ST, 139-47 W, 9-sty f. p. apt & doctors' offices, 100x86, slag rf; \$550,000; (o) 141 W 71st St. Co., Inc., 1974 Bway; (a) Schwartz & Gross, 347 5 av (33).

162 ST, 501-13 W, ST NICHOLAS AV, 1041-49, 6-sty bk tnt, 121x87, slag and gravel rf; \$180,000; (o) Sophie Simpson, 1646 Monroe av, Bronx; (a) Margon & Glaser, 2804-6 Third av (39).

165TH ST, 600 W, 5-sty bk tnt, 100x106, slag rf; \$180,000; (o) 615 W 164th St Corp., 1540 Broadway; (a) Gronenberg & Leuchtag, 450 4th av (30).

165TH ST W, s s, 100 W Bway, 5-sty bk tnt, 100x100, slag rf; \$180,000; (o) Fay Rlty., Inc., 16 Haven av; (a) Gronenberg & Leuchtag, 450 4 av (31).

HAVEN AV, 276-86, 6-sty bk tnt, 151x167x85, slag rf; \$75,000; (o) Arrowhead Bldg. Corp., 41 Convent av; (a) Geo. Fred Pelham, 200 W 72d (28).

5TH AV, 810, 12-sty f. p. tnt, 50x98, slate rf; \$800,000; (o) Mrs. Florence Fish, 810 5 av; (a) F. B. Hoffman, Jr., & Muray Hoffman, 147 E 51st (29).

STABLES AND GARAGES.

BROADWAY, 4160, 5-1-sty metal garages, 10x17, metal rf; \$500; (o) Robt. D. Phillips, 148 W 72d; (a) Peter Herb, 30 E 42d (34).

STORES, OFFICES AND LOFTS.

CANAL ST, n e c Varick, 3-sty f. p. bank & offices, 80x88x83x31; \$190,000; (o) The Corn Exchange Bank, 13 William; (a) Q. Fellheimer & Steward Wagner, 7 E 42d (32).

MISCELLANEOUS.

LAFAYETTE ST, 258-62, 1-sty bk gas station, 4x6; \$500; (o) John Hayes, 258-62 Lafayette; (agt) Martin J. Ford, 534 W 46th (38).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

KINGSBRIDGE RD, n e c 230th, 5-sty bk tnt, 191x90, slag rf; \$300,000; (o) Sydel Realty Corp., Abner Distillator, 2 W. 33, pres.; (a) Margon & Glaser, 2804 3 av (114).

230TH ST, n s, 83.6 e Kingsbridge rd, 5-sty bk tnt, 79.7x103.9, slag rf; \$180,000; (o) Sydel Realty Corp., Abner Distillator, 2 W. 33, pres.; (a) Margon & Glaser, 2804 3 av (113).

ANDREWS AV, s e c 179th, 6-sty bk tnt, 169.4 x73.7, slag rf; \$225,000; (o) Build Well Constn. Co., Jos. Wein, 340 W 57th, Pres; (a) Chas. Kreymborg, 2534 Marion av (147).

BRONXWOOD AV, e s, 45 s 214th st, 3-sty br tnt, 34x60, plastic slate rf; \$20,000; (o) Rosa G. Emanuele, 636 Crescent av; (a) Lucian Pisciotta, 3011 Barnes av (175).

DAVIDSON AV, n w c 180th, 5-sty bk tnt, 100x81, slag rf; \$150,000; (o) Val Court Co., Gustav Halpern, 311 Bway, pres.; (a) Chas. Krymborg, 2534 Marion av (118).

MANIDA ST, e s, 141.4 s Lafayette av, 5-sty bk tnt, 66x86, asphalt rf; \$70,000; (o) Harry Sherman, 1011 Westchester av; (a) John De Hart, 1039 Fox (150).

GRAND CONCOURSE, n w c Clarke pl, 5-sty bk tnt, 96.4x154, plastic slate rf; \$250,000; (o) Joe Hen Realty Corp., Jos. Goldfein, 350 Bway, Pres; (a) Springsteen & Goldhammar, 32 Union sq (121).

GRAND AV, w s, 178.5 n Fordham rd, 5-sty bk tnt, 72.6x93, rubberoid rf; \$120,000; (o) Hurley & Son, Inc., Edw. Hurley, 369 E 164th, Pres; (a) John P. Boyland, 120 E Fordham rd (163).

MARION AV, n w c 194th, 6-sty bk tnt, 100x80, slag rf; \$150,000; (o) Val King Corp., Frank Milner, 2534 Marion av, Pres; (a) Chas. Kreymborg, 2534 Marion av (148).

MORRIS AV, e s, 248.11 s 170th, 2-5-sty bk tnts, 62.6x80.6, Barrett's rf; \$180,000; (o) Abraham Hochrott, 3550 Park av; (a) Chas. Schaefer, Jr., 394 E 150th (153).

VALENTINE AV, e s, 277.10 s 192d, 6-sty bk tnt, 50x89, slag rf; \$90,000; (o) Padula Realty

Corp., Louis Padula, 291 E 149th, Pres; (a) Moore & Landsiedel, 3 av & 148th (133).

WEBB AV, e s, 100 n Devoe ter, 5-sty bk tnt, 50x93, rubberoid rf; \$90,000; (o) The Taw Realty Corp., Jas. Murray, Jr., 1138 St. Nicholas av, Pres; (a) John P. Boyland, 120 E Fordham rd (164).

DWELLINGS.

EASTCHESTER RD, n s, 230 e Laconia av, 3-sty concrete dwg, 20x40, tin rf; \$4,000; (o & a) Patrick Carry, 422 Willis av (120).

SIGMA PL, e s, 100 s Palisade av, 1-sty fr dwg, 41x27, shingle rf; \$8,000; (o) Barthalin Osgood, 10 Hamilton av, Yonkers; (a) Geo. Provot, 50 W 47th (168).

212TH ST, s s, 200 e Paulding av, 2-sty fr dwg, 20x30, tin rf; \$4,500; (o) Groacchiro, 712 E 215th; (a) Jos. Ziccardi, 912 Burke av (167).

224TH ST, n s, 400 e Schieffelin av, 1½-sty fr dwg, 20x36, slate rf; \$3,000; (o) John Lynch, 116 W 101st; (a) Robt. Moser, 1238 E 223d (152).

231ST ST E, s s, 105 w Bronxwood av, 2-sty fr dwg, 22x58, 1-sty fr garage, 20x19, rubberoid rf; \$9,500; (o) Jos. Reitano, 827 E 226th; (a) B. P. Wilson, 827 E 226th (123).

236TH ST, s s, 137.68 w Webster av, 1½-sty fr dwg, 21x38, asphalt shingle rf; \$4,500; (o) Kutzner & Kutzner, 4236 Verio av; (a) B. C. Smith, 414 E 141st (145).

237TH ST E, n e c Matilda av, 3-sty fr dwg, 27.6x57.6, 1-sty fr garage, 17x17, shingle rf; \$13,100; (o) Frank Selman, 4438 White Plains av; (a) G. A. Innecken, 4438 White Plains av (161).

259TH ST, n s, 70 e Tyndall av, 2-sty bk dwg, 18x53, tin rf; \$10,000; (o) Jos. Eder, 417 E 158th; (a) John H. Friend, 148 Alexander av (127).

BARNES AV, n w c 234th, 2-sty bk dwg, 25x55, plastic slate rf; \$12,000; (o) Peter Buccino, 309 W 116th; (a) Geo. P. Crosier, 223 & White Plains av (156).

BENEDICT AV, n s, 332 w Olmstead av, 2-sty bk dwg, 21x45, rubberoid rf; \$10,000; (o) Adam Feeher, 366 E 183; (a) Anton Pirner, 2069 Westchester av (111).

BRONX BLVD, w s, 72 n 241st, 2-sty fr dwg, 18x26, slate rf; \$4,500; (o) Anna M. Raber, 1150 Teller av; (a) Louis D. Kirby, 1750 E Tremont av (143).

BRONX BLVD, e s, 350 s 240th, 2-sty fr dwg, 21x45, tin rf; \$8,500; (o) Antoine Beuda, 383 E 138th; (a) Edw. J. Pavelka, 2416 Dorsey (130).

BRONXWOOD AV, w s, 25 s Bartholdi, 3½-sty fr dwg, 23x44, shingle rf; \$8,500; (o) Nicola Mallardi, 942 E 215; (a) Jos. Ziccardi, 912 Burke av (115).

STABLES AND GARAGES.

LONGFELLOW AV, n w c 172d st, 1-sty br garage, 100x100, slag rf; \$15,000; (o) Land Est. Inc., Geo. Richings, 135 Broadway, pres; (a) Chas. B. Meyers, 31 Union Square (173).

PARK AV, w s, 163 s 160th, 1-sty bk garage, 25x35, slag rf; \$2,500; (o) Angelina Lovitola, 291 E 149th; (a) Moore & Landsiedel, 3 av & 148th (157).

PARK AV, w s, 206.3 n 179th, 1-sty bk garage, 76.6x126, plastic slate rf; \$30,000; (o) Henry J. Semke, 1662 Boston rd; (a) John E. Kerby, 4487 Park av (144).

3D AV, e s, 50 s Bathgate av, 1-sty bk garage, 75.9x127, slag rf; \$20,000; (o) B. P. Crucci, 4582 3 av; (a) Chas. Kreymborg, 2534 Marion av (119).

STORES, OFFICES AND LOFTS.

BOSTON RD, n e c 174th, 1-sty bk strs, 47.33 x91.33, slag rf; \$7,000; (o) Wm. Keogh Amus. Co., Wm. T. Keogh, 570 Bergen av, pres.; (a) Geo. A. Bagge & Sons, 299 Madison av (117).

QUEENS BLDGS

JEROME AV, s e c 199th, 1-sty bk strs, 28.53x100, slag rf; \$15,000; (o) West 190th St. Corp., Harry Gillman, 1743 Montgomery av, Pres; (a) Moore & Landsiedel, 3 av & 148th (132).

JEROME AV, n w c Fordham rd, 1-sty bk strs, 204.22x71, slag rf; \$75,000; (o) Realty Managers, Inc., Frank Begrish, 342 Madison av, Pres; (a) Moore & Landsiedel, 3 av & 148th (134).

LEGGETT AV, n e c Beck st, 1-sty br Market and strs, 117.4x96.98, rubberoid rf; \$20,000; (o) Leggett Av Bldg Corp., Isidor Schwab, 223 So 5th av, Mt. Vernon, pres; (a) Albert E. Davis, 258 E 138th st (172).

OGDEN AV, e s, 300 n 170th st, 1-sty br strs, 50x50, comp rf; \$10,000; (o) Archie Realty Co., Samuel Shapiro, 132 Nassau st, pres; (a) Geo. W. Kibitz, 800 E 175th st (179).

UNIVERSITY AV, w s, 122.33 s 179th 1-sty bk strs, 101.10x74.6, plastic slate rf; \$30,000; (o) Chas. J. Rosen, 10 Hamilton av, Bronxville; (a) Samuel Cohen, 32 Union sq (146).

MISCELLANEOUS.

FORDHAM RD. n. s. 150 w Hoffman. 1-sty bk shop, 25x83, rubberoid rf; \$6,000; (o) Thira Realty Co., Thira Union, 2558 Morris av, Pres; (a) John P. Boyland, 120 E Fordham rd (128).

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

BARRETT ST, 226-32, w s. 35.2 n Dumont av, 4-sty bk tnt, 65x87.6; \$70,000; (o) Louis Wabnick, 365 Elton; (a) Chas. Goodman, 375 Fulton (861).

COLERIDGE ST, 225, e s, 180 s Oriental blvd, 2-sty bk 1 fam dwg, 25x46; \$11,000; (o) Jacob Cohen, 71 5 av, Manhattan; (a) Nelson K. Vanderbeek, 15 Maiden la, Manhattan (865).

COTTAGE PL, 3013-25, e s, 94.7 s Surf av, 6-3-sty bk tnts, 20x78; \$90,000; (o) Isaac & Chas. Rosenberg, 2248 W 22d; (a) Seelig & Finkelstein, 44 Court (588).

DEAN ST, 2155-61, n s, 80 e Saratoga av, 4-sty bk 28 fam dwg, 60x40; \$75,000; (o) Klein & Evans, Inc., 148 Pennsylvania av; (a) E. M. Adelsohn, 1778 Pitkin av (867).

LINCOLN PL, 338-48, s s, 475 e Underhill av, 4-sty bk tnt, 100x83.2; \$125,000; (o) Wisconsin Realty Co., 330 Wyona; (a) McCarthy & Kelly, 16 Court (742).

BAY 16TH ST, 3402-12, s w c 84th, 3-sty bk tnt, 31x90; \$35,000; (o) Rosario Leonardi, 91 Monroe, Manhattan; (a) Michael A. Cardo, 61 Bible House, Manhattan (722).

W 21ST ST, 2942, w s, 167.5 n Surf av, 3-sty bk tnt, 20x62; \$15,000; (o) Guyden Caynlla, 11 Mermaid av; (a) Morris Perlisten, 49 Fulton, Middle Village (654).

29TH ST, 141-43, n s, 270 w 4 av, 2-3-sty bk tnt, 20x71; \$50,000; (o) Frank Spero, 7625 Ridge blvd; (a) McCarthy & Kelly, 16 Court (961).

30TH ST, 195, n s, 320 e 4 av, 3-sty bk tnt, 22x60.2; \$30,000; (o) Frank Scancerella, 829 3 av; (a) McCarthy & Kelly, 16 Court (960).

E 38TH ST, 1015-17, e s, 170.6 n Av I, 2-2-sty fr 2 fam dwgs, 16x61; \$14,000; (o) Richd. Von Lehn, Jr., 2701 Glenwood rd; (a) Geo. Alexander, Jr., 3402 Av K (821).

E 39TH ST, 947-9, e s, 227.6 s Glenwood rd, 2-sty fr 1 fam dwg, 24x41; \$8,000; (o) Alfred J. Burtin, 1034 Prospect av; (a) Chas. G. Wessel, 1339 E 4th (828).

CROSEY AV, 2137-53, n w c Bay 29th, 4-sty bk tnt, 111.3x93.4; \$200,000; (o) C. S. L. Const. Co., 106 57th; (a) Gronenberg & Leuchtag, 450 4 av, Manhattan (604).

FT. HAMILTON PKWAY, 6701-5, s e c 67th, 4-sty bk tnt, 50.9x91.1; \$90,000; (o) Jonas Const. Co., 902 58th; (a) Boris W. Dorfman, 26 Court (589).

FT. HAMILTON PKWAY, 6707-11, e s, 50.9 s 67th, 4-sty bk tnt, 50.9x102.4; \$75,000; (o & a) same as above (590).

LINDEN AV, 440x4, s s, 40 e E 37th, 2-2-sty fr 2 fam dwgs, 16x48; \$14,000; (o) Herman S. Brody, 412 Linden av; (a) M. A. Cantor, 373 Fulton (868).

LINDEN AV, 445-9, n s, 60 w E 38th, 2-2-sty fr 2 fam dwgs, 25x55; \$18,000; (o & a) same as above (869).

MARCY AV, 742, w s, 50 s Greene av, 4-sty bk tnt, 28.6x88.8; \$40,000; (o) R. H. G. Const. Co., 905 Tiffany; (a) Seeling & Finkelstein, 44 Court (637).

OCEAN AV, 253-63, e s, 515.1 n Parkside av, 4-sty bk tnt, 102x137; \$160,000; (o) Portwood Realty Co., Inc., 305 Bway, N. Y.; (a) Rouse & Goldstone, 512 5 av, N. Y. (676).

28TH AV, 107-9, s s, 200 w Crosey av, 2-sty bk 2 fam dwg, 32x42; \$9,000; (o) Francisco Conneto, 170 Thompson, Manhattan; (a) Jos. J. Fricano, Arrochar, S. I. (849).

DWELLINGS.

BARRETT ST, 321-31, w s, 200.2 n Riverdale av, 4-2-sty bk 2 fam dwgs, 20x57; \$52,000; (o) Tovo Const. Co., Inc., 1393 Lincoln pl; (a) S. Millman & Son, 1780 Pitkin av (732).

BARRETT ST, 333-43, w s, 100.2 n Riverdale av, 4-2-sty bk 2 fam dwgs, 20x57; \$52,000; (o & a) same as above (733).

CROWN ST, 397-9, n s, 200 w Brooklyn av, 2-sty bk 1 fam dwg, 23x60; \$25,000; (o) Isidor Polivnick, 267 Barrett; (a) E. M. Adelsohn, 177 Pitkin av (750).

FARRAGUT RD, 3416-18, s s, 40 w E 35th, 2-2-sty fr 1 fam dwgs, 16x50; \$16,000; (o) Belman Realty & Const. Co., 253 Bway, Manhattan; (a) Albert Morris, 894 Nostrand av (614).

LINCOLN PL, 333, n s, 545 e Underhill av, 2-sty bk 2 fam dwg, 20.6x66; \$10,000; (o) Elite Builders, Inc., 1627 Union; (a) Benj. Driesler, Jr., 153 Remsen (734).

MONROE PL, 16, e s, 175 s Clark, 5-sty bk 1 fam dwg, 25x82.8; \$40,000; (o) 83d St. Const. Co., 1941 83d; (a) Slee & Bryson, 154 Montague (806).

PRESIDENT ST, 1738-44, s s, 100 w Rochester av, 4-2-sty bk 2 fam dwgs, 20x79; \$50,000; (o) Webster Const. Co., 390 Saratoga av; (a) Jacob Lubroth, 44 Court (612).

VAN SICKLEN ST, 43-7, e s, 304.6 s Kings highway, 2-2-sty fr 2 fam dwgs, 18x50; \$16,000; (o) Fred L. Bartlett, 35 Pineapple; (a) Wm. A. Lacerenza, 16 Court (811).

E 15TH ST, 1720-30, w s, 578 n Av R, 3-2-sty fr 2 fam dwgs, 22x53; \$30,000; (o) Miller Berge Co., 1543 Flatbush av; (a) R. T. Schaefer, 1543 Flatbush av (800).

E 18TH ST, 1182-92, w s, 255 n Av L, 2-2-sty fr dwgs, 24.8x68.10; \$25,000; (o) South Side Bldg. Co., Inc., 287 Vermont; (a) Chas. Infanger & Son, 2634 Atlantic av (597).

E 24TH ST, 1833-7, e s, 260 s Av R, 2-2-sty fr 1 fam dwgs, 16x36; \$11,000; (o) C. E. Congdon & M. C. McLaughlin, 2288 Coney Island av; (a) C. E. Murray, 301 Atlantic av (701).

E 24TH ST, 882, w s, 100 n Av I, 1 1/2-sty fr 2 fam dwg, 26.6x44; \$6,500; (o) Henry B. Lyons, 1409 Av J; (a) Fredk. J. Dassau, 26 Court (661).

E 32D ST, 1128-30, w s, 220 s Av K, 2-2-sty fr 1 fam dwg, 16x40; \$12,000; (o) A. & W. Stewatr, Inc., 1543 Flatbush av; (a) R. T. Schaefer (642).

FACTORIES AND WAREHOUSES.

NEWTON ST, 119-25, n s, 130 w Graham av, 1-sty bk factory, 50x94; \$10,000; (o) I. Feldman & Son, 98 Engert av; (a) Albt. C. Kunzi, 779 Manhattan av (974).

STABLES AND GARAGES.

HUMBOLDT ST, 865-87, s w c Greenpoint av, 1-sty bk garage, 89.7x45; \$8,000; (o) Chas. C. Miller, 425 Greenpoint av; (a) J. Bernard Peiffer, 670 48th (620).

MONTGOMERY ST, 682-722, s s, 99.8 e Kingston av, 14-1-sty conc garages, 18x18; \$11,200; (o) Hochschmit Bldrs., Inc., 573 E 5th; (a) Philip Caplan, 16 Court (969).

RICHARDSON ST, 104-14, s s, 159 w Manhattan av, 1-sty bk garage, 57.8x116.5; \$12,000; (o) John Fraser, 122 Lee av (840).

STORES AND DWELLINGS.

GRAND ST, 576-84, s s, 20 e Lorimer, 4-2-sty bk str & 2 fam dwgs, 20x70; \$48,000; (o) Jos Socoloff & Isaac Miller, 254 Manhattan av; (a) Murray Klein, 37 Graham av (784).

GRAND ST, 574, s e c Lorimer, 2-sty bk str & 2 fam dwg, 20x90; \$12,000; (o & a) same as above (785).

SUTTER AV, 137-45, n s, 20 e Herzel, 4-2-sty bk str & 2 fam dwgs, 20x75; \$48,000; (o) Springfox Realty Co., 593 Howard av; (a) E. M. Adelsohn, 1778 Pitkin av (747).

SUTTER AV, 135, n e c Herzel, 2-sty bk str & 2 fam dwg, 20x82.11; \$15,000; (o & a) same as above (748).

SUTTER AV, 591-3, n e c Georgia av, 3-sty bk str & 2 fam dwg, 11.6x39; \$12,000; (o) Louis Silverglade, 593 Sutter av; (a) Harry Brodsky, Jr., 583 Sutter av (850).

4TH AV, 605, e s, 60.2 s 17th, 3-sty bk str & 2-fam dwg, 20x40; \$10,000; (o) Jos. Ekmaus, 570 4 av; (a) Paul Lubroth, 26 Cortlandt, N. Y. (629).

STORES, OFFICES AND LOFTS.

GRAND ST, 726-32, s e c Graham av, 2 1/2-sty bk offices & bank, 60.4x94.4; \$150,000; (o) Bushwick Savings Bank, 726 Grand; (a) R. Thos. Short, 370 Macon (644).

JUNUS ST, 64-74, n w c Liberty av, 1-sty bk str, 50x80; \$12,000; (o) Harry L. Cohen, Inc., 1818 Pitkin av; (a) Chas. Goodman, 375 Fulton (817).

LEONARD ST, 418-26, s e c Newton, 2-sty bk office & warehouse, 50x100; \$13,000; (o) Chas. F. Keyes, 472 E 10th, N. Y.; (a) Albert C. Kunzi, 779 Manhattan av (619).

MESEROLE ST, 161, n s, 125 e Graham av, 3-sty bk str & 10fts, 25x90; \$20,000; (o) Max Rosen, 169 Graham av; (a) Henry M. Entlich, 413 S 5th (971).

KINGS HIGHWAY, 2808-14, s e c E 28th, 1-sty bk str, 67x60; \$8,500; (o) Sheephead Bay Bungalow Corp., 2030 Ocean pkway (807).

PARKSIDE AV, 216-32, s s, 65.11 w Flatbush av, 1-sty bk str, 150.8x34.5; \$70,000; (o) Dyker Const. Co., 1916 Crosey av; (a) Shampam & Shampam, 30 Court (731).

PARKSIDE AV, 234-40, s w c Flatbush av, 2-sty bk office & str, 65.11x34.5; \$70,000; (o & a) same as above (732).

STORES AND TENEMENTS.

DUMONT AV, 71-71, n w c Barrett, 4-sty bk str & tnt, 35.2x100; \$45,000; (o) Louis Wabnick, 365 Elton; (a) Chas. Goodman, 375 Fulton (772).

GRAHAM AV, 283-5, s w c Powers, 4-sty bk str & tnt, 50x67.6; \$45,000; (o) Philip Gast, 749 Metropolitan av; (a) Louis F. Waillant, 394 Graham av (602).

MISCELLANEOUS.

4TH AV, 4602-12, s w c 46th, 4-sty bk nurses home, 46x37.4; \$45,000; (o) Norwegian Lutheran Deaconesses Home & Hospital, premises; (a) Foster & Graham, 15 W. 38, N. Y. (657).

Queens

APARTMENTS, FLATS AND TENEMENTS.

ELMHURST.—24th st, w s, s w c Hayes av, & 23d st, e s, e c Hayes av, 4-6-sty bk tnts, 69x56, slag rf, 12 families, elec, steam heat; \$324,000; (o) Queensboro Corporation, 50 E 42, Manhattan; (a) Andrew J. Thomas, 137 E 45th, Manhattan (566-67-68-69).

ELMHURST.—24th st, w s, 250 s Hayes av, & 23d st, e s, 250 s Hayes av, 8-5-sty bk tnts, 69x53, slag rf, steam heat, elec; \$512,000; (o) Queensboro Corp., 50 E 42, Manhattan; (a) Andrew J. Thomas, 137 E 45th, Manhattan (549-50-51-52-53-54-55-56).

DWELLINGS.

ARVERNE.—Beach 64th st, e s, 200 s Larkin, 2-2-sty fr dwgs, 31x61, shingle rf, 2 families, gas, steam heat; \$19,200; (o) Max Seligman, Beach 64th, Arverne; (a) J. P. Powers, Rockaway Beach (372).

BAISELEY PARK.—Proctor st, n e c Baiseley av, seven 1-sty fr dwgs, 26x40, shingle rf, 1-fam, gas, hot air heat; \$31,500; (o) Harris Nevias, 44 Court, Bklyn; (a) Louis Danancher, 328 Fulton, Jamaica (477 to 483).

BELLE HARBOR.—Beach 127th st, e s, n e c Newport av, two 2 1/2-sty fr dwgs, 28x40, shingle rf, 1-family, gas, steam heat; \$20,000; (o) Genevieve A. Regan, 175 Beach 113th, Rockaway Park; (a) J. Alcalde Co., Far Rockaway (427-428).

COLLEGE POINT.—14th st, e s, 100 s North blvd, 2-sty fr dwg, 21x52, slag rf, 2 families, gas; \$8,000; (o) Andrew Connor, 214 7 av, L. I. City; (a) Geo. J. Fischer, 406 12 av, L. I. City (505).

CORONA.—45th st, w s, 114 n Sackett st, 10 2-sty frn dwgs, 20x54, slag rf, 2-fam, gas, steam heat; \$85,000; (a) Paul Roth, Grand and Gilmore av, East Elmhurst; (a) A. DeBlasi, 94 East Jackson av, Corona (777).

EDGEEMERE.—Beach 35th st, w s, 400 n Boulevard, 5-2-sty fr dwgs, 20x32, shingle rf, 1 family, gas; \$35,000; (o) E. G. A. Maier, Beach 35th st, Edgemere; (a) Adolph Honnen, Beach 35th, Edgemere (558-59-60-61-62).

EAST ELMHURST.—Ditmars av, s s, 76 w 43d st, 1 1/2-sty bk dwg, 28x39, shingle rf, 1-fam, gas; \$10,000; (a) William Schubert, 1361 Lexington av; (a) Geo. Fischer, 406 12th av, L. I. City (789).

ELMHURST.—22d st, w s, 100 s Roosevelt av, four 2-sty fr dwgs, 16x38, shingle rf, 1-family, gas, steam heat; \$10,000; (o) V. Scuderi, 277 Woodside av, Elmhurst; (a) Charles Stidolph, 15 Ivy, Elmhurst (460 to 461).

FLUSHING.—17th st, w s, 100 n Franconia av, 4-2-sty fr dwgs, 18x34, shingle rf, 1 family, gas, steam heat; \$18,000; (o) Geo. Kreamer, 4183 Bway, Manhattan; (a) H. G. Lamson, 154 Nassau, Manhattan (668-669-670-671).

JAMAICA.—Atlantic st, n s, 134 e Rockaway rd, 2-sty fr dwg, 17x26, tin rf, 1 family, gas, steam heat; \$12,000; (o) Herbert Shelton, 164 W 14th, Manhattan; (a) Ernest Peterson, 64 Flushing av, Jamaica (709).

JAMAICA.—Homerlee av, e s, 249 n Fulton, 2-2-sty fr dwgs, 16x38, shingle rf, 1 family, gas, steam heat; \$10,000; (o & a) Arthur Short, Homerlee av, Jamaica (363-64).

JAMAICA.—White av, n e c Eady, & Silver av, s e c Eady, 20-1 1/2-sty fr dwgs, 22x34, shingle rf, 1 family, gas, steam heat; \$80,000; (o) Modern Homes, Inc., 381 Fulton, Bklyn; (a) R. J. Schaefer, 1543 Flatbush av, Bklyn (623 to 642).

L. I. CITY.—16th av, w s, 35 n Grand av, 2-sty bk dwg, 20x52, slag rf, 2 families, gas; \$11,000; (o) William Wade, 555 Grand av, L. I. City; (a) Geo. F. Fischer, 406 12 av, L. I. City (504).

RICHMOND HILL.—91st av, n e c 104th, two 2-sty fr dwgs, 20x55, tar & slag rf, 2-family, gas, steam heat; \$20,000; (o) W. J. Dunn, 33 Court, Bklyn; (a) Geo. Crane, 8711 114th, Richmond Hill (436).

RICHMOND HILL.—Roanoke av, s e c 115th, 3-2-sty fr dwgs, 16x44, shingle rf, 1 family, gas, steam heat; \$13,500; (o) Shulman & Richie, 305 Snediker av, Bklyn; (a) Louis Dannacher, 328 Fulton, Jamaica (276-76-77).

WOODHAVEN.—75th st w s, 277 n 90 av, 11-2-sty fr dwgs, 19x42, shingle rf, 2 family, gas, hot air, heat; \$82,500; (o) Chichester Realty Corp., 8319 Chichester av, Woodhaven; (a) J. M. Baker and Chas. L. Koester, 9 Jackson av, L. I. City (159-60-61-62-63-64).

STABLES AND GARAGES.

WOODHAVEN.—78th st, e s, 80 n 101st, ten 2-sty fr dwgs & garages, 20x30, tar & gravel rf, 1-family, gas, steam heat; \$48,000; (o) Herman Schroeder, 791 Carroll st, Bklyn; (a) Louis Berger & Co., 1696 Myrtle av, Ridgewood (474).

STORES AND DWELLINGS.

FLUSHING.—High st, s w c Lawrence st, 3-sty fr store & dwg, 21x46, shingle rf, 2 families, gas, steam heat; \$12,000; (o) Angelo Fissitto, 76 Washington, Flushing; (a) W. J. McKenna, 21 State, Flushing (398).

HOLLIS.—Jamaica av, n e c Villard, 3-2-sty fr str & dwgs, 18x80, slag rf, 2 families, gas, steam heat; \$34,500; (o) Harry Silverman, 193 Van Buren, Bklyn; (a) Geo. E. Crane, Richmond Hill (527-528).

L. I. CITY.—Astoria av, s s, 33 w 2 av, 3-sty bk store & dwg, 24x60, slag roof, 2-family, gas, steam heat; \$19,000; (o) Samuel Jacovsky, 145 Flushing av, L. I. City; (a) R. Lukowsky, 49 Stevens, L. I. City (500).

MORRIS PARK.—Liberty av, n s, n e c 115th, 7-3-sty bk str & dwgs, 23x53, slag rf, 2 families, gas, steam heat; \$90,000; (o) Fred

Richtberg, 10344 120th, Richmond Hill; (a) Chas. Inlanger & Son, 2634 Atlantic av, Bklyn (753-754).

RICHMOND HILL.—Lefferts av, w s, 90 s Jamaica av, 2-sty bk str & dwg, 40x56, slag rf, steam heat, 2 families, elec; \$17,500; (o) David Schmeier, 11422 Jamaica av, Richmond Hill; (a) A. H. Meissner, 44 79th, Woodhaven (417).

STORES, OFFICES AND LOFTS.

EDGEMERE.—Beach 35th st, n e c, Boulevard, 1-sty bk stores, 118x60, slag rf, elec, steam heat; \$15,000; (o) J. Goldberg, Far Rockaway; (a) J. H. Cornell, Far Rockaway (775).

FAR ROCKAWAY.—Beach 21st st, s s, 250 w Mott av, 1-sty bk str, 35x60, slag rf, elec; \$8,000; (o) G. T. Soper, Far Rockaway; (a) J. H. Cornell, Far Rockaway (710).

FLUSHING.—Jackson av, n e c, Leavitt av, 1-sty bk stores, 48x100, slag rf, elec, steam heat; \$15,000; (o) Jerome F. Bremmis, 34 11th st, College Point; (a) A. E. Richardson, 100 Amity st, Flushing (770).

L. I. CITY.—Jamaica av, n s, 50 w 11 av, 2-1-sty bk str, 25x75, slag rf, gas, elec; \$16,000; (o) Adam Bayer, 335 11 av, L. I. City; (a) Valentine Schiller, 335 11 av, L. I. City (619-620).

ROCKAWAY PARK.—Washington av, 65 e Beach 116th, 2-sty fr str, 35x60, slag rf, 2 families, gas; \$8,000; (o) F. Hallfield, Rockaway Park; (a) A. H. Knoll, 214 Beach 97th, Rockaway Beach (711).

MISCELLANEOUS.

L. I. CITY.—Boulevard, n w c Rawson, 2-sty bk bakery, 80x67, slag rf, steam heat; \$30,000; (o) Robert Swanson, 360 W 23d, Manhattan; (a) Geo. C. Buchtenkirk, 280 Madison av, Manhattan (565).

ROCKAWAY BEACH.—Ocean av, s e c, Pier av, 2-sty fr bath house, 100x253, slag rf, 2 families, gas; \$8,000; (o) J. P. Powers, Rockaway Beach (374).

Richmond.

DWELLINGS.

ANNADALE.—Sheldon av, s s, 320 e Jefferson blvd, 1½-sty fr dwg, asphalt slag rf, 22x24; \$3,000; (o & b) H. Hedlund, Sheldon av (42).

ARROCHAR.—Sea av, e s, 113 s Valley st, 2-sty fr dwg, 22x30, shingle rf; \$4,000; (o) C. Elizabeth Walters, 23 Sea av; (a) Jos. Walters, 23 Sea av (4).

CONCORD.—Oder av, e s, 175 s Clove av, 1-sty fr dwg, 24x36, rubberoid rf; \$3,700; (o) Chas. J. Schiells, Meeker av; (a) G. L. Buttermark, Hanover Avenue Corporation, Buttermark & Hancock (13).

CONCORD.—Richmond rd, e s, 50 s Stuben, 2-sty fr dwg, 22x45, rubberoid rf; \$5,000; (o) Saverio Garzetta, 614 Richmond rd, Concord; (a) Wm. E. Roehrig, 556 Bay, Stapleton (2789).

GRANT CITY.—Bryant av, e s, 60 n Clarkson, 4-sty fr dwg, 22x32, asphalt shingle rf; \$6,000; (o) Jos. & Helen Janickie, 131 Monroe, Hoboken, N. J.; (a) Geo. Alexander, 3402 Av K, Bklyn (2804).

GRANT CITY.—Bryant av, n s, 75 w Kruser, 1½-sty fr dwg, 23x28, shingle rf; \$4,500; (o) H. A. Owens, 362 W 119th, Manhattan; (a) Chas. B. Kewker, Tompkinsville (2826).

GRANT CITY.—Hussan st, s e s, 40 s w Franklin av, 1-sty fr dwg, shingle rf, 22x34; \$3,000; (o) Times Sq Development Co., 18 Egbert st, G. C. S. I.; (a) Steve A. Latino (32).

GRANT TER.—Adams av, n e, 173 w Southfield blvd, 1-sty fr dwg, shingle rf, 24x30; \$2,500; (o) Elmer W. Reynolds, 64 Stobe st, Dongan, S. I.; (a) Wm. A. Reynolds, 201 Jefferson av, Dongan, S. I. (37).

GREAT KILLS.—Southfield blvd, w s, n w cor Cleveland av, 2-sty fr dwg, 36x20, shingle rf; \$4,000; (o & b) George Olsen, 274 Harrison av (11).

GREAT KILLS.—Florence st, n s, 152 e Nelson av, 1½-sty fr dwg, 28x34, rubberoid rf; \$10,500; (o) Wm. Korbach, Great Kills, S. I. (3).

GREAT KILLS.—Oakdale st, Ramblewood av, 200 e Acacia av, 2-sty fr dwg, 24x28, shingle rf; \$4,900; (o) Oscar Wicks, 135 Wiman av, Great Kills; (a) Harry Pelcher, Port Richmond; Capt. Jos. Erickson, 3827 Richmond av, Eltingeville (2812).

GREAT KILLS.—Margret st, n s, 100 w Gilford la, 2-sty fr dwg, 22x24, asphalt shingle rf; \$4,400; (o) Ella Bryan, Eltingeville; (a) Arthur Buhman, 204 Nelson av, Great Kills (2788).

HUGUENOT PARK.—Elsworth av, 50, cor w s, 50 n Detroit av, 2-sty fr dwg, 20x30, asbestos shingle rf; \$3,500; (o) Daniel B. Cashion, 174 Foster rd, Prince Bay, S. I.; (a) Miss Elsie Stein, Carlton av, Huguenot Park (2).

MARINES HARBOR.—Lockmann st, w s, 230 s Railroad st, 2-sty fr dwg, 20x28, shingle rf; \$13,500; (o) John A. Snyder, Marines Harbor, S. I.; (a) J. Tortora, 486 Villa av, P. R., S. I. (1).

NEW BRIGHTON.—Beechwood av, e s, 222 n Crescent av, 2-sty fr dwg, shingle rf, 22x45; \$7,000; (o) I. Hesslan, 133 Jersey st, N. B., S. I.; (a) J. P. From, 88 Decker av, P. R., S. I. Corp., From & Olsen (28).

NEW BRIGHTON.—Hendricks av, s s, 250 w

Westervelt av, 2-sty fr dwg, 22x38, asphalt shingle rf; \$5,000; (o) Robt. H. Benary, 203 Westervelt av; (a) Geo. B. Jenkins, 71 Wave st, Stapleton (2821).

NEW BRIGHTON.—Private st off Henderson Av E, 350 w Lafayette, 3-2-sty fr dwgs, 24x22, shingle rf; \$3,800 each; (o) Walsh Brothers, 214 Franklin av; (a) Jos. Keenan, Jersey st (2810).

NEW BRIGHTON.—Westervelt av, w s, 100 n Winter av, 4-2-sty fr dwgs, 22x48 & 39x56, shingle rf; \$40,000; (o) Matthew Bregovsky, 410 Westervelt av, New Brighton; (a) Diamond & Marcovitch, 117 Westervelt av, New Brighton (2800).

NEW DORP.—5th st, n s, w c Beach, 2-sty fr dwg, 22x40, shingle rf; \$5,000; (o) Francesco Marrano, Marine way, New Dorp (2815).

NEW DORP.—9th st, s s, 125 w Rose, 2-2½-sty fr dwgs, 36x41, asphalt shingle rf; \$10,000; (o) Patrick F. Noonan, 141 5th, New Dorp; (a) R. E. Archibald, 111 Locust av, New Dorp (2822).

NEW DORP.—West st, s s, w c Weed av, 2-sty fr dwg, 26x55, tar & gravel rf; \$10,000; (o) Giasio La Barbera, 204 Av A, Manhattan; (a) Laspia & Samenfeld, 525 Grand, Bklyn (2811).

NEW DORP MANOR.—3d st, n s, 244 — Egbert av, 2-sty fr & stucco dwg, 22x26, rubberoid rf; \$4,650; (o) Antonio Vendetto, 27 3d, New Dorp Manor, S. I.; (a) John Crute, 60 New Dorp lane, New Dorp, S. I. (2638).

OCEANVILLE.—N. D.—Weed av, e s, 337 s N. D. lane, four 1-sty fr dwgs, 18x22, rubberoid rf; \$3,200 total; (a & b) Tony Truscilli, 72 Finley av, N. D., S. I. (2754).

PLEASANT PLAINS.—Stevenson av, n s, 170 w Sharrott av, 2½-sty fr dwg, 22x26, shingle rf; \$4,500; (o) John Minken, 15 Lexington av, Jersey City, N. J.; (a) C. E. Nelson, Irving st, Flushing, L. I. (8).

PLEASANT PLAINS.—Pleasant Plains av, s s, 800 e Amboy rd, 1-sty fr dwg, rubberoid rf, 24x26; \$2,500; (o) C. Sullivan, Slaton av, Pleasant Plains; (a) E. Dobbs, 182 Fisher av, Totenville, S. I. Mason, G. Sleight, Pleasant Plains, S. I. (38).

PORT RICHMOND.—Stevens pl, s s, 100 w Decker av, 2-sty fr dwg, 20x28, shingle rf; \$3,500; (o & b) O. O. Odegaard, 183 Sharpe av, Port Richmond (2819).

PORT RICHMOND.—Cortland st, w s, 63 n Shanett pl, 2-2-sty fr dwgs, 21x28, shingle rf; \$4,000; (o & b) O. T. Thorsen, 557 5th, Bklyn (2791).

PORT RICHMOND.—Palmer av, s s, cor Decker av, 2½-sty fr dwg, 26x37, shingle rf; \$7,000; (o) Frank B. Sterner, 64 Lexington av, P. R., S. I.; (a) Frank B. Sterner, Mason, Frank B. Sterner & Co., Inc., 25 Richmond av, P. R., S. I. (14).

PORT RICHMOND.—Lake av, e s, 1300 n Richmond ter, 2-sty fr dwg, shingle rf, 20x36; \$3,000; (o & a) Herman Smeds, 54 Decker av, Port Richmond, S. I. (2619).

PORT RICHMOND.—Decker av, w s, 180 n Katherine st, 2-sty fr dwg, 21x45, slag rf; \$8,000; (o) O. Evinson, Mariner st; (a) B. Finkelsen, W. B., S. I. (2686).

PORT RICHMOND.—Cornell st, n s, 150 e Decker av, 2-sty fr dwg, 20x25, slag rf; \$4,500; (o) Gunder Gunderson, Hangout st, W. N. B.; (a) Louis Larsen, 95 Egbert av, W. N. B. (2685).

PORT RICHMOND.—S e cor Tost and Decker avs, 2-sty bk dwg & store, 24x57 and 24x13, rubberoid rf; \$10,000; (o) Emil Bommer, 25 Hatfield pl, P. R.; (a) O. O. Odegaard, 183 Sharpe av, P. R. (2715).

ROSEBANK.—St. Mary's av, n s, 25 w Oak st, 2½-sty fr dwg, 20x36, shingle rf; \$3,500; (o) Jennie Cangro, Rosebank, S. I.; (a) Chas. B. Heweker, Tompkinsville, S. I. (2719).

SOUTH BEACH PARK.—Old Town rd, e s, 110 n Peave av, 2-sty bk dwg, shingle rf, 22x38; \$7,500; (o) Antonino Faranda, 120 Thompson st, N. Y. C.; (a) Philip B. Spano, 43 Linden st, Yonkers, N. Y. (2617).

WEST NEW BRIGHTON.—Post av, n s, 200 Jewett av, 2-sty fr dwg and store, 22x48, rubberoid rf; \$5,000; (o) P. Goregomic, 231 Jewett av; (a) Victor Beck, 183 Myrtle av, W. N. Brighton (2486).

WEST BRIGHTON.—Houghwont st, s s, 313 w Jewett av, 2-sty fr dwg, 26x28, slate cover asphalt shingle rf; \$5,000; (o) Harry Hamsdofer, Houghwont st, W. B., S. I.; (a) H. E. Jensen, 1581 Castleton av, Port Richmond (2674).

WESTERLEIGH.—Willard av, w s, 250 n Watchogue rd, 2-sty fr dwg, shingle rf, 22x30; \$60,000; (o) F. Ellic, 159 Fish av; (a) J. P. From, Decker av, P. R., S. I.; (b) G. Ericson, 158 Catherine st, P. R., S. I. (33).

FIRST WARD.—Bidwell av, e s, 40 n Waters av, 2-sty fr dwg, 18x30, slate shingle rf; \$4,300; (o) Matthew Dacey, 39 Ave B, P. R., S. I.; (a) G. Anderson, 105 Courtland st, P. R., S. I.; (a) mason) Joe Massa & Co., 109 Richmond st, W. B., S. I.; (o) F. Anderson & Son, 47 Bond st, P. R., S. I. (6).

STORES AND DWELLINGS.

SOUTH BEACH.—Ocean av, e s, 400 Richmond av, 2-sty bk dwg & str, 26x46, slag rf;

\$6,000; (o) Gregoria Lagana, 94 Old Town rd, South Beach; (a) Jos. J. Frecano, 8 MacFarland av, Arrochar (—).

PLANS FILED FOR ALTERATIONS

Manhattan.

ALLEN ST. 172, remove partitions, new stairs, str front, partitions in 5-sty bk str & tnt; \$5,000; (o) Abraham Conpino, 123 Allen; (a) Jacob Fisher, 25 Av A (157).

CHURCH ST. 310, remove wall columns, store fronts, party and shaft wall, new partitions, steel work, store fronts, floor beams, rf beams, in 3-sty bk store and factory; \$12,000; (o) 310 Church St Corp, 351 Canal st; (a) Morris Whinston, 116 W 39th st (149).

DIVISION ST. 39, remove show window, partitions, enlarge ext, new beams, girders, partitions in 3-sty bk str, factory & apt; \$3,500; (o) Michael Bernstein, 76 Division; (a) Max Muller, 115 Nassau (126).

ESSEX ST. 150, raise floor beams, new front, stairs, elevator, connect front & rear bldg, 4-sty bk str & tnt; \$20,000; (o) Max Katz, 97 Stanton; (a) Gronenberg & Leuchtag, 450 4 av (123).

GREENWICH ST. 437-41, new elevator shaft, skylights, f. p. doors in 5-sty bk storage warehouse; \$5,000; (o) Baker & Williams, 126 Leroy; (a) Renwick, Aspinwall & Lueker, 8 W 40th (127).

LEWIS ST. 80, remove walls, new walls, ext, front, beams, stairs in 3-sty bk synagogue & tnt; \$15,000; (o) Ulanover Chevre Uno Ungegend, 80 Lewis; (a) Jacob Fisher, 25 Av A (158).

MAIDEN LA. 21-23, new conc floor, beams in 8-sty bk office; \$1,000; (o) Frank & Helen Hayes, 21 Maiden la; (a) Walter T. Williams, 41 E 42d st (148).

ORCHARD ST. 43-5, new wall on 7-sty bk tnt & str; \$1,000; (o) Orchard Investing Co., 35 Orchard; (a) Jacob Fisher, 25 Av A (1).

PEARL ST. 232, new sump pit in 1-sty bk storage; \$3,500; (o) N. Y. C. District Rty. Co., 280 Madison av; (a) A. O. Griest, for Foundation Co., 120 Liberty (132).

WALKER ST. 16-26, new wireless towers on 24-sty f. p. Telephone Exchange; \$3,500; (o) N. Y. Tel. Co., 15 Dey st; (a) McKenzie, Voorhees & Gruelin, 1123 Broadway (145).

WASHINGTON ST. 61, lower beams, 1 tier, remove wall, new add sty, f. p. hallway, iron stairs, front elevator shaft in 5-sty bk warehouse; \$8,000; (o) Abraham Sobadi, 84 Washington st, Nejeet Sobadi, 61 Washington st; (a) E. G. W. Wietrich, 1 Madison av (139).

12TH ST. 167 W, remove stoop, new entrance, window, doors in 4-sty bk res; \$5,000; (o) Jos. P. Warbasse, 2 W 13th; (a) Clarence S. Stein, Robt. D. Kohn, Assoc., 56 W 45th (155).

14TH ST. 53-7 W, remove store front, piers, new store front, encase present columns in f. p. conc in 6-sty f. p. store and lofts; \$5,000; (o) Colonial Realty Asso., 309 Broadway; (a) Ernest H. Fougner, 764 Broad st, Newark, N. J. (146).

28TH ST. 131-33 W, 2 new tanks on 7-sty lofts; \$3,800; (o) Mark H. Cohen & Louis Weisner, 80 Maiden la; (a) Reliance Tower & Steel Constn. Co., 94 Mangin (124).

29TH ST. 125 W, remove wall, new columns, beams, str front on 3-sty bk loft & str; (o) Fineberg, Munter & Blumer Corp., 125 W 20th; (a) Jacob Fisher, 25 Av A (116).

34TH ST. 259 W, new 2-sty ext, front, toilets, lath & plaster, stair hall partitions & ceilings in 4-sty bk str & apts; \$15,000; (o) Lawton McElhone, 80 Bway; (a) Jacques L. De Mesquita, 162 E 53d (130).

35TH ST. 27 W, new add sty, stairs, extension, raise beams in 3-sty bk factory; \$17,000; (o) County Holding Co., 100 Broadway; (a) Samuel Cohen, 32 Union Sq (141).

37TH ST. 257 W, remove partitions, 2 new add sty, extensions, plumbing, elec elevator, t. & g. rf on 2-4½-sty bk res; \$40,000; (o) Mary R. Winters, care Winthrop & Stimson, 32 Liberty; (a) Morton Swimmer, 111 E 24th (151).

39TH ST. 68 W, renovate toilets, change stairs, new vent, skylight, dumbwaiters in 4-sty bk stores and tnt; \$3,000; (o) Agnes W. Peck, 228 W 71st st; (a) Arthur C. Holden, 101 Park av (140).

40TH ST. 304 W, remove toilets, new str fronts, toilets in 4-sty bk str & dwg; \$3,500; (o) Polaxeni Spetseris, 164 W 35th; (a) Andrew R. Fritz, 220 W 121st (119).

42D ST. 15-21 W, remove wall, new ext, str fronts, girders, columns in 4 & 6-sty bk str & offices; \$15,000; (o) Est Eugene A. Hoffman, 285 Bway; (a) Rouse & Goldstone, 512 5 av (159).

46TH ST. 138 W, remove wall, new extensions (front & rear), windows, alter stairs, rear-range partitions in 4-sty bk str, club house & dwg; \$10,000; (o) Saml. Katz, 150 W 46th; (a) Aetna Const. Co., 1476 Bway (154).

61ST ST, 138 E, new elevator and shaft, partitions in 4-sty bk private hospital; \$6,000; (o) Margaret R. Haskell, 130 E. 61st st; (a) Geo. and Ed. Blum, 505 5th av (144).

80TH ST, 140 E, new f. p. windows, frames & sash, partitions, add sty, elevator, f. p. stairs, beams, rearrange partitions in 4-sty bk res; \$50,000; (o) Dr. Wm. B. Dunning, 138 E 80th; (a) Robt. J. Reiley, 477 5 av (114).

86TH ST, 164-6 E, rearrange 2 floors, new kitchen, tile floor and base, tile treads, electric work, windows, remove piers in 4-sty bk store and factory; \$15,000; (o) 86th St and 3d Av Corp, 305 Broadway; (a) Moore & Landsiedel, 148th st and 3d av (142).

100TH ST, 1 E, new stairs, corridor, dumb-waiter, enlarge window, remove stairs in 5-sty f. p. hospital; \$1,000; (o) Mt. Sinai Hospital, 1 E 100th; (a) Arnold W. Brunner, 101 Park av (150).

108TH ST, 92-100 W; also COLUMBUS AV, 956-78, new water cooling tower on 3-sty bk bottling bldg; \$13,000; (o) The Lion Brewery of N. Y., 108th & Columbus av; (a) Barton H. Coffey, 15 John (122).

188TH ST, 565 W, new partitions, kitchen, bathroom, apts, fire-escapes on 5-sty bk tnt; \$2,500; (o) Wheeler Const. Co., 43 Cedar; (a) Springsteen & Goldhammer, 32 Union sq (135).

AUDUBON AV, 31-19, new str fronts on 2-sty bk str & offices; \$2,000; (o) Harry H. Jackson, 198 Bway; (a) Eli Benedict, 352 Convent av (133).

BROADWAY, 1166-72, remove show windows, rearrange str into banking rooms, new wall, entrance, windows in 12-sty f. p. str & offices; \$16,000; (o) Caroline H. Field, Hotel Euston, London, Eng.; (a) S. Edson Gage, 28 E 49th (137).

BROADWAY, 1767, new t. c. partitions, toilets, electric work in 2-sty f. p. office bldg; \$10,000; (o) 1767 Broadway Corp., 1767 Bway; (a) Necarsulmer & Lehlbach, 507 5 av (129).

BROADWAY, 1721-23, reinf floors, new dumb-waiter, f. p. stairs, elevator, metal ceiling, skylights, str front on 4-sty bk auto storage & show rooms; \$35,000; (o) Mary A. Fitzgerald, 476 Riverside dr; (a) M. Whitlaw, 2 W 86th (118).

5TH AV, 728-34, new walls, mezzanine str in 25-sty f. p. str, offices, loft; \$2,000; (o) Auahoma Rly. Corp., 50 E 42d; (a) Whitney, Warren & Wetmore, 16 E 47th (117).

5TH AV, 425, remove partitions, toilet fixtures, new str fronts, stairs, toilet fixtures in 5-sty bk str; \$10,000; (o) Hoffman Bros. Rly Corp., 258 Bway; (a) A. D. Seymour, 35 W 42d (125).

9TH AV, 81-3, remove rf, new add sty, floor, compo rf on 2-sty bk warehouse; \$20,000; (o) Natl. Biscuit Co., 409 W 15th; (a) A. G. Zimmermann, 85 9 av (128).

9TH AV, 67, remove wall, pier, new columns, beams, str front on 3-sty bk str & storage; \$3,000; (o) Wm. W. Astor, 23 W 26th; (a) Jacob Fisher, 25 Av A (156).

Bronx

DEVOE TER, 2440, new doors, new partitions to 2-sty bk dwg; \$1,000; (o) M. Miriden, 92 Hamilton av, Yonkers; (a) M. M. Silver, 583 Courtlandt av (20).

DEVOE TER, 2471, 1-sty fr ext, 13x14.11 to 2-sty fr dwg; \$2,500; (o) J. M. Loughlin, on prem; (a) John P. Boyland, 120 E. Fordham rd (33).

VAN BUREN ST, 1626, 1-sty bk ext, 20x10.6, to 2-sty bk dwg; \$1,500; (o) Maria & Nicholas Palana, on prem; (a) Anton Pirner, 2089 Westchester av (26).

149TH ST, 349 E, new steel girders, show windows to 5-sty br str and tnt; \$1,000; (o) E. J. B. Realty Co., 551 Courtlandt av; (a) Moore & Landsiedel, 3d av and 148th st (31).

158TH ST, 758 E, new balcony, stairs to 2-sty br synagogue; \$2,000; (o) Cong Bikin Cholin Ansche spard, on prem; (a) J. L. Goldstone, 920 Av St John (30).

161ST ST, 986 E, raise & build 1-sty under & new partitions to 2-sty fr str & dwg; \$3,000; (o) Harry Prueken, 7515 3 av, Bklyn; (a) Gilbert V. Prowler, 367 Fulton, Bklyn (17).

167TH ST, 585, new foundation, new plumbing, new partitions to 3-sty fr tnt; \$3,500; (o) Marcus Dener, 3444 3 av; (a) Robt. Gottlieb, 26 W 113th (22).

201ST ST, 380 E, 1-sty fr ext, 14.6x14.6, to 2½-sty fr dwg; \$1,000; (o) Chas. G. Webster, 371 Bedford Park blvd; (a) Louis A. Hornum, 405 Lexington av (12).

219TH ST, 737, new bath rooms, new partitions to 3-sty bk tnt; \$1,800; (o) Harry Sadt, on prem; (a) Jos. Ziccardi, 912 Burke av (23).

BALLER AV, e s, 125 s Stillwell av, 2-sty fr dwg, 25x25, Vulcanite shingle rf; \$3,000; (o & a) John J. Antis, 2327 Baychester av (178).

BECKER AV, w s, 102.6 s Morris Park av, 2 2½-sty fr dwgs, 22x32, shingle rf; \$9,000; (o) Frieda E. Kendahl, 2235 Powell av; (a) Geo. W. Kibits, 800 E 175th st (171).

CARPENTER AV, s w c 224th, 1-sty bk ext, 13.4x25.15, new partitions to 2-sty fr dwg, str & garage; \$1,500; (o) Meyer S. Glills, 3945 Carpenter av; (a) Jos. Ziccardi, 912 Burke av (21).

CARPENTER AV, 4432, 2-sty fr ext, 16x12, to 2½-sty fr dwg; \$2,200; (o) Elizabeth McGraine, on prem; (a) Crumby & Skrivan, 355 E 149th (13).

CITY ISLAND AV, n w c Fordham, 2-sty fr ext, 3x24.3, new str front, new partitions to 2-sty fr str & dwg; \$1,000; (o) Geo. E. Hall, on prem; (a) Karl F. J. Seifert, 153 E 40th (14).

DELAFIELD AV, e s, 420.1 n 261st st, 2 2½-sty br dwgs, 20x50, plastic slate rf; \$13,000; (o) Morris Bernstein, 12 E 127th st; (a) C. G. Covill, 410 W 20th st (174).

LAFONTAINE AV, 2018, 1-sty bk ext, 25x40, to 1-sty bk garage; \$2,600; (o) Peter Santini, on prem; (a) Jos. A. Colette, on prem (15).

MORRIS AV, 2195, new stairs, new rf, new str fronts to 3-sty fr str & dwg; \$2,000; (o) Sathark Amiskhaian, on prem; (a) Crumby & Skrivan, 355 E 150th (25).

OGDEN AV, 1139, 2-sty fr ext, 18.6x24, to 2-sty fr dwg; \$1,000; (o & a) Walter D. Strauss, on prem (27).

SHAKESPEARE AV, e s, 161 s Featherbed la, 8 3-sty br dwgs, 21x46, slag rf; \$104,000; (o & b) Shakespeare Const Corp, S. P. Sasperches, 134 W 116th st, pres (177).

TREMONT AV, 3112, 1-sty br ext, 12.8x20, new partition to 2-sty br str and dwg; \$3,000; (o) Frank Sairo, on prem; (a) F. R. Nicosia, 423 E 114th st (35).

TREMONT AV, 445, new stairs, new entrance to 4-sty bk str; \$1,500; (o) Alfred C. Clark, on prem; (a) Harold Birkmire, 1133 Bway (19).

VAN NEST AV, n s, 110 w Williamsbridge rd, 1-sty fr ext, 39.6x91.4, to 3-sty fr restaurant; \$25,000; (o) Woodmaustere Realty Co., Inc., on prem; (a) Sugarman, Hess & Berger, 16 E 43d (16).

VAN NEST AV, 681, new partitions to 2-sty fr dwg; \$1,000; (o) Philip Shapiro, on prem; (a) Philip Bardis, 230 Grand st (29).

WASHINGTON AV, 1285, 1-sty bk ext, 14x27, to 2-sty fr str & dwg; \$2,000; (o) Barnet Shapan, on prem; (a) Philip Bardes, 230 Grand (28).

WILLIS AV, 130-36, 134TH ST, 400 E, new fire proofing, stair enclosures, screens for fire escapes and balconies to two 6-sty br factories; \$3,500; (o) Crystal Chemical Co., 134 Willis av; (a) John H. Friend, 148 Alexander av (32).

3D AV, 2669, move 3-sty fr str & dwg; \$1,000; (o) Est of Maria Gibney, 140 Nassau; (a) Chas. Schaefer, Jr., 394 E 150th (24).

3D AV, 3083, new str front, new plumbing & new partitions to 3-sty fr str & dwg; \$2,500; (o) Harris B. Goldman, 110 Lenox av; (a) Carl B. Call, 81 E 125th (18).

Brooklyn

ALBEMARLE RD, 2906-8, s s, 30 e E 29th, int alts to 2-sty fr kennel; \$1,500; (o) Dr. Henry Ross, 345 E 26th; (a) Chas. G. Wessel, 1399 E 4th (789).

COLERIDGE ST, 269, e s, 280 n Esplanade, porch & int alts to 2½-sty fr 1 fam dwg; \$2,500; (o) Patk. J. O'Rourke, 273 Coleridge; (a) Chas. G. Wessel, 1399 E 4th (594).

CROWN ST, 448, s s, 260 e Brooklyn av, ext to 2-sty bk 1 fam dwg; \$2,000; (o) Dr. Henry Plotkin, 446 Crown; (a) Philip Freshman, 298 Schenectady av (59).

DEAN ST, 2410, s s, 180.4 e Stone av, ext str & 2 fam dwg; \$3,500; (o) Jos. & Mary Covado, prem; (a) E. M. Adelsohn, 1778 Pitkin av (579).

HANSON PL, 85, n e c S Portland av, str front & ext to 4-sty bk str & furnished rooms; \$3,000; (o) Herman Weingarten, 339 Wyckoff av; (a) Bly & Hamann, 551 Nostrand av (993).

HANSON PL, 87-91, n s, 20 e S Portland av, exterior & int alts to 3-sty bk furnished rooms; \$6,000; (o & a) same as above (994).

HEWES ST, 205, n s, 187.3 e Lee av, 3-sty bk 3 fam dwg, ext, fire-escape, &c, on 3-sty bk 3 fam dwg; \$2,500; (o) Benj. Jaffe, 178 Orchard, Manhattan; (a) Hy. M. Entlich, 413 S 5th (966).

LEONARD ST, 555-9, s w c Nassau av, exterior & int alts to 3-sty bk str, office & 2 fam dwg; \$10,000; (o) Harris Mankin, 47th & 15 av; (a) Wm. I. Hohausser, 116 W 39th, Manhattan (1005).

REMSEN ST, 166, s s, 175 e Clinton st, int apt, 4-sty bk 1-fam and boarders; \$20,000; (o) Dr. Ernest Coats, 157 Remsen st; (a) J. S. Kennedy, 157 Remsen st (864).

SMITH ST, 137, e s, 50 s Dean, int alts & fire-escape on str & 2 fam dwg; \$2,200; (o) Alfred Tafuri, prem; (a) C. E. Murray, 301 Atlantic av (702).

W 32D ST, 2870, w s, 150 n Merald av, raise, exterior & int alts to 2-sty fr str & 1 fam dwg; \$2,000; (o) Joe Riccobono, 249 Himrod; (a) I. H. Lanzarone, 60 Jefferson (605).

39TH ST, 417, n s, 125 e 4 av, add sty to 2-sty bk garage & 1 fam dwg; \$3,000; (o) Thos. J. Moloney, 413 40th; (a) John Ingwersen, 390 Bergen (987).

61ST ST, 1063, n s, 160 e 11 av, cellar & raise bldg 2-sty conc 1 fam dwg; \$4,000; (a) Jos. J. Fricano, 8 MacFarland av, Arrochar, S. I. (973).

63D ST, 1313-15, n s, 100 e 13th av, ext 2-sty fr, 2-fam dwg; \$5,000; (o) Antonio Patricolo,

1335 63d st; (a) Ferd Savignano, 6005 14th av (829).

BROADWAY, 277, n s, 116.8 e Havemeyer, str fronts on str; \$1,500; (o) Henry O. Arnszen, 273 Bway; (a) Robt. Teichman, 66 Beaver, Manhattan (991).

DE KALB AV, 829, n s, 75 n Throop av, ext, porch & int alts in 2½-sty fr str & 2 fam dwg; \$2,000; (o) Abraham Gerber, 103 Cook; (a) Tobias Goldstone, 50 Graham av (783).

FRANKLIN AV, 938-60, w s, 91.3 s Montgomery st, gravity tank, 4-sty bk factory; \$3,300; (o) Burton Dixie Corp., 148 39th st; (a) The Rusling Co., 26 Cortlandt st (963).

FRANKLIN AV, 938-60, w s, 91.3 s Montgomery, gravity tank on 4-sty bk factory; \$5,300; (o) Burton Dixie Corp., 148 39th; (a) The Rusling Co., 26 Cortlandt st, Manhattan (963).

GATES AV, 525, n s, 280 w Tompkins av, str front & int alts to str & 6 fam dwg; \$1,500; (o) H. Posenitzky, 167 Sumner av; (a) Murray Klein, 37 Graham av (786).

LEXINGTON AV, 13-23, n s, 125 e Grand av, repair fire damage in factory; \$10,000; (o) Jacob Voebel, 992 Greene av; (a) Walter B. Willis, 1153 Myrtle av (723).

LEXINGTON AV, 539, e s, 210 n Sumner av, ext to 1 fam dwg; \$2,000; (o) Ferd Klein, prem; (a) Abraham Brook, 26 Court 746).

LEXINGTON AV, 271-5, n s, 100 w Nostrand av, add 2-stys 4-sty bk factory; \$20,000; (o) Frank C. Meyer Co., Inc., prem; (a) Bly & Hamann, 551 Nostrand av (837).

MYRTLE AV, 723, n s, 75 e Walworth st, stm fxts and int, 2-sty fr str and 2-fam dwg; \$1,500; (o) Chas. Kohn, prem; (a) John J. Carroll, 225 Green av (871).

MYTTE AV, 548, w s, 32.10 s Division av, exterior, porch, etc., 3½-sty bk str-2-fam dwg; \$1,500; (o) Brina M. Carlisle, 894 Nostrand av; (a) Albert Morris, 894 Nostrand av (959).

OCEAN PKWAY, 1356-62, w s, 280 n Av N, exterior & int alts to 2½-sty fr 2 fam dwg; \$2,000; (o) Fred H. Gibbs, prem; (a) Chas. G. Wessel, 1399 E 4th (764).

SUTTER AV, 1023-31, n e c Essex st, stm fxts, str and 2-fam dwg; \$5,000; (o) Sam Rich, 924 Blake av; (a) Harry Brodsky, Jr., 583 Sutter av (851).

SUTTER AV, 1041, n s, 20 w Shepherd av, str fxts, int and ext, 2-sty fr str and 4-fam dwg; \$2,600; (o) Nathan Emmerman, 1091 Sutter av; (a) Irving Kershenblitt, 355 Miller av (846).

TOMPKINS AV, 165, e s, 43 n Hart, ext & fire-escape & int alts & plumbing on 4-sty bk str, office & 2 fam dwg; \$8,000; (o) Max Adest, 153 Tompkins av; (a) Silverstein & Infanger, 188 Montague (694).

5TH AV, 393, e s, 100 s 6th, exterior & int alts to 3-sty str & 2 fam dwg; \$3,000; (o) Morris Petlansky, prem; (a) Jas. McKillop, 527 1st (689).

Queens

ELMHURST.—Fillmore av, s w c & 24th, 1-sty bk ext, 34x40, side & rear of church, int alts; \$150,000; (o) Community M. E. Church of Jackson Heights, Elmhurst, 128 25th, Elmhurst; (a) F. P. Platt & Bro., 680 5 av, Manhattan (128).

FLUSHING.—Fowler av, n s, 150 w Lawrence, 2-sty fr ext, 18x22, rear, plumbing in dwg; \$2,500; (o) John Sezensy, 152 Fowler av, Flushing (129).

JAMAICA.—Prospect st, n w c & South st, 2 new str fronts constructed, int alts; \$2,000; (o) Chas. Rippo, Prospect st, Jamaica (130).

L. I. CITY.—Academy st, e s, 275 n Pierce av, 1 sty added to top of garage, tar & gravel rf, bk, plumbing; \$2,700; (o) Joseph Delgio, 384 Academy, L. I. City (73).

RIDGEWOOD.—Fairmount st, s s, 162 e Cooper av, 1-sty fr ext, 17x8, plumbing; \$1,200; (o) Thomas Thomas, 314 Fairmount, Ridgewood; (a) Geo. Clarke, 1756 Armand pl, Ridgewood (127).

ROCKAWAY BEACH.—Rockaway Beach blvd, n e c Beach 69th, raise rf 1-sty fr, rubberoid rf, plumbing in dwg; \$5,000; (o) C. Seliger, Arverne; (a) Harry Rossmason, Rockaway Beach (74).

Richmond

MARINES HARBOR.—N e c Union av & Railroad av, 1-sty fr factory bldg, remove rf, made ext, 40x70; \$3,000; (o) Birt Owens, Summerville pl, Marines Harbor (5).

NEW BRIGHTON.—Tyson st, e s, 275 Fillmore, 3-sty fr tnt, 36x25, new part & bathroom; \$1,500; (o) Mrs. Margaret McCarty Pigott, 269 Fillmore, New Brighton; (a) Sibley & Featherston, 101 Park av, Manhattan (6).

TOTTENVILLE.—Amboy rd, n s, nr Johnson av, 120 e, 2-sty fr dwg, 16x40; \$3,500; (o) Mrs. Genevieve Bedell, 7447 Amboy rd; (b) W. E. Joiline; alt consist of moving bldg to new foundations, raise rf on kitchen, new piazza, new chimneys, new stairs, other minor changes (3).

WEST BRIGHTON.—Cary av, n s, Beemont, 250 w, 2-sty stable made into dwg, 24x39; \$1,000; (o & b) R. W. Dunne, 211 Dongan, West Brighton; alt consist of install 5 rooms st floor, 6 on 2d floor (4).

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; E. S. DODGE, Vice-President; J. W. FRANK, Secretary-Treasurer

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

Copyright, 1922, by The Record and Guide Company,

119 West 40th Street, New York (Telephone: Bryant 4800)

VOL. CIX
NO. 5 (2812)

NEW YORK, FEBRUARY 4, 1922

25c. A COPY
\$12.00 A YEAR

Advertising Index

	Page
A. B. See Electric Elevator	4th Cover
Ackerly, Orville B.	145
Adams & Co.	144
Adler, Ernest N.	145
American Bond & Mortgage Co.	155
American Bureau of R. E.	142
American Enameled Brick & Tile Co.	151
Ames & Co.	2d Cover
Any & Co., A. V.	2d Cover
Anderson & Co., James S.	2d Cover
Anderson Brick & Supply Co.	4th Cover
Armstrong & Armstrong.	145
Ashforth & Co.	2d Cover
Atlantic Terra Cotta Co.	152
Automatic Fire Alarm Co.	152
Balter, Alexander	144
Bauer, Milbank & Molloy.	144
Bechman, A. G.	146
Bell Co., H. W.	155
Biltmore Realty Corp.	144
Boyd, James	140
Boylan, John J.	2d Cover
Brener, Samuel	140
Brennan, Edmund M.	145
Brett & Goode Co.	Front Cover
Brook, Inc., Louis	154
Brooks & Momand	140
Brown, Frederick	140
Brown Co., J. Romaine.	Front Cover
Builders' Brick & Supply Co.	4th Cover
Bulkley & Horton Co.	146
Busher & Co., Eugene J.	2d Cover
Butler & Baldwin.	Front Cover
Cammann, Voorhes & Floyd.	2d Cover
Carpenter, Leonard J.	2d Cover
Chauncey Real Estate.	2d Cover
Chesley Co., Inc., A. C.	157
City Investing Co.	132
Classified Advertisements	143
Coburn, Alfred P.	144
Cross & Brown	Front Cover
Cruikshank Co.	Front Cover
Cruikshank Sons, Wm.	Front Cover
Cudner R. E. Co.	2d Cover
Cusack Company	144
Cushman & Wakefield.	144
Cutler & Co., Arthur.	2d Cover
Cutner, Harry B.	2d Cover
Davies, J. Clarence.	146
Day, Joseph P.	2d Cover
Dean & Co., W. E.	2d Cover
Dike, O. D. & H. V.	2d Cover
Dodge Co., F. W.	159
Dowd, James A.	145
Dubois, Chas. A.	144
Duffy Co., J. P.	152
Dunlap & Lloyd	144
Duross Co.	2d Cover
Edwards Co., Charles G.	2d Cover
Edwards, Dowdney & Richart.	132
Elliman & Co., Douglas L.	140
Ely & Co., Horace S.	Front Cover
Empire Brick & Supply.	4th Cover
English, J. B.	2d Cover
Finch & Co., Chas. H.	154
Finkelstein & Son, Jacob.	145

TABLE OF CONTENTS

Editorials	133
New Standards for Fifth Avenue Realty Values.	135
Lockwood Committee Insists Emergency Still Exists	137
Metropolis Gained 50,000 Living Units During 1921.	138
Review of Real Estate Market for the Current Week	139
Private Sales of the Week.	139
Statistical Table of the Week.	146
Architectural League Opens 37th Annual Exhibition	147
Another Hostelry Planned for Times Square District	148
Plans in Progress Indicate Busy Spring Building Season	149
Personal and Trade Notes.	149
Trade and Technical Society Events.	149
Building Materials Markets.	150
Current Building Operations.	150
Contemplated Construction.	152
Plans Filed for New Construction.	155

Advertising Index

	Page
Muhlker, Arthur G.	145
Murray & Sons, Inc., John A.	150
Murtha & Schmohl.	4th Cover
Nail & Parker.	132
Natanson, Max N.	142
Nehring Bros.	2d Cover
New York Edison Co., The.	153
New York Title & Mortgage Co.	132
Niewenhaus Co., Inc.	141
Noyes & Co., Chas. F.	Front Cover
Ogden & Clarkson Corp.	2d Cover
O'Hare, Geo. L.	132
Oppenheimer, Fred	146
O'Reilly & Dahn.	2d Cover
Payton, Jr., Co., Philip A.	142
Pease & Elliman.	Front Cover
Pell & Co., S. Osgood.	155
Pendergast, John F., Jr.	146
Pepe & Bro.	142
Pfionm, F. & G.	Front Cover
Phelps, Albert D.	146
Pomeroy Co., Inc., S. H.	152
Porter & Co.	Front Cover
Quell & Quell.	146
Read & Co., Geo. R.	Front Cover
Realty Co. of America.	132
Rickert-Brown Realty Co.	150
Rinaldo, Hiram	144
Rose & Co., J.	154
Ross, Frank U.	152
Royal Burnall Fuel Saver Co.	141
Runk, Geo. S.	144
Ryan, George J.	2d Cover
Schindler & Liebler.	144
Schweibert, Henry	146
Seaman & Pendergast.	144
Shaw, Arthur L.	145
Shaw, Rockwell & Sanford.	144
Sherman & Kirschner.	145
Simberg, A. J.	142
Smith, Gerritt, Mrs.	142
Smith, Inc., Malcolm E.	144
Solar Engineering Co.	154
Solove, R.	141
Spear & Co.	144
Speyers, Inc., James B.	145
Spotts & Starr.	2d Cover
Sterling Mortgage Co.	143
Tabolt, Jacob J.	144
Title Guarantee & Trust Co.	132
Tyng & Co., Stephen H., Jr.	132
Union Stove Works.	150
United States Realty & Improvement Co.	132
Van Valen, Chas. B.	140
Walsh, J. Irving.	2d Cover
Watson Elevator Co., Inc.	4th Cover
Weill Co., H. M.	140
Wells Architectural Iron Co.	152
Wells Sons, James N.	2d Cover
Westergren, Inc., M. F.	4th Cover
White & Sons, Wm. A.	Front Cover
Whiting & Co., Wm. H.	Front Cover
Whitney-Foster Corp.	144
Williams-Dexter Co.	145
Winter, Benjamin	140
Wood-Dolson Co.	Front Cover
Wyckoff, Walter C.	2d Cover
Zittel & Sons, Fred'k.	2d Cover

A Positive Foundation Upon Which to Build

The Federal Reserve Board, in its January bulletin, declares that "the most encouraging feature of the business situation is that a positive foundation apparently has been established upon which to build development during 1922." Governor Harding believes that the country as a whole has passed safely the points of danger entailed in after-war deflation.

One positive foundation upon which real estate and construction interests can effectively build their business is regular, consistent advertising in

THE RECORD AND GUIDE

For 54 Years the Authority in the Metropolitan District.

Phone Bryant 4800 and a representative will call.

Title Insurance and
Mortgage Loans
for the Real Estate Owner

Protection in
Placing Loans
for the Broker

Guaranteed First Mort-
gages and Certificates
for the Investor

**New York Title
& Mortgage Company**

Manhattan - - - 135 Broadway
Brooklyn - - - 203 Montague St.
Jamaica - - - 375 Fulton St.
Richmond - - - 24 Bay St.
White Plains - - - 163 Main St.
Mt. Vernon - - - 3 South 3d St.

**EDWARDS,
DOWDNEY & RICHART**
**REAL ESTATE
AND
MORTGAGE
LOANS**

156 Broadway, New York

Tel. Cortland 1571-1572
Member Real Estate Board, N. Y.

STEPHEN H. TYNG H. OAKLEY HALL

Stephen H. Tyng, Jr., & Co.

Incorporated

Member Real Estate Board, N. Y.

**REAL ESTATE
MANAGEMENT OF
BUSINESS PROPERTY**

41 Union Square West

22 EAST 17TH STREET

Telephone: Stuyvesant 4000

Established 1887

CHAS. S. KOHLER, Inc.

**Real Estate
Insurance**

**Broker and Manager of
Estates**

MAIN OFFICE:
901 Columbus Ave.—Corner 104th St.
BRANCH OFFICE:
1420 St. Nicholas Ave.—Near 181st St.
NEW YORK

GEORGE L. O'HARE

MEMBER REAL ESTATE BOARD OF N. Y.

REAL ESTATE

EXCEPTIONAL INVESTMENTS

SELLING—RENTING—BUSINESS AND
APARTMENT BUILDINGS

SPECIALIZING IN LEASEHOLDS

MORTGAGE LOANS

FULL EQUIPPED DEPT. FOR EXCHANGING

489 FIFTH AVE.

TEL. VANDERBILT 5092-0441

Lawrence, Blake & Jewell

Mortgage Loans

115 Broadway

Tel. 4080 Rector

Member Real Estate Board, N. Y.

Specialists in Harlem

and

**Colored Tenement
Properties**

NAIL & PARKER
REAL ESTATE

**145 West 135th Street
New York City**

JOHN E. NAIL
HENRY C. PARKER

Telephone { 7682
Morningside { 7683

William D. Kilpatrick

**REAL ESTATE
OPERATOR**

149 BROADWAY

SAMUEL KILPATRICK

WE have several well-located in-
vestment properties on easy
terms at pre-war prices.

For details apply to

United States Realty

AND

Improvement Company

115 BROADWAY

Rector 4300

Full Commission to Brokers

**The
Realty Company
of America**

FRANKLIN PETTIT
President

TRANSACTS A GEN-
ERAL BUSINESS IN
THE PURCHASE AND
SALE OF NEW YORK
CITY REAL ESTATE

2 WALL STREET, NEW YORK CITY
Rector 0275-0276

To Builders, Brokers and Operators

This is a good time to borrow money on mortgage or replace old mortgages as there is a temporary supply of investment funds. The situation may reverse itself in the near future so that immediate action is advisable.

INQUIRIES INVITED.

HOME TITLE INSURANCE CO.

Capital and Surplus over \$1,500,000

51 Willoughby Street, Brooklyn

Post Office Building, Jamaica

**City Investing
Company**

61 Broadway, New York

Telephone: Bowling Green 8530

Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

Putting It Up to the Legislature

The week's developments indicate that some of our Eminent Solvers of the Housing Shortage continue to rely on printers' ink as the stuff with which to build homes for the homeless. The Lockwood Committee used a considerable quantity of it in a preliminary report submitted to the Legislature at Albany last Monday evening, exploiting officially the new-fangled plan of Chief Counsel Untermeyer to build 45,000 new homes for 225,000 people for \$100,000,000. This plan, in the form in which it appeared at Albany, adhered to original lines, being based on the proposition that someone must furnish the money, that labor contribute a part of its labor gratis, and that material dealers furnish the necessary materials regardless of market values. Another angle of this remarkable plan, it will be recalled, contemplates that the construction shall be done without any profit to the concern handling it.

As was to be expected, the formal presentation to the Legislature of this extraordinary scheme afforded opportunity for additional reams of newspaper publicity, free advertising all along the line for the proponents of the plan. The idea is so perfectly simple, it was so easy to outline, that the wonder is some of our Eminent Solvers of the Housing Shortage did not think of it before. It is obvious, of course, that if Mr. Untermeyer's plan is feasible, it was just as feasible a year ago or two years ago. What a fine thing it would have been, what an evidence of forethought, what an example of genuine strategy, if Mr. Untermeyer and his associates had gone right ahead and done this thing a couple of years ago! How perfectly obvious it is that there would be no shortage of any kind today if under this plan 45,000 new homes for 225,000 people had been erected for \$100,000,000 during 1920, and 45,000 new homes for 225,000 people for \$100,000,000 had been erected during 1921! If Mr. Untermeyer and his associates had put their plan into effect only twenty-four months earlier, the housing shortage already might have been turned into a housing surplus here in New York, everybody might have been happy, and probably nothing would have remained to be done by the Lockwood Committee. Al Jolson never manipulated his Aladdin's lamp to produce such astounding results as those which have redounded to the everlasting glory and advertising of the Lockwood Committee and its chief counsel.

The sad fact must be kept in mind, however, that Mr. Untermeyer and his associates did not carry out this new-fangled scheme in 1920 or in 1921. As a result, here we are starting the year 1922 with the great plan still in embryo. But the scheme is beginning to move now, as is shown by the Albany dispatches, and in some quarters it continues to be taken seriously. Governor Miller, for instance, takes it seriously, but in a different sense. The Governor, who generally keeps his feet on the ground and strives to keep his head within hailing distance of his feet, regards this plan as something that requires very careful study. "As an original proposition," the Governor says, "it would undoubtedly be a very unwise thing to do. The only question is whether it will help in the present emer-

gency and whether it would be justified as an emergency matter. That has to be given careful consideration."

Governor Miller's observations indicate a serious question is in his mind as to whether the plan is sound or not. The doubt he expresses is one of the encouraging signs of the times. It is a cheering omen that Governor Miller, though not from Missouri, insists on being shown about this latest Lockwood Committee nostrum. For nearly two years the people of New York have been struggling with Lockwood remedies for the housing shortage, and now the Lockwood Committee itself reports to the Legislature that the situation is practically as serious as it was when that committee began compounding remedies which the sufferers were compelled to take and which unquestionably have done them little good.

Before adopting any more of the Untermeyer-Lockwood remedies it would be well for the Legislature to join the Governor in not only careful, but very, very careful, consideration of this latest remedy. The Albany statesmen not only should keep in mind that the various plans heretofore proposed by the Lockwood Committee have proven ineffective, but they also should keep in mind the fact that in the matter of office space shortage, which was quite as serious in the metropolis two years ago as the housing shortage, the situation has worked itself out under the old law of supply and demand. No emergency laws were enacted at Albany to straighten out the office shortage, and yet that is the one space shortage in New York which no longer exists. Besides, there has been a marked drop in office rentals.

Safety of New York Theatres

New York City, recognized as the theatrical center of the world, has been badly shaken by the disaster which befell the Knickerbocker Theatre in Washington last Saturday evening. As yet the blame for this terrible disaster, with its toll of more than one hundred dead and scores of maimed and injured, has not been localized, and it may be doubtful if responsibility can ever be fastened upon anything but purely natural causes.

A valuable lesson is to be learned by the metropolis from the awful calamity in the nation's capital, however, and that is a repetition of it must never be permitted to occur in this city if preventable by human ingenuity, engineering skill, protective building code provisions and careful supervision during construction, along with regular inspections by qualified persons during the life of the structure. Already State and city authorities have planned for an exhaustive survey of the theatres and other structures commonly used for public gatherings, so that the people of New York City may not be subjected to sorrow and loss by a similar accident.

Preliminary surveys of the Washington disaster have so far failed to show criminal structural weakness in the roof construction of the theatre or negligence on the part of its owners and managers. The accident seems clearly the result of the weight of an excessive fall of snow, a fall most unusual as compared with the normal climate of the capital. The building code of Washington did not guard against

this extra weight in its provisions, although a factor of safety was called for that was generally considered ample and perfectly in accordance with local conditions.

Competent authorities in the design, construction and supervision of theatres in the metropolis have assured the theatre-going population of New York City, and that means practically everyone, that a disaster such as befell the Knickerbocker Theatre in Washington is an impossibility in this city. They point out that the factor of safety demanded by the Building Code for roof construction of all theatres and halls for public gatherings is sufficient to prevent a similar accident here.

Architects of theatres in New York City are required by the provisions of the Building Code to allow for forty pounds live load to the square foot on a flat roof or a roof having an angle of less than twenty degrees. Where the angle is greater the load may be reduced to thirty pounds per square foot. The factor of safety generally considered as the minimum is five; that is, the architect must design his roof to be sufficiently strong to support five times the load per square foot that is required by the Building Code. In New York City, where the live load provision is forty pounds per square foot, the roofs must be capable in an emergency of supporting five times this weight, or

two hundred and fifty pounds, on a flat or slightly slanting roof, and at least one hundred and fifty pounds per square foot where the roof angle is greater than twenty degrees.

Dense or wet snow is generally calculated by engineers to weigh approximately twenty-five pounds per cubic foot. Thus a roof capable of supporting the live load provided by the factor of safety commonly considered good practice can carry at least ten feet of wet snow before it is strained to the breaking point, and this is far in excess of any snowfall on record in this city, not excepting the great blizzard of March 12, 1888.

The code provisions offer every possible assurance of safety to the theatre-going public of New York City, and where the structures are erected by competent engineers and builders who have respect for these laws and who build honestly and without attempt to skim and save on their material bills, every safeguard humanly devisable is guaranteed. From accidents that are the results of natural causes or conditions there can be no such guarantee, but as engineering knowledge of the present is rated unusually high there is every reason to pre-suppose that all adverse factors possible to guard against have been included in the provisions for the safety and comfort of New York City's theatre patrons.

Lessons for New York in British Housing Experiments

Editor of the Record and Guide:

"Housing Betterment," a quarterly journal issued by the National Housing Association, devoted its issue of September, 1920, to the presentation of the housing policy of the British Government. Some of the comments quoted from English journals and from English experts are of particular interest in view of the light they throw upon the inevitable results of the method pursued by the New York Legislature in dealing with the same problem.

On page 4 the quarterly quotes from one of the architectural journals as follows: "What is the lesson? A nation cannot supply free houses any more than it can supply free clothing outfits. Houses must be built as a paying business concern, and this is the fundamental principle to be accepted. The only way this can be done is by utilizing the ordinary channels of private enterprise."

The quarterly adds, page 10: "The fundamental difficulty lies in the Increase of Rents Restriction Acts, which still keep the rent of a house far below what it would be in an open market." . . . "It is obvious that the Government's failure in housing finance is due in part, at any rate, to the measure of their success in keeping back the rising tide of rents." . . . "Like Canute, they have done their best, but they are bound, sooner or later, to let the tide rise—at any rate, sufficiently to float the 'plank.' Failing that, they must

be prepared to carry the plank themselves! . . . It may be taken as an axiom that no housing scheme can be regarded as a success unless it pays its way. That is to say, the price of building must come down and rents must go up to such a level that economic conditions are possible."

"To sum up with regard to housing, unless some form of subsidy is continued, very few houses are likely to be built until the Rent Restriction Acts are put on such a basis as will ensure a progressive movement towards an economic rent."

When will our legislators learn that the same economic principles govern conditions in this country as in England; that laws designed to keep rents down necessarily and inevitably result in keeping houses from being built; that the only way to cure the housing shortage if it exists is to stimulate and not discourage the building of houses; and that the sooner ordinary economic processes are allowed to operate without interference, the sooner the whole situation will cure itself? Indeed, there is no need to go to England for an example. The Legislative Committee is convicted out of its own mouth. In spite of legislation; it concedes that the shortage that it finds today is worse than it was two years ago. In the same interval of time, an even more extreme scarcity of office and loft space has cured itself. The Legislature interfered in housing; it left lofts and office buildings alone. Can anything be more illuminating?

X.

New York, Jan. 31, 1922.

Labor Law Change Eliminates Costly Hoisting Provisions

THE first law passed by the Legislative Session of 1922 was one materially effecting builders and property owners. The new legislation is an amendment to the Labor Law affecting the construction of tall buildings and the change has been made through the enactment of Chapter I of the Laws of 1922 relating to the hoisting of materials entering into the construction of buildings.

In the recodification of the Labor Law by the Legislative Session of 1921 the old law was changed in such a way as not only to create additional cost in construction but also to present physical difficulties almost impossible to overcome by builders in their work. After the situation was brought

to the attention of the Board of Appeals and discussed by other interested organizations and parties the conclusions were placed before the Senate Committee on Labor and as there appeared to be no substantial underlying reason for the change made in 1921, and no opposition to an amendment to bring the wording back to the language of the old Section 10, now new Section 241, of the Labor Law.

The law is now limited in its application, as it was prior to 1921, to the hoisting of lumber or timber in buildings in course of construction, five stories or more in height, and excepts all other materials which must be so hoisted if construction costs are not to become prohibitive.

REAL ESTATE SECTION

New Standards for Fifth Avenue Real Estate Values

Deal Just Closed for Lease of Hotel Bristol and Negotiations for Democratic Club Site Reveal Marked Changes

THE recent efforts of Saks & Company to acquire control of the National Democratic Club's home, at 617 Fifth Avenue, a plot 42x100, in order to complete the assembling of all the parcels on the east side of Fifth Avenue, from Forty-ninth to Fiftieth Street, as the combined site for a modern store building for their own use, and the new lease on the Hotel Bristol site, corner of Fifth Avenue and Forty-second Street, have attracted general investment interest once again to Fifth Avenue real estate values, and especially the part of the thoroughfare from Thirty-fourth Street to the Plaza at Fifty-ninth Street. The remainder of the frontage on the block, Saks & Company wants is 158.10 feet. The Hotel Buckingham, at the southeast corner of Fiftieth Street, runs along the street 208 feet and has an L running to Forty-ninth Street in the rear of the rest of the Fifth Avenue front of the block. The property of the National Democratic Club immediately adjoins the Hotel Buckingham on Fifth Avenue.

It will be recalled that R. H. Macy & Company built their building around the northwest corner of Broadway and Thirty-fourth Street because they could not buy the corner at a price that they deemed within reason; also, that the late E. R. H. Martin built the Marbridge Building around the old four-story brick building, 18.9½x60, at the southeast corner of Broadway and Thirty-fifth Street, diagonally opposite the former Herald Building, for the same reason, and that the New York Telephone Company built a large building on the east block front of Broad Street, from Bridge to Stone Street, except the immediate corner of Stone Street, on which stood a small building, 10.6x20.3, the price of which the company would not pay. There are other corner instances in various parts of the city. The club site on Fifth Avenue, however, presents an interior structural obstacle on the greatest of shopping thoroughfares that has meant a delay in the beginning of work on a block front improvement.

Saks & Company have offered \$1,000,000 for the club site and have set that as the highest figure they will pay. The National Democratic Club has declined to sell its property for that sum.

The club has what it believes are logical alternatives to this proposition. It has received from Warren & Wetmore, architects of the Heckscher Building, at Fifth Avenue and Fifty-seventh Street, a plan for a new building on the club-house site that would yield a revenue proportionally the same as that of the Heckscher Building. It has been characterized and is known as the Heckscher plan. The architects show that the National Democratic Club has one of the most valuable club-house sites in the United States if properly utilized. As the site for a club house which they term a "revenue producing club house," the architects show that a structure on the same lines as the Heckscher Building would net the club annually, for the first thirteen years, respectively, as follows: 1st year, \$200,000; 2d year, \$206,000; 3d year, \$212,000; 4th year, \$218,000; 5th year, \$224,000; 6th year, \$230,000; 7th year, \$236,000; 8th year, \$242,000; 9th year, \$248,000; 10th year, \$254,000; 11th year, \$260,000; 12th year, \$266,000; 13th year, \$272,000, and every year thereafter the last figure, with the club free and clear of building debt, and all other debts. This \$272,000 per year net would represent over 4½ per cent. on a six million dollar valuation of the club ground and club building. The club would in addition have a cash surplus in its treasury at the end of the thirteenth year equaling the difference between the \$100,000 a year paid

annually on account of mortgage of \$1,200,000 and the annual income as per above table.

Warren & Wetmore have also submitted another plan for a "building for club uses to be constructed on convertible commercial purpose lines" that would net the club annually, for the first thirteen years, as follows: 1st year, \$109,000; 2d year, \$115,000; 3d year, \$121,000; 4th year, \$127,000; 5th year, \$133,000; 6th year, \$139,000; 7th year, \$145,000; 8th year, \$151,000; 9th year, \$157,000; 10th year, \$163,000; 11th year, \$169,000; 12th year, \$175,000; 13th year, \$181,000, and every year thereafter the latter amount, \$181,000, with the club free and clear of debt, and with a surplus in its treasury equaling the difference between \$100,000 annual payment on \$1,200,000 mortgage and the total annual net income as per above table, and the club would have the use of the finest club house of its kind in the world, for the exclusive use of members.

In reply to an inquiry from Charles C. Hughes, secretary of the Ways and Means Committee of the National Democratic Club, who inquired of them about the Fifth Avenue rental power, Cushman & Wakefield, who manage the various Heckscher properties, state: "In a general way, possible rentals that might be expected from a commercial building, of the type and character of the Heckscher Building, Fifth Avenue and Fifty-seventh Street, to be erected upon the present site of the Democratic Club, we will say that the store should have a rental value of about \$20 a square foot. This price might be increased in the event of there being large stores on either side of it. For the first floor, above the store floor, about \$6 a square foot. The floors above this would be valuable according to their light and window display. You might obtain from \$3 to \$4 a square foot for them. Above, say from the tenth floor, the space should become more valuable and should range from \$4 a square foot upwards. Owners on Fifth Avenue are asking for unusually light top floor space as high as \$6 a square foot for small areas. The location of a building such as you speak of makes it somewhat difficult to determine the possible rentals, as there are no very large office buildings nearer than the Straus Building at Fifth Avenue and Forty-sixth Street, where a prevailing price of \$4 a square foot for good space obtains. In the Forty-second Street district, office space ranges from \$3 to \$5 a square foot a year, according to the character of the building and the desirability of the space."

Secretary Hughes has stated to Henry Mandel, representing Saks & Company, that the Warren & Wetmore estimates are absolutely reliable and that the club could erect on its present home site, on the Heckscher plan, a modern clubhouse for the exclusive use of its members and pay for the same in its first thirteen years of occupancy, with a net estimated surplus at the end of the period of \$635,000. Including the interest on this surplus, the club, after the thirteenth year, would have a net income of \$200,000 a year, for all time, and it would in addition have an added income of \$200,000 through the accruals of interest on the cash yearly surplus and the net annual income. The net result at the end of 105 years would be that the club would have a club-house built absolutely for its own membership and would have more than \$26,000,000 in its treasury and an annual income of more than \$1,000,000 on and after that date, with the club still owning the property in fee.

The so-called "convertible commercial purpose" building, before alluded to, if built would at the end of 105 years about

double the net income figures mentioned above; which would prove the contention of the Non-removal Committee, that the club property utilized is one of the most valuable properties of its size in the country. The committee challenges any realty expert to prove to the contrary.

If either one of the building plans submitted by Warren & Wetmore is carried out, the National Democratic Club will arrange to assign two floors of the building for the use of representative women's organizations of the Democratic Party, at a rental to be agreed upon.

Jefferson M. Levy is chairman of the Non-removal Committee of the club; Nathan Hirsch is chairman of the Ways and Means Committee; Charles C. Hughes is secretary of both committees; and Frederick A. Wallis is treasurer and chairman of the Executive Committee of the General Committee.

Fifth Avenue real estate values and their increment since trade first began to invade the thoroughfare form interesting observations. In 1889 a committee composed of John D. Crimmins, Orlando B. Potter and Jefferson M. Levy bought for the National Democratic Club for \$175,000 the property it now occupies. The site had been the home of the late Cord Meyer, Jr., who was long treasurer of the Democratic State Committee and a man of large wealth. Mr. Meyer thought the price he obtained for the property was very satisfactory. Apparently he did not foresee the marvelous growth of business in the avenue. The club was offered \$210,000 before it took title and refused it. In 1897 Richard Croker took an active interest in the management of the club, and through his counsel and judgment the organization held on to the property, in spite of the fact that it had bought the old building of the New York Athletic Club, on Sixth Avenue, which the club finally decided not to use. It was ultimately sold at a loss to the Democratic Club of \$50,000. In the light of the increment of the Fifth Avenue home of the organization it could well afford to have lost the \$50,000 instead of the great increment of the present holding, which it would have lost instead if it had sold.

It will be recalled that many years ago the Manhattan Club, a famous Democratic social and political organization, leased the old Stewart mansion that stood on the plot, 61.9x100, at the northwest corner of Fifth Avenue and Thirty-fourth Street, which it occupied for some years. About twenty years ago the club was offered an option of purchase of the property at \$1,200,000, on easy terms, by the heirs of A. T. Stewart. The price seemed enormous and the club could not see the advantage of it. Today the property is worth more than \$5,000,000, with a fourteen-story building on the site. Before that was built it was assessed at \$1,725,000, with a four-story office building thereon. The new building was sold a few years ago, at a good profit, by Max Natanson, who erected the larger building.

Less than a decade after the Manhattan Club declined to buy the Stewart mansion a plot one-half the size of the Stewart plot and directly across the avenue was sold to Benjamin Altman by the King family for more than \$900,000. It adjoined the northeast corner of Fifth Avenue and Thirty-fourth Street and now forms part of the site of the Altman store building. About the same time, Henry Clews sold his home, a four-story stone double house, on the north side of West Thirty-fourth Street, a few doors west of Fifth Avenue, for nearly \$700,000 to McCreery & Company as part of the site for their store building which they were then assembling. Mr. Clews took a handsome profit over what he had paid for the property many years before. About the same time, also, the New York Club sold its club-house and site at the southwest corner of Fifth Avenue and Thirty-fifth Street, which is now the site of a large building. The club thought it was obtaining an enormous price for the property at the time, but it has trebled in value since.

The elder James Gordon Bennett lived and died in an old brick and stone mansion that stood on the plot, 60.11x125, at the northeast corner of Fifth Avenue and Thirty-eighth Street, which he owned. That was in 1872, and Mr. Bennett had bought the property some years before for a comparatively nominal sum. The entire neighborhood was purely residential. His son, of the same name, resided there for some years

afterward. Less than twenty-five years ago Mr. Bennett sold the property to the late Austin Corbin for residential purposes at the then munificent price of \$175,000. Ten years later the Corbin estate sold the parcel for \$350,000; a year or two later it was sold for \$500,000; and later still for \$800,000. The Siebrecht Building, a five-story office and store structure, now occupies the site; and the aggregate annual rental of the property now is within \$35,000 of what Mr. Bennett obtained for the fee of it.

Twenty-five years ago the late Judge Bixbee sold the lot, 25x100, at the southeast corner of Fifth Avenue and Forty-second Street for \$149,000. It is now worth \$1,000,000 by itself, although it forms part of a large site.

About fifteen years ago the Lorillard estate owned the plot, 74.1x125, at the northeast corner of Fifth Avenue and Thirty-seventh Street, with an old brick mansion on it. It was sold then for \$325,000. A few years later Benjamin Altman bought it for \$850,000; and it has since been sold for \$1,200,000. In 1903, Commodore Elbridge T. Gerry leased the Bristol Building, northwest corner of Fifth Avenue and Forty-second Street, an eight-story structure, on a plot 74.6x125, to Walter J. Salmon, for \$45,000 a year. Mr. Salmon's lease expires next year, but last week he signed a new lease for the entire Gerry plot for a rental of about \$430,000 a year. Mr. Gerry, beside owning the Bristol Building, owns the five-story building at 506 Fifth Avenue, adjoining, 25.11x125, together with 28, 29, 30 and 31 West Forty-second Street, adjoining the rear of the Bristol Building, old five-story buildings with stores, each on a lot 20.10x100.5. The lease on all of these expires next year also. For all of these properties, including the Bristol Building, the annual rental asked on a new lease was \$450,000 a year. By acquiring a lease covering these properties Mr. Salmon now has a plot approximately 100x195 feet on the corner many experts consider the most valuable in uptown New York. There are other stores on the Forty-second Street block that are bringing record rentals on new leases. A new lease may mean a large modern building on the combined plots. One lot at the northwest corner of Fifth Avenue and Forty-second Street, part of the Bristol Building site, was in 1849 worth \$1,250. In that year the Hoffman family bought lots on the north side of Forty-second Street, opposite Bryant Park, for \$250 each, and it still owns them, improved, of course.

Less than a decade ago the five-story building 535 Fifth Avenue, adjoining the Delmonico Building at the northeast corner of Forty-fourth Street, could have been bought for about \$200,000. Now it is assessed for \$475,000, and during the last year was sold at a figure considerably beyond that. The Delmonico Building itself, covering a plot 65.5x140, the latter frontage on the avenue, is assessed at \$1,600,000. It is understood that it was acquired not long ago by the Harriman National Bank at more than \$2,000,000.

An interesting single parcel is that owned by the estate of Anson R. Flower at 601 Fifth Avenue, between Forty-eighth and Forty-ninth Streets. It is a five-story building, on a lot 27x100, and it is assessed at \$390,000. The estate is asking \$650,000 for it, and it is understood to have refused an offer of \$625,000.

Nearby, at the southwest corner of Fifth Avenue and Forty-eighth Street, is the five-story modern structure known as the Black, Starr & Frost Building, covering a plot 45.5x125, with an interior "L" 25x55. About ten years ago it was sold for \$1,000,000, and the price was then considered a record one in upper Fifth Avenue. Now it is held at \$2,800,000. It is assessed at \$1,500,000, or half a million dollars more than it was sold for about a decade ago.

Opposite the property of the National Democratic Club are two stores that are leased at a rental of \$36,000 a year each, while the jeweler, Kirkpatrick, at the southwest corner of Fifth Avenue and Fiftieth Street, has been offered a large profit for the remainder of his lease on his store.

In the light of the increment of property values all around it, many members of the National Democratic Club feel that there is no good reason for it to sell its property.

Lockwood Committee Insists Emergency Still Exists

Alleges Shortage of 80,000 Apartments and Introduces Bill to Allow Insurance Companies to Invest Temporarily in Low-Priced Land and Buildings

(Special to the Record and Guide.)

Albany, February 1, 1922.

SENATOR CHARLES C. LOCKWOOD, chairman of the Joint Legislative Committee on Housing, has presented the Legislature a preliminary report summing up the activities of the committee and its findings, and presented a bill to carry out the recommendation that life insurance companies be permitted under certain circumstances to invest in land and thereon erect tenements in which the rental for rooms shall be estimated not to exceed \$9 per month at the time construction is begun. A further report and more recommendations will be presented to the Senate and Assembly about February 15. The preliminary report follows:

Your committee finds overwhelming evidence that the emergency in housing accommodations that existed, particularly in the city of New York, at the time the emergency rent laws were passed still exists, and that, with respect to the cheaper class of tenements and houses that formerly rented at from \$4 to \$11 per room, the emergency has grown and is today more acute than it was at the time the laws were passed.

Your committee further finds that, owing to the high prices of labor and materials and to other economic conditions, no houses of the character last described are being constructed or are in prospect, whilst, on the other hand, many of the older tenements of this class have become obsolete and uninhabitable, whilst many others have been torn down to make room for business buildings that are encroaching upon these neighborhoods.

The present costs have driven building activities into the construction of business and residential properties and of the more expensive apartment houses to the exclusion of reasonably priced tenements.

Meantime the congestion among the masses of people in the great cities, and particularly in the City of New York, is increasing to such an extent that it has become a menace to the lives, health, morals and safety of the entire community. In many districts there are from three to four times as many human beings housed in the same number of cubic feet of living space as before the war.

Such is the condition of this class of property that in the Borough of Manhattan alone there are said to be about 100,000 violations against the sanitary and building laws now on file in the public departments, upon most of which no action has been taken.

The congestion, both in these departments and in the courts that have to deal with these violations, is so great that the public officials, notwithstanding the commendable efforts they are making, are swamped with them and have practically been unable to enforce the laws.

Your committee is satisfied that as a result of the shortage in this class of living accommodations, the lives and health of the population of the City of New York are in grave danger from the results of contagious diseases, apart from the perils that lurk in the unhealthy surroundings which the poorer classes of our population are compelled to live.

There is no relief in sight from the ordinary activities of competitive building, for the reasons above stated. We estimate that there is a shortage of about 80,000 apartments, as compared with the normal supply that existed in the years preceding the war. As the average apartment of this class was formerly occupied by five persons, the accommodations required to remedy this shortage would be for about 40,000 people in the City of New York.

In as much as our labors are still far from completed in many of the ramifications of this subject upon which we have entered and should enter, there has not yet been the time or opportunity to examine into conditions that are said to be almost, if not entirely, similar in other cities of the State.

Unless the State or the city, assuming that either can secure the necessary constitutional power, will undertake to supply this pressing need (as to the advisability of which the committee expresses no opinion at this time), the only way we see in which the necessary capital may be promptly secured would be by enlarging the powers of investment of the life insurance companies so as to permit them (but only during the existence of this emergency) to invest a small proportion of their capital in the constructions of this class of buildings and the purchase of the land necessary therefor, subject to the limitations contained in the accompanying proposed amendment to the insurance law.

Your committee regards this form of investment as entirely safe for these corporations under existing conditions. Our investigations have satisfied us that if the work of construction is conducted on a large scale by the buildings of units of square blocks at one time, substantial concessions from the ruling prices of labor and materials can be had that will permit of the construction of healthful model tenements, in good neighborhoods, adapted to the use of families of workmen, mechanics, laborers, clerks and others of very limited incomes, at rental prices of not to exceed from \$8 to \$9 per room, and still leave for the companies safe returns of 6 per cent. upon their invest-

ment after making liberal allowances for depreciation, vacancies, reserves and the like.

The plan as outlined, provided the proposed amendment is enacted, contemplates that, in return for concessions to be made below the prevailing wage scale by mechanics and laborers who work upon these buildings, they would be afforded by the owners a preference over the tenants in hiring apartments in the building, the hope and expectation being that by these means the men will feel that they are constructing their own homes and that added labor efficiency will thus be secured, which is regarded as an important item by way of reduction in costs.

The following bill, introduced to carry out the recommendation of the committee, was referred to the Committee on Insurance:

Until March 1, 1924, and so long thereafter as the emergency in housing conditions mentioned in certain acts of the Legislature of 1920 and 1921 shall continue, every life insurance corporation, foreign or domestic, transacting business in this State, may purchase land in any city of the first-class in this State, and on land in such city acquired pursuant to any other provision of this chapter may erect apartment, tenement, or other dwelling houses, not including hotels.

Such corporations may thereafter hold, maintain, manage, collect and receive income from and from time to time sell or convey the lands so purchased and the improvements thereon. The aggregate cost of all the lands so purchased and improvements so made shall not exceed 10 per cent. of the total admitted assets of such corporation as of December 31, 1921, as such assets are shown in the annual report of such corporation to Superintendent of Insurance for the year 1921.

The cost of land acquired under this section shall not be allowed as an admitted asset unless improved as provided by this section, nor if so improved, shall the cost of such land and improvements thereon be so allowed unless the average net rental value of such apartment, tenement, or other dwelling house erected thereon, as estimated at the commencement of construction, be \$9, or less, per month per room.

When Governor Miller was asked if he approved of the measure introduced by the Lockwood Committee giving the insurance companies the right to invest a part of their assets in the construction of dwellings, he intimated that he was not altogether convinced of its wisdom.

The measure, Governor Miller said, did not as an original plan meet with his approval, but it might prove to be desirable in view of the existing emergency.

"Do you favor Lockwood committee's bill and the so-called Untermyer building plan?" Governor Miller was asked.

"That is something that requires very careful study," he replied. "As an original proposition it would undoubtedly be a very unwise thing. The only question is whether it will help in the present emergency and whether it would be justified as an emergency matter. That has to be given careful consideration."

The Governor's attention was called to the fact that one of the real estate bodies held the plan had already had the effect of stopping building operations because of fear of competing with new dwelling construction investors.

"Well," he said, "the class of buildings that that was aimed to provide for according to my information, are not being constructed anyway. In other words, the low priced tenement buildings are not being constructed, as I understand it, and that is where the acute shortage is now, and the purpose of this is to stimulate such building."

"Now, whether it will do it or not, whether the plan is sound or not, has to be very carefully considered. I do not think any one would think it wise as a general policy to permit insurance companies to invest in that fashion, having regard solely to the security of the funds and such a proposal would have to be justified as a temporary thing, limited very carefully in its duration to provide for an emergency."

How Rentals Were Increased by a Few Landlords

BEFORE winding up its public hearings in this city previous to making a report to the Legislature the Joint Legislature Committee on Housing again on January 27 last placed witnesses on the stand to confirm previous testimony that professional "leasers" and a small number of landlords were responsible for most of the trouble between landlords and tenants which resulted in the outcry against

"profiteering" and brought about the passage of the new rent laws. The committee's accountant reported that he had found accurate the accounts of John P. Burns, clerk of the Seventh District Municipal Court, who testified recently that ten landlords in that district were responsible for thousands of landlord and tenant cases. Mr. Burns has handled \$1,936,697 of

(Continued on page 138)

Metropolis Gained 50,000 Living Units During 1921

Report of Building Trades Employers' Association, Following Exhaustive Survey Shows Housing Crisis Less Acute and Rentals Receding

CONCLUSIVE evidence that the local housing crisis is far less acute at present than it was one year ago is presented in the report of the exhaustive survey recently made by the Building Trades Employers' Association. Although this survey was not fundamentally an analysis of the housing situation in Greater New York, but rather a general investigation into conditions in the building industry, authorized by the employers for a specific purpose, the fact that residential construction absolutely dominated the entire local building field during the past twelve months made it natural that it should have developed practically into a valuable commentary on the housing situation.

The summary of this report indicates a condition quite different in many respects from the claims presented by the Lockwood Committee and others in regard to the present housing situation in New York City. The report of the Employers' Association shows that the past year was one of the most productive in local building history when residential construction is considered and that because of the vast number of living accommodations provided the housing problem of the Metropolis, while admittedly not entirely eliminated, is far less critical than it was, and that already rental values are reflecting a downward trend through the substantial number of new habitations available for occupancy.

Claims have repeatedly been made during the past few weeks that this city is still short approximately 80,000 dwellings for the accommodation of about 400,000 residents. This statement naturally leads to the question whether or not the claimants of this great home shortage have taken into consideration the fact that nearly 50,000 living units, providing for about 250,000 persons, were provided during the past year. The job-to-job investigation made by the Employers' Association shows that in round numbers this amount of residential space was provided by builders as the result of the tremendous demand and the favorable provisions of the Tax Exemption ordinance. The report further shows that the construction of one and two-family dwellings in the outlying districts has reached the point of saturation, hundreds still remaining on the market for sale or rent.

The survey of the local building situation started last November is summarized by Secretary Samuel B. Donnelly in the following statement:

"There was completed between April 1 and December 31, 1921, in the entire city: Brick, one-family houses, 406; brick, two-family houses, 640; frame, one-family houses, 2,046; frame, two-family houses, 337; apartment buildings, 210.

How Rentals Were Increased by a Few Landlords

(Continued from page 137)

tenants money since the emergency laws were passed.

Harry Goodstein, president of the West Harlem Property Owners' Association, testified that the houses Nos. 204, 206, 208, 210, 205, 207 and 209 West 118th street and 164 and 176 St. Nicholas avenue were known as Garden Court. Goodstein said that his association learned that in November, 1919, Edward W. Browning bought the property from the Central Savings Bank, investing about \$60,000 in cash and taking a mortgage of \$275,000. Browning immediately increased the rent from \$40 to \$60 and \$65 on the promise to make some repairs. There were only white people in the houses, some of whom had lived there fifteen years. Then the property was leased to Klein, who demanded \$100 and \$125 of the tenants for their apartments. The tenants refused to pay and Klein was defeated in the actions he brought in court.

Then Klein, testified Goodstein, rented the apartments to negro families after the Tenement House Department had stopped him from using them as lodging houses.

Adolph Koffel of the Central Savings Bank, which sold the

"These buildings provided accommodations for 9,889 families.

"There was under construction on January 1, 1922: Brick, one-family houses, 1,152; brick, two-family houses, 1,728; frame, one-family houses, 5,877; frame, two-family houses, 969; apartment buildings, 838.

"These buildings will provide accommodations for 26,760 families and when completed will make a total of families provided for since April 1, 1921, of 36,649.

"An estimate based upon the number of plans filed since January 1, 1922, shows that buildings upon which work will be started between January 1 and April 1, 1922, will provide accommodations for 10,000 additional families, and the work completed prior to April 1, 1921, to which the tax exemption law will apply, will bring the grand total of families provided for under the tax exemption law to approximately 50,000.

"Eighty per cent. of the buildings constructed since the tax exemption law has been effective are located in the boroughs of The Bronx, Brooklyn and Queens. The average tax rate for these boroughs for the year 1921 was 2.83. Should this be the average tax rate for the ten-year period during which the tax exemption ordinance will be in effect and should the average assessed valuation upon the accommodations provided for each family be \$4,000, the annual amount of taxes on accommodations for each family, from the collection of which the owners will be exempted, will amount to \$113.20 per annum or \$1,132.00 for the ten year period.

"The total amount of taxes, the collection of which the City of New York will waive, will amount approximately to \$56,600,000, which sum will indirectly be contributed by the tax payers of the city to the providing of additional housing accommodations for the well-to-do.

"The house building boom of 1921 in the commuting area, composed of Nassau and Westchester Counties, New York, and Hudson, Passaic, Essex and Union Counties, New Jersey, has been unprecedented as has been the migration of city dwellers to these counties.

"The effect of this enormous increase in housing accommodations will be a reduction of rent for all classes of rent payers. The present rate of \$18.00 to \$25.00 a room in the new buildings is now declining and will drop to a rate of \$15.00 to \$20.00 a room, which will cause a migration of people who are now paying a \$15.00 and \$20.00 rate for less desirable habitations in old buildings, and effect a general reduction of rents and ultimately result in an enormous quantity of vacancies in the older apartments and tenements."

property to Browning, said that when he called Browning's attention to Klein's advertisement for negro tenants he told Browning, "Your name will be cursed by all people whom you are injuring, hundreds and thousands of them, perhaps."

Browning said, "Well, I cannot help that."

Arthur V. Seaman, tenant of one of the houses for thirteen years, said that Klein took him to court seven times and lost each time. Klein summoned one tenant to court eleven times.

Dr. Michael J. O'Brien, of 101 West 122d street, said that he was interested in St. Thomas's Church, which is opposite Klein's houses, together with the parochial school next to it, represented an investment of \$1,250,000, but that its value had depreciated since the negroes moved in. He said the effect of Klein's action had frightened the entire neighborhood and had caused many to move.

Klein was called and refused to sign a waiver of immunity from criminal prosecution. He was asked if he would rather have the charges against him go unanswered. "Yes, sir," he said, and was excused.

Browning also appeared and refused to waive.

Review of Real Estate Market for the Current Week

Sustained Dealing Brought Forth Some Good Corner Parcels Throughout City and Some Large Leases Were Closed That Spell Increased Values

THE real estate market, this week, was a well-sustained continuation of that of the week before. There was no immense sale, but there were numerous transactions that bordered on large, as well as the sale of numerous fine dwellings, tenement houses and elevator apartment houses and some medium-sized business buildings. An investment feature that loomed strong was the sale of numerous parcels to tenants of them. Good leases was a striking feature, too.

The big sales comprised the 9-story mercantile building at the southeast corner of Fifth avenue and 17th street; a tract of 21 lots, in Harlem, as a site for a new Public School, and another large plot in the Tremont section of the Bronx as the site for another Public School; the southeast corner of Nassau and Fulton streets, an 8-story business building, and a corner of Fulton and Pearl streets, an old 4-story brick building; some large apartment houses in Harlem and on Washington Heights; some good East side avenue sales of tenement houses with stores; the sale of some loft buildings on Broadway, between Spring and Broome streets; numerous large new apartment houses in the Bronx; some large vacant and improved parcels in Brooklyn; and a few good transactions in old buildings on the lower East side.

The number of sales of fine dwellings would seem to indicate that there are still many persons who prefer private residences to choice apartments. The vacant land movement in the Bronx that has been prevalent for a long time has subsided somewhat and the speculation and investment there, just now, is in improved properties mostly. The lower

West side was prominent in the sale of properties of diversified character. An old and large bread-baking firm bought a large plot in the Borough Park district of Brooklyn; and probably nothing more aptly illustrates the spreading out of residential area within a generation than this transaction. It is not so many years ago that this concern had only one plant wherewith to supply its trade, whereas now it has baking plants as large, if not larger, than its original one in Williamsburg, scattered through three boroughs.

The most notable lease of the year was that signed January 27, by Walter J. Salmon, when he renewed his lease, for 20 years, on the Bristol building and adjacent parcels at the northwest corner of Fifth avenue and 42d street, at a price reputed to be nearly ten times as much as the price of the original lease made twenty years ago. Nothing more strongly illustrates the premiership of Fifth avenue as a great business thoroughfare. A twelve-story building, further north on Fifth avenue, was leased by the Levi P. Morton estate, owner. Two other leases in the Grand Central zone illustrate the northward march of trade in this city: one being the removal of the headquarters of a prominent desk and office furniture firm from Stone street, in the lower Wall street section, to a large store in the Canadian Pacific building, at Madison avenue and 44th street; and the other the removal of the executive offices of a large chain store firm to a building in 42d street, near the Grand Central Terminal, from a building on Broadway, near 12th street.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded, in Manhattan this week, was 65, as against 121 last week and 82 a year ago.

The number of sales south of 59th st was 21, as compared with 56 last week and 31 a year ago.

The number of sales north of 59th st was 44, as compared with 75 last week and 51 a year ago.

From the Bronx 29 sales at private contract were reported, as against 27 last week and 22 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 146.

A Family Exchange

Henry D. Greenwald purchased the interest held by the estate of his late brother, Sigmund D. Greenwald, in the premises at the northwest corner of St. Nicholas av and 177th st, which is a 6-sty elevator apartment house fronting 95 feet on St. Nicholas av and 100 feet on 177th st; also, 501 West 113th st, which is a 5-sty elevator apartment house at the northwest corner of Amsterdam av and 113th st, fronting 50 feet on the av and 100 feet on the street; also the loft building, 173-175 East 87th st and the loft building, 1560 Third av. These premises were held at \$650,000.

In connection with the transaction Mr. Greenwald sold to the trustees of the estate of his late brother, his interest in the premises at the northwest corner of 87th st and Third av known as 177-179 East 87th st; 1550-1556 Third av; and, also, his interest in the premises, 320-324 East 49th st, the latter being a 6-sty tenement house. The premises at the corner of Third av and 87th st are known as the Greenwald Building and take up half the block between 87th and 88th sts on Third av, consisting of stores on the ground floor and lofts above. These premises were occupied for over 35 years by Greenwald Bros. as their store and were held by the trustees at \$500,000.

Choice Brooklyn Corner Sold

The Bank of America sold, through Philip L. Watkins and Charles K. Kerly, to Ysidro Pendas and John M. Alvarez, the northwest corner of Remsen and Clinton st, Brooklyn, two old 4-sty brownstone dwellings, on a plot 50x95.

These houses were originally in the bon ton residential section of Brooklyn, but they have been quite surrounded by business interests for a decade or more. They are directly opposite to the home of the Hamilton Club and they abut

the Franklin Trust building on Montague and families on a floor. The inside house, on the avenue, is on a plot, 48x95, providing accommodations for 5 families on a floor and laid out in suites of 3, 4 and 5 rooms.

The new owners will remodel the structures into offices and stores and an extension with stores will be built on the backyard which fronts on Clinton st.

Lewis Stuyvesant Chanler Buys

Lewis Stuyvesant Chanler purchased the 4-sty stone American basement dwelling 132 East 65th st, on a lot 20x100.5, adjoining the southeast corner of Lexington av, which he will occupy as his city home. The house was purchased last September by the Cuidado Investing Co. and was altered by the B. & C. Building Co. in to an unusually attractive Italian design from plans by Robert B. Bowler, architect. The dining room is in the rear, opening into a yard, which will be changed by Mr. Chanler into an Italian garden. Elizabeth M. Lynch of Culver & Co. was the broker.

Some Recent Harlem Sales

Harlem & Bronx Real Estate Co. sold for Jennie Daxe to H. Heubsher, 2019 Lexington av, a 3-sty and basement stone 2-family house, on a lot 14.5x60, for R. Irving to J. Melone, 219 East 120th st, a 4-sty brick tenement house with store, on a lot 20x100.11; for H. Dorn to Sabatore Speciale, 168 East 107th st, a 4-sty stone double flat with store, on a plot 28.3x100.11; for Kate Hahn, 179 East 117th st, a 1-sty brick store, on a lot 15x100.11; to Joseph La Porta, for Charles A. Collin, to G. Schiavone, 245 East 124th st, a 5-sty brick single flat, on a lot 18.6x100.11.

Y. M. C. A. Sells Heights Plot

F. R. Wood & Co. sold for the Young Men's Christian Association to the Brensam Realty Co. the vacant plot, 50x99.11, on the south side of 156th st, 225 feet east of Broadway.

Estate Sells East Side Parcels

Charles J. F. Bohlen sold for the estate of Anna Fronmuller the 5-sty brick tenement house with stores and a 4-sty rear brick tenement house, on a lot 24.10x89.8, at 173 Essex st; also 64 East 3d st, a 3-sty and basement brick tenement house, on a lot 18.9x101.3. This is the first transfer of these properties in 35 years.

Buys Big Bronx Apartments

The Danclare Holding Corporation, represented by Gettner, Simon & Asher, attorneys, sold to the E. W. Holding Co. the two 5-sty apartment houses at the northeast corner of Creston av and 180th st, known as 2086 and 2094 Creston av. The corner house stands on a plot fronting 111 feet on the avenue and 100 feet on the street, and is arranged in 3 and 4 room suites for nine

The buildings were finished about six months ago by the G. P. K. Building Co., from whom the present sellers bought them. They return an annual rental of approximately \$80,000 and were held at \$450,000.

Sold After 100 Years Free and Clear

Cross & Brown Co. sold for the Lowndes estate to the coffee roasting firm of John W. Haulenbeck Co., who is the tenant, the 5-sty brick loft building 393 Greenwich st, on a lot 25.3x100.2, between North Moore and Beach sts.

Owned for more than a century by the Lowndes family, they inherited it from Gen. Morgan Lewis, an early Governor of New York and militia officer. During Gen. Lewis' ownership, and since, the parcel never had a mortgage on it.

Estate Sells Fifth Av. Corner

William Goldstone and Simon Myers purchased from the estate of Mary Dodge the 9-sty brick store and loft building, on a lot 22.8x116.10, at 95 Fifth av, southeast corner of 17th st. The property has been owned by the Dodge estate for 20 years, and shows an annual rental of \$35,000. It was valued at \$235,000. All cash was paid by the buyers above a first mortgage of \$175,000, which runs for ten years. Ward Belknap & Son were the brokers.

Lecture by E. P. Doyle

IN his address made at the West Side Y. M. C. A. as part of the course for their real estate class, Edward P. Doyle, manager of the Bureau of Information and Research of the Real Estate Board of New York, sketched the progress of this country for a hundred years, stating that the only important laws passed in all that time affecting real estate seriously were the laws to correct abuses in New York State, and the law giving owners the right of summary proceeding. The rights of property were held sacred and we were a home owning nation.

In about 1920, he said, and he quoted from ex-President Wilson's History of the United States, the character of immigration changed. Then began, said Mr. Doyle, the invasion of property rights, and the beginning of the propaganda that a man was his brother's keeper, and that it was the duty of the thrifty to take care of the unthrifty and the worthless. Laws were constantly passed to make living easy for people.

He said the Tenement House Law with its absolutely rigid provisions, was the first important act of this character passed. The passage of this act was the beginning of a situation which finally made it impossible to build houses that could be rented at a profit to the very poor. Mr. Doyle then said that other laws passed

DANIEL H. JACKSON

REAL ESTATE OPERATOR

Brokers Invited to Submit Offerings

135 BROADWAY
Suite 911

Phone
Rector 3569

Douglas L. Elliman & Co.

Real Estate Brokers
Fifth and Park Avenue Districts
Efficient Property Management
Plaza, 9200 15 East 49th St.

JAMES BOYD

Member Real Estate Board, N. Y.
Real Estate—Mortgage Loans

135 BROADWAY
Phone: Rector 8658-8659

BROOKS & MOMAND

Member of Real Estate Board
Real Estate Mortgages

115 BROADWAY Phone 2267 Rector
2268

CHARLES B. VAN VALEN, INC.

Member Real Estate Board of N. Y.
REAL ESTATE
MORTGAGE LOANS—INSURANCE
110 WILLIAM STREET
Phone: 6000 Beekman

SPECIALISTS IN PENN. TERMINAL SECTION REAL ESTATE

AGENTS—BROKERS—APPRAISERS
H. M. Weill Co.
Tel. Longacre 2290-2817 221 West 33rd St.

FREDERICK BROWN

Real Estate Operator

OFFERINGS SOLICITED
FROM BROKERS

565 5th Ave. Phone Vanderbilt 8725

BENJAMIN WINTER

**BUY AND SELL HIGH-CLASS
MANHATTAN PROPERTY**

BROKERS ARE INVITED TO SUBMIT
PROPOSITIONS—Quick Decision Given.

Lansing Building
2299 BROADWAY, AT 82nd STREET
Suite 6 Phone: Schuyler 2897

SAMUEL BRENER

REAL ESTATE OPERATOR

50 EAST 42nd STREET

Vanderbilt 3918-19

regarding real estate and private property until the cumulating laws, the rent laws of 1920. These, if finally confirmed by the Supreme Court of the United States, he said, would entirely change the character of our government and we would no longer be a constitutional republic, but a pure democracy. They would absolutely discourage home owning today in the United States. Of 26,000,000 heads of families in the United States now, only 12,000,000 own their own homes. In conclusion, he said, that the only thing that could solve the housing problems was the free operation of the laws of supply and demand, and the Legislature could in no manner aid.

Antique Dealer Buys Carroll Home

The former home of the late John F. Carroll, Tammany Hall chieftain, at 40 West 57th st, has been purchased by H. K. Kevorkian, a dealer in antiques, who occupies part of the building, from the Carroll heirs. It is a 6-sty American basement dwelling and stands on a plot 26.6x100.5. The property was conveyed subject to \$175,000 mortgages. Title was taken in the name of the 40 West 57th Street Realty Corporation.

Sells Fine Residence

Leon S. Altmyer sold for Mrs. Paul L. Kierman, the new 5-sty American basement dwelling, 3 East 86th st, near Fifth av, on a lot 16x88. This building was built in the latter part of 1921 by day's work and is one of the finest residences on the East side. The property was sold for cash.

Buys Wallace Apartments

Charles A. Du Bois sold for the Hudson View Construction Co., Henry Friedman, president, to Dr. Charles B. Petrie, the southeast corner of Broadway and 149th st, a 6-sty elevator apartment house with stores, on a plot 74.11x100. It contains 21 apartments and 5 stores.

City Buys Harlem Site for School

New York Life Insurance Co. sold to the City of New York the tract of 21 lots extending from the north side of 139th st through to 140th st, 150 feet west of Lenox av. The tract fronts 325 feet on 139th st and 200 feet on 140th st. The property was long owned by the late Mary G. Pinkney, probably the largest owner of Harlem real estate in her lifetime. Title is about to pass to the city.

A Mid-Broadway Deal

Leopold Weiss bought from the Pressburger Corporation the three 6-sty loft buildings 513, 517 and 519 Broadway, extending through the block to 84-90 Mercer st. The buildings occupy a site fronting 100 feet on each thoroughfare with a depth of 200 feet, between Broome and Spring sts. They were valued at \$750,000 and are reported to return an annual rental of about \$100,000. Louis Block & Co. were the brokers.

Another Shults Bakery

Walter T. Scott sold the block bounded by Eighteenth and Nineteenth avs and 52d and 53d sts, containing 120,000 square feet, with railroad siding for ten cars, to the Shults Bread Co., which will erect a modern bakery building. This firm has large branch bakeries in other parts of the greater city.

Sell Highland Court Apartments

The newly formed A. & M. Building Corporation, representing clients of the law firm of Morris & Schiff, sold the southwest corner of St. Nicholas av and 192d st, a 6-sty elevator apartment house with stores, on a plot 100x100.

Armeny Building In New Hands

The newly formed 90 Nassau Street Corporation, representing clients of Nathan D. Stern, attorney, purchased the Armeny Building at 90 Nassau st, southeast corner of Fulton st, an 8-sty mercantile building with stores, fronting 31.2 feet on the former thoroughfare and 51.1 feet on the latter. It is assessed by the city at \$280,000, of which \$225,000 represents the land valuation.

Upper Park Av. Corner Bought

The property at 1050 to 1056 Park av and 46 East 87th st, at the southwest corner, comprising five old dwellings, 100x105, is being acquired by Julius Tishman & Sons from Harris and Maurice Mandelbaum, Clementine Metzger and Alma Rosenberg. The buyers plan a 12-sty apartment house for the site.

Square Block Taxpayer Sold

Goodwin & Goodwin and Samuel Osterweil sold for the Corona Realty Corporation to the Marler Realty Co. the 1-sty taxpayer containing 11 stores and occupying the block bounded by Crescent and Arthur avs, 183d st and Adams pl, Bronx. The property measures 100 feet on the street, 103 feet on Adams pl, 128 feet on Crescent av and 22 feet on Arthur av. It rents for \$8,000 annually and was held at \$67,000. The existing leases of stores in the building expire in May, 1922.

Sells Bronx Corner Theatre

The newly organized Kingsbridge Jerome Investing Co., Morris Garfunkel, president, purchased the theatre and store buildings at the northeast corner of Kingsbridge rd and Jerome av, completed recently by the S. & L. Building Corporation, Samuel Minskoff, president, the sellers. The property, for which \$350,000 was asked fronts 160 feet on Jerome av. The new company is capitalized at \$100,000 and includes S. C. and A. M. Stavisky in its directorate. It is represented by Max Monfried, attorney.

City Buys Bronx School Site

The Board of Estimate has authorized the purchase of a plot on East 179th st, between Moshagan and Honeywell avs, Bronx, as the site for a new school to relieve the congestion in the East Tremont section.

There are 11 old frame dwellings and one brick building on the property, which measures 235x387 feet.

Builder Buys Brooklyn Block

Addie S. Germain sold to an operator, who resold to a builder, the vacant block bounded by Beverly and Cortelyou rds, Lott and Prospect sts, Flatbush. Semi-detached dwellings will be built on the tract.

German Church a Synagogue

The building of the Friedenskirche, the old German Presbyterian Church, on the south side of Willoughby av, west of Broadway, Brooklyn, has been sold by George Ganzle, broker, to the Congregation Chavra Zivche Zedeck, a comparatively new organization. The price was \$30,000. The Rev. Louis Wolferz had been for 33 years pastor of this church, which last May amalgamated with the Bushwick Avenue Presbyterian Church at Bushwick av and Menehan st.

Sells L. I. City Plant

Joseph P. Day, with Robert E. Patterson, sold for the American Chiclé Co. its former refining plant containing 21,500 square feet, on Borden av, Long Island City. The purchaser is the Superior Piece Dye Works, Inc., of Brooklyn, and the property was held at \$125,000. The plant is within ten minutes of the Grand Central Terminal zone, and is within 4 blocks of the Hunts Point station of the Queensboro subway. The plot, 125x180 feet, is improved with a 1-sty brick mill constructed building with concrete floor, fully sprinkled, and has its own power plant, with a siding from the Long Island Railroad.

Big Apartment House for L. I. City

Roman-Calliman Co. sold for Franklin Pettit to the Queens Boulevard Realty Corporation, the southwest corner of Queens Boulevard and Bragaw st, Long Island City, immediately to the west of the largest apartment house in Queens, now being completed by the same purchasers and containing accommodations for 112 families. The plot will be improved with a 5-sty apartment house of similar construction. This section of the Queens Boulevard is coming forward as one of the most accessible and rapidly improving apartment house locations in the greater city, and a number of additional similar developments are close to consummation by the same brokers.

Allan Robinson Opens Offices

Allan Robinson, who has been president of the City and Suburban Homes Co., since 1915, has resigned from that company and opened an office at 50 East 42d st, where he will specialize in real estate management, land and industrial development work. For ten years prior to his taking up his late work with the City and Suburban Homes Co., Mr. Robinson was president of the Allied Real Estate Interests of the State of New York. He also published the Real Estate Magazine which had a national circulation. The last annual report of the City and Suburban Home Co. showed that the company was paying 4½ per cent. on its stock and earning sufficient to warrant a 5 per cent. declaration.

In 1918, Mr. Robinson went to Washington to take charge of the Government munition housing development. His official title in the United States Housing Corporation was "Manager of Operating Division," which meant that he had to operate some 63 different developments from the Atlantic to the Pacific coast, including towns ranging in population from a few hundred to as many as 25,000 people in each and hotels, cafeterias, churches, schools, recreation centers, etc. The Residence Hall for Women in Washington as originally planned, provided for 5,000 guests; and, as actually built, they provided for 1,500 guests. This hotel was equipped and opened under Mr. Robinson's directions.

Recently become associated with the Renting Department of William A. White & Sons is Guy T. Murray, lately manager of the Renting Department of the Loton H. Slawson Co., and C. Alfred Capen, formerly president of the Capen Realty Co. Joseph T. Jenkins also recently joined the staff of William A. White & Sons as a renting broker.

Produce Dealers Buy Corner

William A. White & Sons sold the 5-sty and basement Mill-constructed building, 41x87.4, at 290-301 Greenwich st, southeast corner Chambers st. The Greenwich Chambers Co., Inc., who have owned the property for 50 years, are the sellers. The buyers are wholesale dealers of butter, eggs and cheese. On obtaining possession, May 1, the buyers will alter the building to suit their business. The property was held at \$135,000.

Buy Fine Apartment House

Douglas L. Elliman & Co. sold for the J. H. M. Realty Co., represented by Byrne & Bowman, the modern 9-sty apartment house 116 East 58th st, just east of Park av. The buyer, Clarence Payne, who once more enters the real estate field in which he was at one time a prominent factor, in this purchase has joined his brother, Arthur Payne. Mr. Payne owned at various times the Postal Life Building, 43d st and Fifth av, which he obtained in a deal involving several millions of dollars; the Verona, an apartment house at the corner of Madison av and 64th st, and several prominent Park av buildings.

Number 116 East 58th st was the first apartment house erected by S. Fullerton Weaver from plans of J. E. R. Carpenter, who afterward built some of the finest apartment buildings on Park av. It contains 19 apartments with a total rent roll of close to \$70,000. The seller held the property at \$400,000. It will be held for investment by the new owners. Stoddard & Mark were the attorneys.

Reported Sale of Opera House

It is reported that the old Grand Opera House property at the northwest corner of Eighth av and 23d st is about to be sold. The building is 4 stories high and covers a plot 113.6 feet on Eighth av and 115.10 on 23d st. The building was erected by Samuel Pike in 1858 and was purchased in 1869 by James Fisk and Jay Gould, who changed its name to the one it now bears. At one time it housed the most spectacular musical and operatic productions ever staged in the city. Recently it has been used for motion pictures and vaudeville.

Ancient Bowery Corner Sold

The old 4-sty brick landmark, 245 Bowery, southeast corner of Stanton st, owned for 75 years by the Lee family, has been sold by the estate of Frederick R. Lee to Harris & Maurice Mandelbaum and Fisher & Irving I. Lewine, the operators. The property, on a lot 25.8x79.5x25x76.9, was sold for all cash, free and clear. The Firm of Leonard J. Carpenter was the broker.

Large Factory Site Sold

Orbis Products Trading Co. bought from the Samuel S. Jones Co. the vacant tract of four acres fronting on Frelinghuysen and Virginia avs, Newark, N. J. It is along the main line of the Pennsylvania Railroad. The buyers are manufacturers of essential oils and chemicals and they will erect on the Newark site a group of buildings for the distillation of oils and chemicals and the grinding of gums and drugs. A large operating force will be employed. Feist & Feist were the brokers.

Mortgage Loans

L. Davis placed a mortgage loan of \$66,000 on the premises, 294 West 92d st; on the premises at the northeast corner of St. Nicholas av and 59th st, \$45,000; and on the premises, 1412 Fifth av, \$17,000.

Charles Griffith and Eugene Moses & Co. obtained for the Friedman-White Realty Co. from the Metropolitan Life Insurance Co. three 10-year term mortgages, aggregating \$750,000, on three large elevator apartment houses in course of construction on the west side of Riverside dr, 300 feet north of 158th st. They will house 175 families.

The building company is composed of Morris White, a wealthy business man who is investing some of his surplus capital in real estate, and Henry Friedman, who has built more than 100 apartment houses in New York, in the last few years.

The land, overlooking Audubon Park, was formerly the homestead of William Foster, Jr., who was associated with Jay Gould and Russell Sage in the building of the original elevated railroad on Ninth av. The location on high ground which slopes off sharply to the south and west will afford an uninterrupted outlook from every apartment and the physical conditions of the surrounding land are such that the view of the Hudson River can never be shut off.

New York Title & Mortgage Co. made four building loans aggregating almost \$500,000:

Two on the block front, West Side of St. Nicholas av, between 189th and 190th sts. to the Hudson Builders' Corporation, composing a syndicate of Louis Klosk, Barnett Brodsky and Dr. Solomon Gettenberg, of \$150,000 each; and two loans on the West Side of Edgecomb av, 749.6 feet and 824.6 feet, respectively, north of

West 150th st, to the Hudson Builders' Corporation, consisting of Louis Klosk, Barnett Brodsky and Dr. Solomon Gettenberg of \$90,000 each. The four buildings are to be high-class apartment houses, and are to be ready for occupancy in the Spring.

Lawrence, Blake & Jewell placed, for new construction loans, for the erection of apartment houses, mercantile and office buildings, during the month of January, more than \$1,350,000.

Quinlan & Leland placed a first mortgage loan of \$85,000 for the Kodgy Building Co., Harry Freed, president, on the new 5-sty apartment house, on plot 75x125, at 2315 Andrews av, Bronx.

Edwards, Dowdney & Richart obtained for the Nieuwenhou Co., Inc., a first mortgage loan of \$180,000 on their property northwest corner Park av and 163d st, Bronx.

Leon S. Altmayer negotiated a first mortgage for \$25,500 on the northeast corner of Longfellow av and Bancroft st, Bronx, and known as 1141 East 165th st, a 5-sty triple apartment house with 3 stores.

P. M. Clear & Co. obtained for the N. & N. Realty Co. a first mortgage of \$11,000 on the premises 134 Tompkins av, Brooklyn.

Quinlan & Leland placed a first mortgage loan of \$80,000 for the Morena Building Co. on the new 5-sty apartment house, on a plot 75x100, on the east side of Davidson av, 75 feet south of 190th st.

Douglas L. Elliman & Co. have been appointed renting agents for the new 10-sty, fireproof apartment building, to be erected on the northeast corner of Lexington av and 80 st, by the Cresham Realty Co., Alexander M. Bing, president. The plan calls for 4 house-keeping apartments of 3 to 5 rooms and bath on each floor. The living-rooms are exceptionally large, averaging 14x22.10 each, with an open fireplace and an interesting innovation is the "Pullmanette" or California-type of kitchen, which is really a kitchen and a breakfast room combined. When entertaining, the living room can be used as both dining and living room after the English custom, which has recently become so popular in this country. It is expected that the building will be completed

and the apartments ready for occupancy next autumn.

Walter M. Waskom became associated with the mortgage department of William A. White & Sons on February 1. He will handle primarily the out of town loans of the firm. He was formerly connected with S. W. Strauss & Co. and latterly was manager of the branch of the National City Bank at Porto Alegre, Brazil.

Manhattan.

South of 59th Street

BANK ST.—Crist & Herrick sold for Julius Lippman, to the tenant, 20 Bank st, a 3-sty and basement brick dwelling, on a lot 19.7½x75.

HUDSON ST.—Henry W. Richardson, Jr., sold through Crist & Herrick 569 Hudson st, northwest corner of West 11th st, a 4-sty brick building, on a lot 24.10x78.3x25.2x77.3.

PEARL ST.—Iron Mountain Realty Corporation sold to the Orient Building Corporation, 267 Pearl st, northwest corner of Fulton st, a 4-sty brick building, on a lot 18x62.7x29.5.

31ST ST.—James H. Cruikshank resold through Ames & Co. to Clara B. McGinnis 124 East 31st st, a 3-sty and basement stone dwelling, on a lot 22.6x98.9.

32D ST.—Ryan & Co. sold for Mrs. Sarah Emille Woodbury to Harry T. Flynn, 354 East 32d st, a 4-sty brick tenement house with store, on a lot 17.6x49.4½, adjoining the southwest corner of First av.

46TH ST.—John J. Hoeckh, Inc., sold for the

An Opportunity For Real Estate Salesmen

We will make a liberal arrangement with really high grade men who can place contracts for a fuel saver sold with a positive guarantee to save 25% in coal, and now endorsed by banks and hundreds of users in Greater New York. For particulars apply

ROYAL BURNALL FUEL SAVER, Inc.

140 NASSAU STREET NEW YORK

OLD FRIENDS

No security is more reliable than the Mortgage. It originated over twenty centuries ago and has been a common transaction in every age and nation of the civilized world. Invest in a security you understand and know to be safe—a 5½% Mortgage, backed by our Guarantee. Old friends are surest.

LAWYERS TITLE & TRUST CO.

160 Broadway, New York
188 Montague Street, Brooklyn
44 Court Street, Brooklyn

160 Main Street, White Plains, N. Y.

367 Fulton Street, Jamaica, N. Y.
383 East 149th Street, New York
1354 Broadway, Brooklyn

NIEWENHOUS COMPANY, INC.

We specialize in Financing, Planning and Erecting Legitimate Building Operations on a 60% Loan Basis.

Commission Moderate. 316-318 East 161st Street
Telephone: Melrose 1694-1695 New York City

PAINTING AND DECORATING

GENERAL CONTRACTING

HIGHEST WORKMANSHIP

REDUCED PRICES

BEST MATERIALS
ESTIMATES FURNISHED

102 W. 96th St., New York

R. SOLOVE

Riverside 3419-7490

Co-operation of Reliable Brokers Invited OFFERED

Office floors 10,000 sq. ft. each, Manhattan (B.)
Good loft building 55,000 sq. ft., Broadway-
Canal Section (S.)
Modern office building 15,000 sq. ft. to floor,
uptown (S.)
Six acre estate, Los Angeles (S.E.)
First mtg. money Greater N. Y. \$50,000 up (M.)

WANTED

Factory 400,000 sq. ft., Manhattan (L.)
Moving picture theatre, city or nearby (B.L.)
Tenements, all sections Greater New York (L.)
Two story factory, 15,000-20,000 sq. ft., 23d to
125th Streets (B.L.)

American Bureau of Real Estate

All About Real Estate Everything—Everywhere

MODERN REAL ESTATE SYSTEM

18-20 W. 34th St. (Astor Court Bldg.), New York
Telephones 0396-0397 Pennsylvania
Explanation: B.—Buy; L.—Lease; E.—Exchange;
M.—Mortgage; R.—To Rent; S.—Sell

MAX N. NATANSON

BUYS AND SELLS IMPROVED MANHATTAN PROPERTY

170 BROADWAY

Suite 915-919

Cortlandt 7637-7638

Philip A. Payton, Jr., Company

REAL ESTATE AGENTS AND BROKERS

New York's Pioneer Negro
Real Estate Agents
127 West 141st Street
Between Lenox and Seventh Avenues
Telephone: Audubon 0945

HOMES IN GREENWICH VILLAGE

New York City has restricted a large part
of Old Greenwich Village for residential
purposes only. Many of the fine old
homes are now available.

You Can Buy a Splendidly Built Residence,
Renovate it at Little Cost, and Have as
Fine a Home as you can Find in New
York City.

We Have Satisfied Many Families—Let
Us Help You.

PEPE & BRO.

40 South Washington Square

MRS. GERRIT SMITH

Member Real Estate Board of New York

42 EAST 40th STREET

CITY DEPARTMENT

APARTMENTS AND HOUSES

SOUND SHORE PROPERTY A SPECIALTY

A. J. SIMBERG ARCHITECT

1133 BROADWAY, N. Y.

AT 26th STREET. Phone: Watkins 1877

Eighth Avenue and 53d Street Realty Co. 372
West 46th st, adjoining the southeast corner of
Ninth av, a 4-sty stone building, on a lot 18.6x
60.

SECOND AV.—Thomas J. O'Reilly sold for
Mrs. Louise F. Hovey the 4-sty and basement
brownstone dwelling 206 Second av, on a lot 17
x108; for the estate of Florence H. Hall the 4-
sty and basement brownstone dwelling 208 Sec-
ond av, on a lot 17.5x108. The site will be im-
proved with a modern building, to be occupied
by the purchaser.

NINTH AV.—Ryan & Co. sold for the estate
of Margaret C. McClellan to A. A. Hegeman, 601
Ninth av, southwest corner of 43d st, a 4-sty
brick tenement house with store, on a lot 20.5x
62. The parcel was owned by the seller more
than 50 years. The sale was a cash one.

WASHINGTON ST.—W. J. Russell and others
sold for the estate of Harold L. Renwick to F.
Maynard & Son 228 Washington st, a 5-sty brick
building, on a lot 22x55.6x22.3. The buyers are
at present located at 218.

North of 59th Street

62D ST.—William D. Kilpatrick purchased
through W. S. Bogert from the Lincoln Trust Co.,
as trustees, 316 East 62d st, a 5-sty brick apart-
ment house with stores, on a lot 25x100.5.

71ST ST.—Worthington Whitehouse sold for
Mrs. Reginald Auchincloss to Mrs. H. G. Gray
134 East 71st st, a 4-sty and basement stone
dwelling, on a lot 23x100.5.

76TH ST.—F. R. Wood & Co. sold for Mrs.
E. L. Hughes to Frank Mankiewicz, 103 West
76th st, a 5-sty stone American basement dwell-
ing, on a lot 18.6x102.2, adjoining the north-
west corner of Columbus av. and the Cusack
Co. sold for the Darry Realty Co. to a buyer,
for occupancy, 115 West 76th st, a 4-sty and
basement stone dwelling, on a lot 20x102.2. The
latter house will be remodeled by the new
owner.

82D ST.—F. R. Wood & Co. sold for Dr.
Thomas Stone to Mrs. E. L. Hendricks 128 West
82d st, a 4-sty and basement brick dwelling, on
a lot 20x102.2.

82D ST.—John J. & Theodore A. Kavanaugh
sold for the estate of David Lydig to a buyer, for
occupancy, 49 East 82d st, a 5-sty brick Ameri-
can basement dwelling, on a lot 18x102.2, ad-
joining the northeast corner of Madison av.

86TH ST.—J. Romaine Brown Co. sold for the
estate of Thomas H. O'Connor to Louis Heilbron-
ner, of the firm of Weber & Heilbronner, 24 West
86th st, a 5-sty brick American basement dwell-
ing, on a lot 22x102.2.

86TH ST.—Leon S. Altmayer resold for How-
ard A. Raymond to M. Carolin, 241 East 86th
st, a 3-sty and basement brick dwelling, on a
lot 15.3x100.8½.

88TH ST.—James P. Walden sold for G. F.
Gunther, secretary of the City Investing Co., the
3-sty and basement stone dwelling, 179 West 88th
st, on a lot 16.8x100.8½.

102D ST.—Butler & Baldwin, Inc., sold for the
Sirrah Holding Corporation to a client, for in-
vestment, 113-115 West 102d st, a 6-sty new law
walk-up apartment house, on a plot 45.6x100.
Rentals approximately \$14,000, and held at \$80,-
000.

105TH ST.—James H. Cruikshank resold
through Harry Sugarman and E. V. C. Pesca, to
the Zeroko Realty Co., 345 East 105th st, a
5-sty brick tenement house with store, on a
lot 25x100.11.

107TH ST.—The newly formed 13-19 East
107th Street Corporation, with M. and E. Gold-
man and B. Waskowitz as directors, purchased
from Jose Brotskey the two 6-sty brick apart-
ment houses, on a plot 80x100.11, at that address,
adjoining the northwest corner of Madison av.
The selling price was \$120,000. Abraham P.
Wilkes, attorney, represented the buying com-
pany.

114TH ST.—Daniel H. Jackson resold to Sam-
uel Pilchick, 65 East 114th st, adjoining the
northeast corner of Madison av, a 5-sty brick
tenement house, on a plot 27x100.11. Mr.
Jackson bought the property a few months ago
from Margaret E. Newington. H. Barnett was
the broker.

121ST ST.—D. H. Scully & Co. sold for the es-
tate of Moses Ezekiel to Henry Davis 206 West
121st st, adjoining the southwest corner of Sev-
enth av, a 5-sty brick double apartment house,
known as the Townsend, on a plot 40x100.11.

121ST ST.—J. M. Kelly Co. sold for Charles
C. and J. Edgar Bull to James H. Cruikshank,
112, 120-122 East 121st st, three 3-sty and
basement brick dwellings, each on a lot 16.8x
100.11. The sellers had owned the parcels
more than 40 years. Schindler & Liebler were
associate brokers.

121ST ST.—George W. Brettell & Son resold
for James H. Cruikshank to Albert Stout 120-
122 East 121st st, two 3-sty and basement brick
dwellings, each on a lot 16.8x100.11.

121 ST.—E. J. O'Donnell resold for James
H. Cruikshank to Frank Reilly, 112 East 121st

st, a 3-sty and basement brick dwelling, on a lot
16.8x100.11.

122D ST.—Leonard Weill sold to F. Kellerman
119 East 122d st, a 3-sty and basement brick
dwelling, on a lot 16.8x100.11.

127TH ST.—Julius Reich resold through
George W. Brettell & Sons to Elizabeth Hall,
tenant, 130 East 127th st, a 3-sty and basement
brick dwelling, on a lot 18.2x99.11.

148TH ST.—Charles A. Du Bois sold for
George H. Jones to Charles S. Allen, 618 West
148th st, a 3-sty and basement brick dwelling,
on a lot 15x99.11.

173D ST.—Butler & Baldwin, Inc., sold for
Joseph Perlbinde to a client for investment,
506 West 173d st, a 5-sty new law walk up
apartment house, on a plot 50x100, with an
approximate rent roll of \$13,000. It was held
at \$73,000.

AUDUBON AV.—Oscar D. & Herbert V.
Dike sold for Patrick Barry, 82-86 Audubon av,
three 3-sty brick dwellings, each on a lot
16.8x100, adjoining the northwest corner of
169th st. The buyer will remodel the struc-
tures and occupy them.

LEXINGTON AV.—Lowenfeld & Prager sold,
through Arthur Cutler & Co., 2178-2182 Lex-
ington av, southwest corner of 131st st, two
6-sty brick walk-up apartment houses with
stores, on a plot 99.11x80.

LENOX AV.—Alfred Olenick and J. L. Moses
sold for the estate of Marcus Lederer 484 Lenox
av, a 5-sty brick double flat with stores, on a
lot 25x85.

LENOX AV.—Robert Levers sold for Mrs.
Margaret A. Norris, 449 Lenox av, a 3-sty and
basement dwelling, remodeled for business, on
a lot 16.8x75.

SECOND AV.—James A. Dowd sold for Mar-
garet Dunn to William Sanchez 2046 Second av,
a 5-sty brick tenement house with store, on a
lot 25x100.

ST. NICHOLAS AV.—Ely Maran sold through
Albert D. Phelps and H. J. Rogers to Charles
Siegel Levy the southeast corner of St. Nicholas
av and 186th st, a vacant plot, 107x75. The
buyer will improve it with a 2-sty taxpayer.

SEVENTH AV.—Charles A. Du Bois sold to
L. Levy the northeast corner of Seventh av and
144th st, a vacant plot, 49.11x100. The buyer
will improve the corner with a taxpayer con-
taining nine stores.

THIRD AV.—G. Tuotli & Co. sold for M.
Fraade to I. Tantillo, 1243 Third av, a 4-sty
brick tenement house with store, on a lot 22x90,
adjoining the southeast corner of 72d st.

Bronx

POPLAR ST.—Harlem & Bronx Real Estate
Co. sold for M. Nurgillo to M. Fanti, 2517 Pop-
lar st, a 2-sty and basement frame dwelling,
on a lot 25x104.

135TH ST.—The Congregation B'nai Zion pur-
chased the vacant plot, 50x100, on the south side
of 135th st, 50 feet east of Brown pl, from
Harry Jaffe.

140TH ST.—Nehring Bros. sold for Henrietta
E. Hole and B. V. Hole, of Billings, Mont., 501
East 140th st, a 5-sty and basement apartment
house, on a plot 40x100. The brokers have been
appointed agents by the new owners.

150TH ST.—Arthur Weyl & Co. sold for Isa-
bella Wilson 814 East 150th st, a 5-sty and base-
ment brick apartment house, on a plot 58x75,
abutting Public School 25, on East 149th st.

150TH ST.—Edward W. Leckerling sold to
John Friedrich, 362-364 East 150th st, two 4-
sty brick flats with stores, on a plot 50x100, ad-
joining the 6-sty building of the New York
Telephone Co.

167TH ST.—Louis Gold & Co. purchased the
southwest corner of 167th and Kelly sts, which
they will improve with a 1-sty taxpayer, con-
taining 10 stores.

170TH ST.—Ennis & Sinnott resold through
Douglass & Gettell to the Bainbridge Construc-
tion Co., A. L. Guidone, president, the vacant
plot, 100x98, at the northeast corner of 170th
st and Wythe pl. A taxpayer of 12 stores will
be built on the site.

179TH ST.—The newly formed Belmont-
Hughes Corporation, Frederick E. Platt, pres-
ident and treasurer, and Howard A. Sperry, sec-
retary, purchased from Stephen H. Jackson the
unfinished apartment, covering the plot, 97.9x
81.7 irregular, on the north side of 179th st,
between Hughes and Belmont avs. It will com-
plete the house, which will contain 42 apart-
ments.

BROOK AV.—Leonard Weill sold to Louis
Kaufman 994 Brook av, a 4-sty and basement
brick apartment house, on a plot 27x114.4.

COURTLANDT AV.—Eugene J. Busher Co.,
Inc., sold for Caroline Mitchell to Adolph G.
Stahl, 583 Courtlandt av, a 3-sty frame flat
with store, on a lot 25x75.

CRESTON AV.—Morris Saxe sold to Morris
Weiss, for J. Theiss Building Co., J. Theiss, pres-
ident, the 5-sty apartment house, northwest cor-
ner of 183d st and Creston av, 95x70, arranged
for 29 families and 7 stores and renting for
\$33,000. The property is subject to a first mort-
gage of \$90,000 and was held at \$180,000.

FORDHAM RD.—Ryan & Co. sold for a client the southeast corner of Fordham rd and Hughes av, four 3-sty frame flats with stores, on a plot 76.4x112.

FULTON AV.—Schwab & Co. sold for a client to the newly formed Lewmarn Realty Corp., M. Goldberg, president, and L. Krakauer, secretary, the northeast corner of Fulton av and 169th st, a partly improved plot 70x209. It will be reimproved with stores.

INTERVALE AV.—Martin Grossman sold to Esther Janos 906 Intervale av, a 5-sty apartment house, on a plot 50x100.

McGRAW AV.—William J. Scully bought, through D. H. Scully & Co., from Clara Fink, 1822 McGraw av, a 2-sty and basement frame 2-family house, on a lot 25x100.

MORRIS AV.—Alexander Selkin, David Mintz and Carl Jaffe sold for Henry Stern 2675 Morris av, a 6-sty apartment house containing 50 apartments and 7 stores, renting for \$62,000 and held at \$350,000.

SOUTHERN BOULEVARD.—Supreme Court Justice Richard H. Mitchell sold through Richard Dickson 547 Southern boulevard, a 5-sty quadruple apartment house with stores, on a plot 37.5x105.

SOUTHERN BOULEVARD.—Harry Cahn and Philip Wattenberg resold from plans to the Dochterman Realty Co. the business building on the west side of Southern Boulevard, 200 feet north of Barretto st, 163x105. The building will be completed by the purchaser for a general market and stores. Samuel Mishel was the broker.

ST. ANNS AV.—Lenz C. Wille sold to Henry C. Eckenroth, 753 St. Anns av, a 5-sty brick flat with store, on a lot 25x100.

TOPPING AV.—Frederick J. Eisler sold to Joseph Lavin the vacant plot, 60x100, at the northwest corner of Topping av and 174th st.

VALENTINE AV.—Eugene J. Busher Co. resold for Ely Maran to a buyer, for improvement, the vacant plot, 81x187, on Valentine av, running through to Ryer av, 82 feet north of 184th st.

Brooklyn

EAST 13TH ST.—Bulkeley & Horton Co. sold for Lewis Askense to a buyer, for occupancy, 1163 East 13th st, a semi-detached brick dwelling, with garage.

LIVINGSTON ST.—F. & G. Realty Co., Inc., sold to Louis Minsky 238 Livingston st, a 4-sty mercantile building, with store, on a lot 25x80, opposite the intersection of Elm pl.

STATE ST.—Cruikshank Co. sold for Miss Jessie Ridley to C. E. Kretz 293 State st, a 3-sty and basement brick dwelling, on a lot 18.9x100.

UNION ST.—Louis F. Saban sold to a buyer, for occupancy, 1770 Union st, a 2-sty limestone 2 family house.

48TH ST.—Realty Associates sold through William Levine to Max Roinick, Inc., the vacant plot, 50x100, on the northeast side of 48th st, 89 feet north of Fort Hamilton av, which the purchaser will improve with brick semi-detached two-family houses with driveway and private garages.

SIST ST.—Bulkeley & Horton Co. sold for a client to J. Wohnsiedler, for occupancy, 95 Sist st, Bay Ridge, a large 2½-sty detached dwelling, with garage, on a plot 80x100.

100TH ST.—Frank A. Seaver & Co. sold the vacant plot of 5 lots on the north side of 100th st, 112 feet east of Fifth av, Fort Hamilton, for C. A. Winter.

CLERMONT AV.—Bulkeley & Horton Co. sold for M. Hannabergh, to a buyer, for occupancy, 255 Clermont av, a 3-sty and basement brownstone dwelling, on a lot 22x100.

SIXTH AV.—Realty Associates sold to E. J. Richards 6811 Sixth av, Bay Ridge, a 2½-sty brick and stucco dwelling with garage.

SIXTH AV.—Realty Associates sold to C. T. Knight, a new Colonial type dwelling, with driveway and private garage, at 6738 Sixth av.

AV T.—A. Mishkin sold to the Gordon & Jaffe Realty Corporation the southwest corner of Av T and East 13th st, a vacant plot, 100x105, to be improved with 2-family houses.

UNDERHILL AV.—M. C. O'Brien sold for Sarah Hess the vacant plot, 200x100, on the east side of Underhill av, between St. Johns and Lincoln pl, to a client, who resold same to a building corporation for improvement with an apartment house.

Queens

EDGEMERE.—Lewis H. May Co. sold for Leo N. Blum the northwest corner of Beach 32d st and Sprayview av, Edgemere, to Benjamin Rosenweil, for improvement with six all year dwellings.

EDGEMERE.—Edgemere Crest, Inc., Maximilian Morgenthau, president, sold 9 lots on the north side of Seagirt av, between Beach 30th and 31st st, to Martha M. Nathans, who contemplates improving it in the spring.

EDGEMERE.—Lewis H. May Co. sold for A. Gussow his remaining holding on Beach 30th st, Edgemere, to Louis Saltzman. The property comprises 10 inside lots and 500 feet of ocean

front on the east side of Beach 30th st, together with the Shelbourne bathing casino. This purchase by Mr. Saltzman gives him control of both sides of Beach 30th st, together with 2½ blocks of ocean front, containing the Shelbourne Hotel and the Palace Hotel. This purchase makes his total investment in Edgemere over \$300,000 within the last six months. All of these transactions were handled through the May Co., as brokers.

FLUSHING.—Halleran Agency sold for Clara P. Lewis to Harry A. Varnum, of Elmhurst, the vacant plot, 50x195, on the north side of Mitchell av, 400 feet east of Brewster av, Flushing. The buyer will erect a 6-room dwelling on the north side of Mitchell av, 400 feet east of Brewster av, Flushing. The buyer will erect a 6-room dwelling on the plot.

FLUSHING.—Halleran Agency sold for the Mitchell estate to L. Hoevet, of the Hoevet Mfg. Co., of Manhattan, the vacant plot, 100x200, on the north side of Bayside av, near the foot of Parsons av, Flushing. The buyer will improve the plot with an 8-room Colonial dwelling, for his own occupancy.

FLUSHING.—The Lodep Construction Co. of Bridgeport, Conn., purchased through the Halle-

Member Brooklyn Real Estate Board
Money to Loan on First Mortgage

Joseph T. McMahon

REAL ESTATE and
MORTGAGE LOANS

188 and 190 MONTAGUE STREET

BROOKLYN

Main 9834

SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

MONEY TO LOAN

on-Mortgages
Building Alterations
Leaseholds
Building Loans
BROKERS PROTECTED

Sterling Mortgage Company Inc.

135 Broadway, New York

TELEPHONE RECTOR 1228-3447

LARGE OFFICE WANTED

For occupancy February 1, 1923, 18,000 to 24,000 feet floor space, between 14th and 59th Streets, 4th and 7th Avenues. Single floor preferred. State rental and full particulars.

N. A. S., Care Record & Guide.

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 25c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

PROPOSAL

TREASURY DEPARTMENT. Supervising Architect's Office, Washington, D. C., January 25, 1922.—SEALED PROPOSALS will be opened in this office at 3 p. m., February 14, 1922, for furnishing all labor and such material as may be necessary to complete certain boiler settings at the United States Public Health Service Hospital No. 60, at Oteen, N. Carolina, in accordance with the drawings and specifications, copies of which may be had at this office, or at the office of the Custodian at Oteen, N. Carolina, in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

WANTS AND OFFERS

LONG TERM GROUND LEASE, northwest corner Grand and Centre streets, about 64 by

100. Propositions by letter only considered, giving details rent, building, occupancy. Brokerage, 1 per cent. Real Estate Office, 175 Broadway, New York City.

SITUATION WANTED

REAL ESTATE MAN
Seven years' experience, management, knowledge full value repairs, accustomed full responsibility, also brokerage, wishes to locate with operator, estate or progressive concern. Box 859, Record & Guide.

FOR SALE

FOR SALE.
Bound volumes of Record & Guide from 1900 to 1918. Box 860, Record & Guide.

ran Agency from Clara P. Lewis a plot of 8 lots on the southeast corner of Whitestone and Mitchell avs, Flushing. The property is to be improved with four Colonial dwellings to be sold at from \$10,500 to \$13,000. The First Mortgage Guarantee Co. of Long Island City made the loans.

JACKSON HEIGHTS—Commodore C. M. Fahs, who formerly was Chief Lighthouse Inspector of the United States, and who now is President of the Court Martial of the United States Navy, has purchased a Garden Apartment at 77 28th st, Jackson Heights, Long Island City.

KEW GARDENS.—The newly completed Quentin apartment house at Kew Gardens and Quentin st, Kew Gardens, has been sold by the builders, the Garden Apartments Corporation and Carucci & Wolpert, to James F. Meehan, former Tenement House Commissioner, for investment. James Summers was the broker. The building is on a plot 85x125. It was held at \$250,000, and is fully tenanted, returning an annual rental of about \$45,000.

RECENT LEASES.

J. A. Chaloner Leases Corner

Another holding of John Armstrong Chaloner, a site 100.5x100, at the southwest corner of Tenth av and 56th st, has been leased by him to the W. M. W. Realty Corporation (A. Warrels, H. Weprin and M. Mirken) for a term of 21 years with the privilege of a similar renewal. An annual net rental of \$6,750 is to be paid for the property, which contains six old 4-sty buildings with stores.

New Store on Nassau St. Leased

W. J. Russell and Tinsley May leased for the Lawyers' Mortgage Co. store on Nassau st, adjoining the entrance to its new building at Maiden Lane and Nassau st, to the Gotham Silk Hosiery Co. for a term of years, at an aggregate rental of \$100,000.

Long Lease in Fifth Av. Zone

The newly formed 48 West Thirty-ninth

Street Corporation, represented by Schwartz & Jacobson, attorneys, and having for directors E. P. Heyman, E. Gershenson and H. Wiesen-thal, leased the recently altered 5-sty store and loft building, 17.6x98.9, at that address for a term of 42 years at an aggregate rental of \$231,000. The lessor was Ella W. Everett, who expended \$80,000 in alteration costs. The store and 2½ lofts in the building have been sub-leased to furniture and millinery concerns.

Morton Estate Leases Large Building

Estate of Levi P. Morton leased to a client of Stoddard & Mark, attorneys, 681 Fifth av, a 12-sty mercantile building, on a plot 42x125, for a long term of years. It is between the Criterion Club and the Cammeyer Building.

Notable East 42d St. Lease

Truly Warner, the latter, leased the 6-sty building, 22x98.9, at 24 East 42d st, from William D. Parsons through Manning & Trunk and the Cruikshank Co. for a term of 18 years. The store, basement and second floor will be occupied as a retail branch and the main offices will be moved from Broadway and 12th st to the 5th and 6th floors. In order to consummate the lease it was necessary for the lessee to buy out the Rockwell Restaurant Co., which occupied the store.

Erie Leases Additional Space

Charles F. Noyes Co. leased the 14th and 15th floors of the Masonic building, 72 West 23d st, northeast corner of Sixth av, to the Erie Railroad for a term of 9 years, at an aggregate rental of about \$350,000. With this lease the Erie Railroad now occupies 10 floors in the building.

Building on Fifth Av Leased

Carstein & Linnekin, Inc., leased for the Merriam estate the 5-sty brick building, 25x100, at 312 Fifth av to E. T. Burrows Co. This building has just been vacated by Ovington Bros., who moved to the former Vantine store at Fifth av and 39th st.

August Belmont & Co in New Offices

Sturges & Lyon leased for the Mutual Life

Insurance Co. to August Belmont & Co. the banking floor in 45 Cedar st for a term of years. The lessees are remodeling the premises for occupancy on May 1 when they will relinquish their quarters in 43 Exchange pl, where they have been long located.

Some Long Leases of Corner Lofts

George R. Read & Co., in conjunction with Roy Scherick, leased for a client to the Indria Pearl Co., Inc., artificial pearl dealers, the 5th floor of 392 Fifth av, northwest corner of 36th st, for a term of years at an aggregate rental of \$50,000. The floor is 31x125, with an interior L 25x32.

Roy Scherick, in conjunction with Carstein & Linnekin, leased for a client to Lorimer, Greenbaum & Co., art linens, the third floor, containing 12,000 square feet, in 894-900 Broadway, southeast corner of 20th st, for a term of years at an aggregate rental of \$50,000; the firm also occupies other floors in the building on a previous lease.

Carstein & Linnekin, in conjunction with Roy Scherick, leased for Max Natanson to William Freed, cotton converter, large space on the 14th floor of 432 Fourth av, northwest corner of 29th st, and for a client to Tannebaum Sons, silks, the first loft in 404 Fourth av, northwest corner of 28th st, for a term of years.

Waterways Conference Makes Lease

Carstein & Linnekin, Inc., leased for the American Society for the Prevention of Cruelty to Animals the entire fourth floor in the Society's building at Madison av and 26th st, to the New York State Waterways Conference Committee.

Big Sixth Avenue Space Leased

Brett & Goode Co. leased the store and basement in the former Simpson-Crawford building at the southwest corner of Sixth av and 20th st, containing about 40,000 square feet, to

MEMBERS REAL ESTATE BOARD OF NEW YORK

ADAMS & CO., INC.

Real Estate
170 5TH AVE. Tel. Gramercy 3854
SPECIALIST IN BUSINESS PROPERTY

ALEXANDER BALTER

REAL ESTATE & INSURANCE
Management of Property a Specialty
152 W. 42nd St., Knickerbocker Bldg. Bryant 2042-3

BAUER, MILBANK & MOLLOY, INC.

REAL ESTATE

51 East 42nd Street Murray Hill 1936

CUSHMAN & WAKEFIELD, INC.

RENTING AND MANAGEMENT OF BUSINESS BUILDINGS

50 EAST 42d ST. Murray Hill 7820

BILTMORE REALTY CORPORATION

REAL ESTATE—COMMERCIAL LEASING MANAGEMENT
TIMES BUILDING PHONE: BRYANT 6868-6869

ALFRED P. COBURN

Real Estate—Appraisals—Insurance
Management of Estate a Specialty
159 W. 72nd ST. Phones: Columbus 4256-2548

CUSACK COMPANY

Real Estate and Insurance Brokers
Specialists in West Side Properties
176 WEST 72nd STREET
Telephones: Columbus 6947 8179

CHAS. A. DUBOIS

REAL ESTATE
3551 BROADWAY
At 146th St. Established 1894

DUNLAP & LLOYD

INCORPORATED
Real Estate—Insurance
80 GROVE STREET Phone Spring 5518

ROYAL SCOTT GULDEN

REAL ESTATE, FIFTH AVE. SECTION
680 FIFTH AVENUE Phone: Circle 6315

CHARLES G. KELLER

Real Estate and Insurance
109 WEST 23RD STREET
Watkins 5336

ALBERT E. KELLY

Successor to Fredk. A. Booth
REAL ESTATE AND INSURANCE
50 Union Square Tel. Stuyvesant 1125

T. H. KELLEY

Specialist in Fordham Heights Property
158 East 188th St., at Grand Concourse
Phone: Fordham 2509

J. P. & L. A. KISSLING

Sales—Management—Appraisals
896 8TH AVE., NEAR 54TH ST.
Established 1870 Circle 0591 to 5

H. C. KOPP & COMPANY

Specialists in Retail Store Locations
MANAGEMENT and BROKERAGE
402 Madison Avenue Vanderbilt 4900

ROBERT LEVERS

Real Estate—Insurance
THE KNICKERBOCKER, 152 West 42nd Street
Uptown Office: 376 Lenox Avenue. Phone Connections.

HIRAM RINALDO

Specializing in the Sale and Leasing of East Side Property
230 GRAND ST. Bowery Bank Bldg.

GEORGE S. RUNK

REAL ESTATE BROKER
Mortgage Loans—Management
1752 LEXINGTON AVENUE

SCHINDLER & LIEBLER

Real Estate and Insurance
Rhinelander 6122 1393 THIRD AVE., at 79th St.

SEAMAN & PENDERGAST

RENTALS—SALES—MANAGEMENT
RESIDENTIAL PROPERTIES
542 FIFTH AVENUE Vanderbilt 1309

Manhattan Office
1 WEST 125th STREET
Tel. Harlem 8400

Bronx Office
1972 JEROME AVENUE
Tel. Connection

SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE
Successors to
SHAW & CO.

MALCOLM E. SMITH, INC.

Real Estate Agents and Brokers
185 MADISON AVE. Vanderbilt 7393

COMMERCIAL PROPERTY MANAGEMENT

Rentals—Sales—Appraisals
Insurance

Spear & Lee
REAL ESTATE

840 BROADWAY NEW YORK
Stuyvesant 0627

JACOB J. TABOLT

REAL ESTATE
558 EIGHTH AVE. Above 37th St. Phone: Fitts Roy 1366

WHITNEY-FOSTER CORP.

Real Estate Administrator
150 WEST 72nd ST. Columbus 6409

Deutsch Bros., for a furniture salesroom and showroom; also, leased a floor in the former Henry Siegel building at the southeast corner of Sixth av and 14th st, to London, Schaeffer & Koenigsberger, men's clothing.

From Stone Street to Central Zone

Cushman & Wakefield, agents, leased to the Hale Desk Co., of 15 Stone st, the large store, with a frontage of 48 feet, in the side of the Canadian Pacific building, at 16 East 44th st. The store extends through to the arcade of the building. The lease is for a term of years, at an aggregate rental of \$250,000. The firm has been located at the Stone st address for 25 years. It has a warehouse at 321 West 13th st.

Notable Lease in Brooklyn

Joseph M. May leased for Arthur H. Waterman and the Realty Associates to Harold E. Witte-man and associates, 6 to 16 Lafayette av, southwest corner of Ashland pl, fronting 137 feet on Lafayette av and about 100 feet on Ashland pl, extending to within 40 feet of Flatbush av, for a long term of years at a rental of about \$1,000,000. There are six old 4-sty brick buildings on the property, which will be replaced with 2-sty modern business buildings. Plans are being prepared and work will start immediately. The property is opposite the Brooklyn Academy of Music.

New Yorker Leases Newark Hotel

The 8-sty \$1,000,000 apartment hotel at the northwest corner of Clinton av and High st, Newark, has been leased from plans by Louis Markel of this city. The building is being erected by the Harry Kruvant Co., on a site purchased from the Charles A. Feick estate and was leased through David Weinberg of Newark. The lease is for a term of 21 years and involves an aggregate rental of about \$2,000,000. The house will have 250 rooms, each bedroom being connected with a bath.

Leases Eighth Av Corner

Henry Shapiro & Co. leased for the Reimel Holding Corporation to Floyd Grant & Co., for a term of years, the 60 foot store at the north-west corner of Eighth av and 51st st. Charles Pincus was the broker.

William A. Clark Leases Offices

Charles F. Noyes Co. leased for a client in the Trinity Building, 111 Broadway, to the United Verde Copper Co., Senator W. A. Clark, president, a portion of the 14th floor. The space was previously used by the Bethlehem Steel Co. Senator Clark will occupy as his private office the office formerly used by Mr. Schwab, located at the southwest corner of the building and overlooking Trinity Churchyard and the North river. It is one of the finest offices in lower New York as regards location and fittings. The aggregate rental was about \$100,000.

Floor in Gair Building Leased

Price, Birkner & Johnston, in conjunction with Gene Martin Co. of Brooklyn, leased a floor in the Robert Gair building, No. 5, near the Brooklyn shore front, for a term of years, at an aggregate rental of \$25,000 to the Jagendorf Mills Co.

Leases Centre Street Corner

S. Schwartz leased from A. L. Lange 134 Center st, northeast corner of White st, a 3-sty building, on a plot 54x19.6, for a term of 10 years at a yearly rental of from \$7,000 to \$8,500.

"Riggs" Renews Restaurant Lease

Pease & Elliman leased for Austin G. Fox to Riggs Restaurant, on a new lease, for a term of 15 years, two floors and basement, each 63.1½ x 98.9, in 43-47 West 33d st, a few doors east of Broadway, dating from January 1, 1922, at \$40,000 a year.

ADAMS & CO., in conjunction with E. M. Goodman, leased, for clients, 22,000 square feet on the ninth floor of 10-16 West 20th st, running through to 11-19 West 19th st, to Rosenblum & Co., for a term of years, at an aggregate rental of \$75,000; also, for the Life Realty Co. a floor in 127-129 Prince st; also, for the Shapanka Realty Co. a lot in 125-127 Fifth av, to Stern and Sayer; and lofts in 117-119 Mercer st, to W. & W. Leather Goods Co., the Toy Shop, and Crieger & Meyer Mfg. Co.

ADAMS & CO. leased the store and basement 128-130 East 23d st to Demos Bros., to be used as a confectionery and restaurant, for a long term of years, at an aggregate rental of over \$100,000.

ADAMS & CO. leased for a client to Max Scott a floor in 160 Fifth av, for a term of years, at an aggregate rental of \$50,000; also a store in 62 East 13th st to Louis Welpen, and a store in 345 West Broadway to M. Jacobson.

AMES & CO. leased for 134 West 32d Street Co., Inc., the store in 132 West 32d st to the Nassau Carpet Co., for a term of years; also, for Standard Sanitary Mfg. Co. the store in 35-37 West 31st st to E. Hamberger; also, for Lamah Realty Corporation the store and front part of basement at 110 West 47th st to George Harjes Printing Co., for a term of years; also, leased for Samuel W. Peck the 3d loft at 6 West 20th st to Harry Gindlin, for a term of years; also, for Bing & Bing space in the Victoria building, 27th st and Broadway, to Grant S. Kelly Co., for a term of years, and for Bing & Bing space in 64 West 21st st to Irving Davis, for a term of years.

BERLOWITZ & CAINE leased for clients the 4th floor in 152-154 West 25th st to Ginniger, Landis & Heit; floors in 37-39 West 28th st to Jacobs, Rubinstein Co. and L. Reich & Son; 5th floor in 145 West 27th st to Joseph Cashman; a portion of 7th floor in 135-137 West

26th st to Goldblatt, Smith & Minsker; space in 126 West 32d st to Silverstein Buying Corporation; part of 5th floor in 158-164 West 27th st to Vinegard & Kaye; part of 6th floor in 114-120 West 30th st to Wantman & Fleischer, for M. & L. Hess, in 159-162 West 25th st space to the Lion Dress Co. and L. Girshow-sky.

BRETT & GOODE leased for clients the 4-sty and basement building at the northwest corner of Eleventh av and 37th st to the Co-operative Specialty Co.; floor in the Caxton building, 229 West 28th st, to the National Electrotyping Co., in conjunction with Cross & Brown Co.; also a floor in the Monahan Express building, 216 West 18th st, to Richard W. Lockwood; floor in 675 Fifth av to Robert Denels; space in 141-155 East 25th st to Louis Amberg & Son; store and basement in 56-58 West 22d st to Howlett & Hockmeyer Co., Inc., in conjunction with Cross & Brown Co., and space in 7-11 West 45th st to John Boylan, Inc., John R. Bares, H. C. Neggesmith, S. Miller and Simon Rubin & Co.

BUTLER & BALDWIN, INC., leased the 3d floor in 9 East 48th st, for a term of years, to Dr. John M. Byers, and leased the 4th floor in 11 East 30th st, for a term of years, to John Beck.

CROSS & BROWN CO. leased the two 2-sty buildings, 332-334 West 70th st, for the new owner to Frank Malloy, for a term of years.

CROSS & BROWN CO., with Brett & Goode, leased the 6th floor in 229 West 28th st to the National Electrotyping Co., Inc. The same brokers rented for the Standard Parts Co., the floor in 614 West 56th st to Riel, Bruynseels & Yager, and the 6th floor, in the same building, to Abraham Greenfield.

W. E. DEAN & CO. leased for Samuel Brody to the High Grade Malt Products Co. and to the Thiel Co., Inc., space in 147-149 Hudson st; for the Mercer Rubber Co. to J. W. Cunningham the store and basement in 19½ Coenties Slip; for Melchoir, Armstrong & Dessau, Inc., to the Jacob Lawson Bag Co., Inc., the 3d, 4th and 5th floors in 49 Water st; for Morris Weinstein to Edward T. Dwyer & Thomas E. McKinstry the first loft in 130 Broad st; for Samuel Blumfield to the Molasses Products Co., Inc., space in 6 Stone st; the store, 1st and 2d lofts, in 26 Front st, for Ernest Flagg to the Clivill Food Products Co., Inc.; for Ernest Flagg to the American Motors, Inc., space in 100 Broad st; and to Prudencio Gonzalez, the corner store at 105½ Broad st; for the Water Street Realty Co., to Sheils & Moran, space in 2-2½ Coenties Slip; for the 105 Broad Street Corporation to W. A. Lotz, space in 105 Broad st.

GAINES, VAN NOSTRAND & MORRISON, INC., leased for the Hanover National Bank a large portion of the 4th floor in its building, 5 Nassau st, to Blake Bros. & Co., brokers, for a term of 10 years, at an aggregate rental in excess of \$150,000.

GAIR REALTY CORPORATION leased to the Export Service of America, Inc., the entire building, 76-80 Front st, Brooklyn.

MANHATTAN BROKERS

ORVILLE B. ACKERLY

Appraiser of

LONG ISLAND REAL PROPERTY

Phone: Longacre 2280

243 West 34th Street, New York City

ERNEST N. ADLER

Upper East Side Property a Specialty

1506 FIRST AVE., at 79th St.

Established 1903

Phone: Rhineland 6125

ARMSTRONG & ARMSTRONG

Real Estate Agents and Brokers

212 ST. NICHOLAS AVE.—Near Eighth Ave. and 121st Street
Phone: Morningside 1376

EDMUND M. BRENNAN INCORPORATED

Real Estate—Insurance

11 EAST 56th ST.

Plaza 7604

JAMES A. DOWD

Real Estate—Insurance

Renting—Management

874 SIXTH AVENUE, above 49th Street

JACOB FINKELSTEIN & SON

Real Estate—Mortgages

Specialists in the Bowery Section

42 BOWERY

Phone: Franklin 1810

ROBERT G. GRUNERT

Successor to the

D. A. CUSHMAN REALTY CORPORATION

Real Estate—Management

172 Ninth Ave., at 21st St. Phone: Chelsea 2341

HARRIS EXCHANGE

Real Estate—Mortgages

Renting and Leasing of Stores and Lofts
Times Building Broadway at 42d Street
Phone: Bryant 310-1124

HOLT & MERRALL, Inc.

Industrial Real Estate

342 MADISON AVE. Tel. Vanderbilt 4699

WM. P. JONES & SON

ESTABLISHED 1895

Real Estate & Insurance

Corner 36th St. 1358 BROADWAY
Phone: Fitts Roy 0207

JOSEPH MILNER

Real Estate

8 EAST 41st STREET, NEW YORK
Murray Hill 2619

LEONARD MORGAN CO.

Real Estate—Insurance—Estates Managed
Gotham Bank Building, Columbus Circle
Suite 504-5 Phone: Columbus 1646

JOHN CONSTABLE MOORE

REAL ESTATE

15 EAST 40th ST.

Vanderbilt 8189

ARTHUR G. MUHLKER

Real Estate—Insurance

Yorkville Section

1112 PARK AVE., NEAR 90TH ST.

Phone: Lenox 2335

ARTHUR L. SHAW

Washington Heights Specialist

4032 BROADWAY, ABOVE 169TH STREET
Wadsworth 4150-4151

SHERMAN & KIRSCHNER

Real Estate and Insurance

54 E. 109th STREET
NEW YORK

Tel. Harlem 9028-5863

JAMES B. SPEYERS, INC.

Real Estate

CANADIAN PACIFIC BUILDING
342 Madison Ave. Suite 814-816

WILLIAMS-DEXTER CO., INC.

Greenwich Village Real Estate
Insurance

72 GREENWICH AVE. Chelsea 8096

REAL ESTATE NOTES.

HORNOR, FISH & HUNT, INC., of 527 Fifth av., have formed a corporation to transact a general real estate business in New York and Westchester county properties, also insurance. Mr. Hornor has been president of Hornor & Co. for 12 years and has been active in the midtown section. Mr. Fish, formerly of Fish & Marvin, has been for many years a prominent figure in Westchester county operations. Mr. Hunt has been identified with several of the large firms in the neighborhood of 42d st., and recently was a partner in the Clark Realty Co. They have taken about half a floor in the Harriman Bank Building for the offices of the company.

HORNOR, FISH & HUNT, INC., have been appointed agents for the Harriman Bank bldg., 527 Fifth av.; also, of 10 East 44th st., and of 3-7 East 43d st.

LEVIN & HARRIS, who were the brokers in the recent lease on the entire building 26 East 42d st for 21 years, to the Texoleum Co., have

been appointed managing and exclusive renting agents for same. They report having closed a lease on the store and basement in this building to the New York Floor Covering Co., of 65 Flatbush av., Brooklyn, for 10 years, at an aggregate rental of \$400,000.

EUGENE J. MCGIVNEY is now associated, as broker, with the Federated Realty Brokers, Inc.

F. & G. PFLOMM represented the seller, H. A. Collins, Jr., in the recent sale of the dwellings, 144-146 East 83d st., to J. B. Cornell.

ALLIANCE REALTY CO. reports, for 1921, a surplus, after all charges and taxes, of \$203,710 or \$10.18 a share earned on its capital stock. Its gross income was \$232,886 and its expenses and taxes \$29,176.

THE OAKLEY REALTY CO., INC., C. Hagemeyer, president, has opened offices in 300 Madison av.

JOSEPH CAINE, formerly a member of the firm of Berlawitz & Caine, has opened offices in 1182 Broadway, under the firm name of Joseph Caine & Co.

E. STANTON RIKER has removed his real estate office from 215 West 14th st to 11 East 10th st, near Fifth av.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Jan. 25 to Jan. 31	1921 Jan. 26 to Feb. 1	1922 Jan. 25 to Jan. 31	1921 Jan. 26 to Feb. 1	1922 Jan. 24 to Jan. 30	1921 Jan. 25 to Jan. 31
Total No.....	220	169	226	108	672	440
Assessed Value.....	\$12,884,350	\$9,745,000	.....	.....	.....	.....
No. with consideration	15	17	18	6	34	31
Consideration	\$848,150	\$388,832	\$87,830	\$222,900	\$288,696	\$255,550
Assessed Value.....	\$834,750	\$354,000	.....	.....	.....	.....
Total No.....	984	876	1,085	582	3,092	2,172
Assessed Value.....	\$75,504,550	\$51,249,000	.....	.....	.....	.....
No. with consideration	94	91	112	43	135	157
Consideration	\$4,010,408	\$5,748,932	\$868,217	\$22,900	\$2,174,013	\$1,516,136
Assessed Value.....	\$4,065,850	\$4,685,000	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Jan. 25 to Jan. 31	1921 Jan. 26 to Feb. 1	1922 Jan. 25 to Jan. 31	1921 Jan. 26 to Feb. 1	1922 Jan. 24 to Jan. 30	1921 Jan. 25 to Jan. 31
Total No.....	165	134	157	75	657	363
Amount	\$4,050,905	\$2,166,235	\$1,151,496	\$599,400	\$3,237,366	\$1,860,588
To Banks & Ins. Co.	18	18	12	5	118	63
Amount	\$714,000	\$763,500	\$188,620	\$171,000	\$921,300	\$657,500
No. at 6%	142	107	132	59	640	340
Amount	\$3,250,530	\$1,811,585	\$896,170	\$466,200	\$3,149,466	\$1,777,673
No. at 5½%	3	8	5	5	12	16
Amount	\$52,000	\$142,000	\$62,275	\$91,000	\$76,400	\$67,050
No. at 5%	1	1	2	.....	4	1
Amount	\$14,000	\$18,000	\$2,454	.....	\$8,500	\$1,700
No. at 4½% .....	.....	1	.....	1	.....	.....
Amount .....	.....	\$18,000	.....	\$1,200	.....	.....
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
Unusual Rates.....	2	2	1	.....	1	.....
Amount	\$493,125	\$13,000	\$1,925	.....	\$3,000	.....
Interest not given...	17	15	17	10	.....	6
Amount	\$261,250	\$163,650	\$188,672	\$41,000	.....	\$14,165
Total No.....	810	624	848	347	3,303	1,811
Amount	\$23,085,465	\$26,675,607	\$8,101,980	\$2,167,352	\$17,850,840	\$9,677,958
To Banks & Ins. Co.	95	84	63	20	663	280
Amount	\$4,608,300	\$10,165,650	\$1,298,760	\$286,500	\$5,353,870	\$3,024,094

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922 Jan. 25 to Jan. 31	1921 Jan. 26 to Feb. 1	1922 Jan. 25 to Jan. 31	1921 Jan. 26 to Feb. 1
Total No.....	62	53	22	12
Amount	\$3,688,000	\$6,070,172	\$819,000	\$285,000
To Banks & Ins. Companies...	46	36	15	9
Amount	\$3,368,000	\$5,529,375	\$667,500	\$262,000
Total No.....	251	204	91	64
Amount	\$13,283,275	\$12,522,622	\$2,807,100	\$1,165,030
To Banks & Ins. Companies...	181	129	55	28
Amount	\$11,622,600	\$10,820,525	\$2,087,000	\$662,500

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 Jan. 25 to Jan. 31	1921 Jan. 26 to Feb. 1	1922 Jan. 25 to Jan. 31	1921 Jan. 26 to Feb. 1	1922 Jan. 25 to Jan. 31	1921 Jan. 26 to Feb. 1	1922 Jan. 25 to Jan. 31	1921 Jan. 26 to Feb. 1	1922 Jan. 25 to Jan. 31	1921 Jan. 26 to Feb. 1
New Buildings...	11	7	77	11	77	31	192	57	49	16
Cost	\$2,930,600	\$28,200	\$2,603,400	\$228,500	\$1,170,075	\$508,100	\$1,154,185	\$373,950	\$141,125	\$27,700
Alterations	\$313,180	\$483,175	\$95,500	\$12,500	\$105,055	\$22,470	\$178,550	\$43,345	\$9,830	\$2,725
Total No.....	56	53	285	49	714	273	1,129	215	194	57
Cost	\$13,650,750	\$2,581,225	\$9,979,350	\$2,571,400	\$7,821,790	\$5,034,840	\$6,937,285	\$1,241,098	\$644,075	\$116,700
Alterations	\$1,307,295	\$1,849,585	\$196,600	\$83,500	\$438,120	\$982,990	\$420,947	\$147,995	\$79,565	\$13,115

J. CLARENCE DAVIES

Member Real Estate Board, N. Y.

BRONX REAL ESTATE

AUCTIONEER—BROKER
APPRAISER—MORTGAGE LOANS

Main Office: 149th St. and Third Ave.

BRANCHES:

32 Nassau Street 51 East 42nd Street
Phone Connections

Bronx Brokers

A. G. BECHMANN

Real Estate and Insurance

Tel. Intervale 556 1065 SO. BOULEVARD
One block from Simpson Street Subway Station

WM. F. A. KURZ CO.

Bronx Real Estate

370 EAST 149TH STREET

Established 1897 Phone: Mott Haven 4910-4911

OTTO LACKMAN

Management of Properties my Specialty
2514 Grand Concourse, near Fordham Road
Phone: Fordham 5799

L. G. LOSERE

REAL ESTATE

Entire Charge Taken of Property

871 Brook Ave., at 161st St. Established 1898

FRED. OPPENHEIMER

Real Estate—Mortgage Loans

540 Bergen Av., at 149th St.

Phone: MELROSE 5987

JOHN F. PENDERGAST, Jr.

Real Estate—Estates Managed

340 WILLIS AVENUE

Phone Melrose 1338

ALBERT D. PHELPS

BRONX REAL ESTATE

554 Melrose Ave., near 149th St. and 3rd Av.
PHONE MELROSE 4371

HENRY SCHWIEBERT

Real Estate—Insurance

261 EAST FORDHAM ROAD

Near Valentine Avenue Fordham 9348

Brooklyn Brokers

DON'T "SHOP" FOR REAL ESTATE

It doesn't pay. When you want to buy, take advantage of our four offices, 50 years' experience, and thorough organization and get WHAT YOU WANT. AT THE RIGHT PRICE, CONVENIENTLY. "Established Over Half a Century"

BULKLEY & HORTON CO.

Member of Real Estate Board of New York

Member of Brooklyn Real Estate Board.

G. S. HORTON 585 Nostrand Ave., near Dean St.
Pres. 414 Myrtle Ave., near Clinton Ave.
A. J. HORTON 7520 Third Ave., near 75th St.
Secy. 1214 Flatbush Ave., near Ditmas Ave.

JAMES B. FISHER

Member of Brooklyn Real Estate Board

REAL ESTATE

174 MONTAGUE ST. Main 7267

QUELL & QUELL

REAL ESTATE INVESTMENTS

MANAGEMENT

318 Patchen Avenue Brooklyn, N. Y.
Telephone: Decatur 4981

BUILDING SECTION

Architectural League Opens 37th Annual Exhibition

Unusually Attractive and Interesting Display of Architecture, Painting, Sculpture and Craftsmanship in Fine Arts Building

THE thirty-seventh annual exhibition of the Architectural League of New York formally opened Friday evening, February 3, in the Fine Arts Building, 215 West 57th street. At the opening ceremonies the award of medals in Architecture, Painting, Sculpture, Landscape Architecture and Artistic Craftsmanship were awarded and an address was made by Howard Greenley, president of the League. The program for this exhibition includes the usual reception of the League to its members and friends, which will take place Saturday afternoon, from 3 to 6 p. m., and the exhibition will be open to the public from Sunday, February 5th, to Saturday, March 4th, between 1 and 10 p. m.

In connection with these opening ceremonies will be a Russian folk-lore fairy story pantomime, "The Princess Who Never Smiled." This is a very naive and primitive play carried out in most gorgeous early costumes, specially made by the various members of the League in conformity with their unique pantomime character. The part of the Czar will be taken by Leo Lentelli. "The Princess Who Never Smiled," by Mrs. H. V. B. Magonigle. Robert Aitken is the Astrologer and S. Dekosenko takes the part of the Bear. Special music has been adopted for the story by Miss Wright from the works of Holland's Sumurun.

The Exhibition this year is being arranged by a Committee headed by Harvey W. Corbett, and will occupy the three large galleries, and will comprise architectural designs, paintings and architectural works and exhibitions of the Allied Arts and Crafts, Mural paintings, sculpture, tapestry, ornamental iron work, stained glass, and in fact all other architectural accessories that fittingly appear in such an exhibition. This year a particularly wide range is covered, and to illustrate the work a number of models have also been submitted.

The War's activities have caused a number of proposed Memorials to be exhibited, the largest of which is "The Harkness Memorial Group" at Yale, by James Gamble Rogers. Another is, "The Liberty War Memorial," at Kansas City, the designs of which are by H. V. B. Magonigle. Among some of the other architectural works which are quite prominently displayed are the drawings of the Nebraska State Capitol by Bertram G. Goodhue, a very interesting example of Church architecture, by Helmle & Corbett, the Seaboard National Bank, New York, by Alfred C. Bossom, the main entrance of the Detroit Public Library, by Cass Gilbert, and the North Entrance of the Ohio Stadium, the Ohio State University at Columbus, by George Dwight Smith, etc.

The decorative painters are quite well represented and the works of Mack Jenney & Tyler are very prominently illustrated, and the designs worked out. Mr. Leon V. Solon in connection with decorative tile work, form quite a new and interesting note.

Also photographs are shown of the interior of the Cunard Building with its wonderfully colored ceiling, executed by Ezra Winter.

Among some of the sculptors whose work should be of considerable interest to visitors are specimens by Robert Aitken, Leo Lentelli, Charles Carey Rumsey, C. E. Jenne-
wein, Emil Fuchs and others.

The League's policy of bringing the architect to the craftsman, and the craftsman to the architect, so as to insure the

very best result for the general public, due to having the spirit behind the architectural conception interpreted intelligently by all those who enter into the work, is bringing about very considerable response among the various tradesmen.

Several years ago the Architectural League increased the scope of its exhibition by inviting the various crafts identified with the decoration and equipment of high class projects to participate. It was thought that a closer co-operation between the manufacturers of fabrics, furniture, floor coverings and all of the other examples of artistic craftsmanship that are commonly employed to add comfort and beauty, and the architects who design the buildings in which they are used, would be mutually beneficial. The League offered a medal in Artistic Craftsmanship as a reward for the maximum of progress in design and workmanship. The experiment was a complete success and each succeeding year has witnessed a greater interest on the part of manufacturers and dealers to co-operate more fully with the architects, sculptors and painters in their effort to give a wider scope to the annual expositions of the Architectural League and give it a greater appeal to the public which is growing constantly more appreciative of art and beauty in their buildings.

The 1922 Exhibition of the League is unusually attractive because of the increasing interest in artistic craftsmanship. A large number of manufacturers have joined with the League to make this 37th annual exposition epochal in the history of the organization. Interesting displays of furniture, beautiful fabrics, rare pottery, etc., have been combined in artistic groups and the result is most pleasing and instructive.

The architectural showing embraces a wide range, from models of country club buildings, with parking sheds for motors, to designs of country villas, city skyscrapers and railroad freight terminals. The designs have been submitted by architects in all parts of the country and comprise work completed or planned during the past year which has not heretofore been shown.

The exhibition at the Metropolitan Museum of Industrial Art, which at the present time is going on, is carried out along the same lines and shows there is a real demand for this type of exhibition among interested parties. Many of the great designs in the past have been ruined when the execution has not been carried out in sympathy and harmony with the Architect's intention, and the more mutual interest and co-operation that can be created between the one who designs the building on paper and those who create it in the three dimensions, the better it will be for the architecture of America.

TOTAL building contracts awarded in New York City (five boroughs) during the month of January, according to The F. W. Dodge Company, amounted to \$33,460,500. This is more than four times the amount for January, 1921.

Although this January was 25 per cent. under the preceding month, the decline representing a somewhat delayed seasonal drop in activity, its total was equal to the average monthly total for last year. This ought to be an indication of an increased volume of construction this year.

Residential construction continues as the dominant factor in the situation, having amounted in January to \$24,537,700, or 73 per cent. of the total volume of building operations.

Another Hostelry Planned for Times Square District

American Bond & Mortgage Company Underwrites \$1,500,000 Bond Issue on Fifteen-Story Hotel Claman in Forty-third Street

PROMINENT in the group of large building projects scheduled for erection in the Times Square district during the coming year is the fifteen-story hotel planned to occupy a large plot at the northeast corner of Eighth avenue and 43d street. This hotel will be constructed by a syndicate, headed by Henry Claman, which purchased the property from the Christman estate in March, 1920. Gronenberg & Leuchtag, the architects who are preparing the plans and specifications, estimate the cost of the structure to be approximately \$1,500,000, and, with the value of the land included, the operation will represent an investment of about \$2,500,000.

This new hostelry will be known as the Hotel Claman, after Mr. Claman, who has built and operated apartments and apartment hotels in this section of New York City during the past twelve years. The project has been financed by the American Bond & Mortgage Company, which has underwritten a 7½ per cent. serial bond issue for \$1,500,000 on the land and building.

The construction of this hotel is the result of the real need for such accommodations as it will supply, as well as the long experience of the owner in building and managing similar properties. There are many small hotels in this neighborhood with twenty to two hundred rooms, the majority centered within a radius of a few blocks, and they seldom have a vacancy, and usually have a waiting list. The builders calculate that rentals in the Hotel Claman will range from \$9 to \$14 per week, and therefore should appeal strongly to the city's bachelors, as this hotel will be exclusively for men.

The plans call for twelve stores on the ground floor, and there will be 875 bedrooms, 460 with baths connected; 68 independent baths and showers, commodious lounge and reading rooms all completely furnished with equipment necessary for the operation of a modern hotel. A gymnasium, 66x70 feet, for the use of the guests will be located in the penthouse on the roof, and there will be a large swimming pool in the basement.

In discussing this project, Henry Claman said that the site for the hotel had been selected after considerable investigation as to the best possible location for a hostelry of this type.

"Times Square, which is only one block from the property, is one of the busiest theatrical and business sections in the city," said Mr. Claman, "and it is one of the few districts in New York City where business is carried on uninterruptedly for almost twenty-four hours each day."



Gronenberg & Leuchtag, Architects.

PROPOSED HOTEL CLAMAN IN TIMES SQUARE DISTRICT

Brooklyn Real Estate Board Holds Annual Banquet

RESIDING at the seventh annual banquet of the Brooklyn Real Estate Board, at the Hotel Bossert, Brooklyn, last Saturday evening, President James B. Fisher of that organization prefaced his opening address by quoting almost in its entirety the editorial which appeared in the Record and Guide of January 21, entitled "Emergency Laws vs. Economic Laws," and said that it was "one of the most concise and accurate statements in relation to the subject that has attracted by notice anywhere." The sentiments expressed in the article were enthusiastically applauded.

Continuing, Mr. Fisher said: "There is every indication that real estate is coming out of the maelstrom of unjust rent laws, increased taxes and boosted assessments in which it has been surging the last few years. No other stable security ever weathered such a storm and no other security could weather such a storm. It is another testimonial to that ancient doctrine, the survival of the fittest."

The banquet was the largest ever held by the Brooklyn Board, and it was attended by nearly every real estate broker, manager, builder and title company official in Brooklyn. Despite the fact that a snowstorm was raging at the hour set for the banquet, fifty more guests arrived than were expected. The menu was illustrated with the site of the Bush Terminal, on

South Brooklyn's waterfront, showing it as it looked twenty-five years ago and as it looks now. The principal speakers of the evening were Edward C. Stokes, formerly Governor of New Jersey, who discussed "Individualism as the Source of Progress," and the Rev. C. Wallace Petty, D. D., of Manhattan, who responded to the toast, "Everyday Philosophy." An original song of fourteen verses rendered by the diners contained happy hits at various prominent Brooklyn brokers.

Among those present were H. W. Ackerson, Stephen L. Angell, Frank Bailey, Homer L. Bartlett, Albert Beer, Louis Beer, De Hart Bergen, C. D. Burdick, William R. Burling, Richard T. Childs, Charles E. Covert, President of the United States Title Guaranty Company; William H. Goldey, William E. Greenman, William M. Greve, Arthur B. Gritman, John E. Henry, Arthur J. Horton, George S. Horton, Clifford S. Kelsey, H. B. Lyons, Thomas F. Martin, Joseph M. May, George H. Gray, Edwin P. Maynard, President of the Brooklyn Trust Company; William G. Morrisey, A. J. Murphy, George H. Ohnewald, Lewis H. Pounds, William P. Rae, Charles E. Rickerson, Granville H. Rome, John E. Rutson, William H. Robbins, John B. Slee, Clarence B. Smith, Fred B. Snow, Elisha Sniffin, Charles C. Stelle, Maurice G. Straus, Frank H. Tyler and Ernest Tutino.

Plans in Progress Indicate Busy Spring Building Season

Statistics Tabulated by F. W. Dodge Company Show Increasing Interest in Residential Operations Scheduled for Early Start

RECORDS of proposed construction in the New York territory, as tabulated by the F. W. Dodge Company, show that a vast amount of new building will be undertaken during the coming spring and summer months. The reports of the first four weeks of the new year indicate an even greater amount of building activity than that which marked 1921, which from a construction viewpoint was an extremely active period in this part of the country.

The report for the fourth week of 1922 shows that plans were reported in progress for 379 new building and engineering operations all scheduled for locations in New York State and New Jersey, north of Trenton. This work will involve an outlay of approximately \$13,318,000. During the same period contracts were awarded in this territory for 240 projects at an estimated total valuation of \$14,182,800.

Although there is a steady and consistent increase in the volume of commercial and industrial construction appearing on the building program for the coming season residential projects continue to dominate the situation, according to the figures. The past few weeks has brought out plans for a great number of large apartment house projects in New York City,

and reports from the suburban districts indicate a great interest in small house construction.

The weekly report shows that the list of 379 proposed operations is grouped as follows: 56 business operations, such as stores, offices, lofts, commercial garages, etc., \$3,192,000; 5 educational projects, \$145,600; 9 factory and industrial buildings, \$277,000; 1 military structure, \$10,000; 5 public buildings, \$98,500; 11 public works and public utilities, \$953,200; 8 religious and memorial projects, \$247,500; 278 residential operations, including apartments, flats and tenements and one and two-family dwellings, \$7,915,000, and 6 social and recreational projects, \$480,000.

Among the 240 operations for which contracts were awarded during the week of January 21 to 27 inclusive, were 34 business projects of various types, \$1,157,000; 2 educational buildings, \$350,000; 1 hospital, \$15,000; 8 factory and industrial buildings, \$3,095,800; 2 public buildings, \$28,500; 4 public works and public utilities, \$10,500; 2 religious and memorial structures, \$129,000; 186 residential operations, including multi-family structures and one and two-family dwellings, \$9,377,000, and 1 social and recreational project, \$20,000.

PERSONAL AND TRADE NOTES.

Standard Sanitary Manufacturing Company, plumbing fixtures, has opened its new showroom at 18 West 45th street.

Charles R. Wanneman has been appointed chief engineer of the New York Public Service Commission.

D. M. Carr is the new president of the recently amalgamated Brooklyn-Queens Electrical Contractor-Dealer Association.

Charles V. Haynes has recently joined the forces of the Hoffman Specialty Company, Waterbury, Conn., as vice-president and general manager of sales.

Charles U. Powell, chief engineer of the Topographical Bureau of the Borough of Queens, was elected president of the Municipal Engineers of the City of New York at the recent annual meeting of that organization.

Albert J. Young, Jr., formerly manager of the New York district sales for the Sprague Electric Company, has been made manager of the conduit and supply division of the company.

James F. Murphy, who has been with the Langhorn Co. for the past two years as superintendent, has been made vice-president of the Beaver Engineering & Contracting Co.

T. J. Dillon was recently elected president and general manager of the Abendroth Brothers Co., Port Chester, N. Y., representing interests which have taken over this plant. This concern manufactures soil pipe and fittings, gas ranges and heaters and was established in 1840.

J. S. Durben, architect, announces the removal of his office from 80 Maiden Lane, Manhattan, to 214 Ross street, Brooklyn, where he will continue in the general practice of architecture. He is desirous of receiving samples and catalogues of building materials from manufacturers and dealers.

W. G. Triest, formerly with Snare & Triest Co., and for the past two years operating under the name of Associated Contractors, Inc., announces that this name has been changed to the Triest Contracting Corporation, with offices at 126 East 59th street. O. A. Mechlin, formerly Commander, Civil Engineer Corps, U. S. Navy, has joined the company as vice-president.

Clarence H. Fay, former Commissioner of Public Works, will be the speaker at the regular monthly dinner meeting of the Building Managers and Owners Association of New York, to be held at the Advertising Club, Tuesday evening, February 14. Mr. Fay will address the building managers on the advantages to be obtained by close co-operation between civic organizations and municipal government administration.

Geo. A. Fuller Co. Building in Japan.

Three skyscrapers, representing an outlay of more than \$50,000,000, are now being erected in Japan by the George A. Fuller Co., of New York. These office buildings, which are to be fifteen stories in height, are to be entirely American made. Already American mechanics, with their American appliances, are at work on these structures, to the great interest and excitement of the Japanese people.

Bond Issue for New Apartment.

S. W. Straus & Co. have underwritten a first mortgage serial bond issue of \$490,000 on the land and building to be erected at 583 West End avenue, fronting 60 feet on the east side of West End avenue, 40 feet north in Eighty-eighth street and having a depth of 100 feet. The building will be fifteen stories high, containing fifty-nine apartments of three and four rooms and bath.

The owning corporation is headed by Messrs. Michael Wielandt, Sr.; Michael Wielandt, Jr.; Joseph Kresse, and H. A. Hyman, engineer. Schwartz & Gross are the architects.

U. S. Exposition Building at Rio

The contract for the construction of the exposition building to house the exhibits of the United States at the great Brazilian Exposition next September has been awarded to Dwight P. Robinson & Co., which already has large construction work under way for the Brazilian Government in Northeastern Brazil. Representatives of the company and of Frank L. Packard, architect, of Columbus, who will design the building, sailed recently for Brazil to begin the work at once. The exposition will open at Rio de Janeiro on September 7 and will commemorate one hundred years of Brazilian independence. It was recently announced at the White House that the American building would be of permanent construction and so designed as to permit of its being converted into an embassy for this country's diplomatic representative after the close of the exposition.

TRADE AND TECHNICAL SOCIETY EVENTS.

Architectural League of New York will hold its annual exposition at the Fine Arts Building, 215 West 57th street, Sunday, February 5, to Saturday, March 4, from 1 P. M. to 10 P. M. The exhibition will be preceded by the usual reception on Saturday afternoon, February 4.

Building Managers' and Owners' Association of New York will hold its regular monthly dinner meeting at the Advertising Club, 47 East 25th street, Tuesday evening, February 14. The speaker of the evening will be announced later.

Building Trade Employers' Association will hold its annual election of officers at the association rooms, 30 West 33d street, Tuesday, February 21. The Nominating Committee has presented the following slate: For president, Walter S. Faddis; for vice-president, A. J. Rosenthal; for second vice-president, John J. Grace, and for treasurer, J. Odell Whitenack.

American Institute of Architects has selected Chicago as the city in which to hold its 1922 convention, which will be held early in the spring. Further details will be announced later.

New York State Retail Hardware Association will hold its annual convention and exhibition at Rochester, N. Y., February 21 to 24, inclusive. Exhibition at Exhibition Park; headquarters and sessions at the Powers Hotel.

Common Brick Manufacturers' Association of America will hold its annual convention at the Statler Hotel, St. Louis, Mo., January 30 to February 1, 1922. Indications are that this convention will draw a larger attendance than the historic gathering in New York City last year.

National Metal Trade Association will hold its twenty-fourth annual convention at the Hotel Astor, New York City, April 19 and 20, inclusive. The program of this meeting will be announced later.

American Society for Testing Materials will hold its twenty-fifth annual meeting at the Chalfonte-Haddon Hall Hotel, Atlantic City, June 26 to July 1, inclusive.

New Jersey Lumbermen's Association will hold its annual meeting and convention at the Hotel Traymore, Atlantic City, March 9 and 10, inclusive.

New York Building Superintendents Association.—Regular meeting, second and fourth Wednesday of each month.

CURRENT BUILDING OPERATIONS

LOCAL building interests are at present largely confined to preparations for the vast amount of new construction now scheduled for a start just as soon as weather conditions will permit. There is considerable work now in progress and the awards of the past week or so have shown an active interest on the part of prospective builders but the recent commitments will be relatively insignificant when compared with those likely to be made as soon as conditions are more settled. The labor problem is one of the most important retardants at present and an early solution will do more to assist the construction industry in getting back to a normal basis than any other single factor.

Reports from the territory adjacent to Greater New York are indicative of an unusually active suburban building season. Architects and engineers have been especially busy on the preparation of plans for new construction and several operations of considerable magnitude are on the program for the early spring. There is quite some interest being displayed in industrial construction in the manufacturing centers contiguous to New York City and the current reports show that preparations are being made for an unusual amount of residential building to be undertaken next season.

The local building material markets have been quite dull during the past few weeks but this is largely attributable to weather conditions rather than to a lack of demand or interest in construction. The slippery streets have made material hauling difficult and outside work on new projects has been prevented because of the cold. The outlook is promising and within the next few weeks local dealers are confident that a decided change for the better will occur. Building material prices are firm in practically all lines and in some instances there has recently been a very decided tightening of prices with several advances noted.

Common Brick—Business in the New York market for Hudson River common brick has been almost negligible during the past week and although the outlook is fairly promising brick manufacturers do not anticipate any real revival of business until the spring building season starts. There appears to be a vast amount of new construction getting ready for active work during the early spring months and a number of inquiries for brick and other materials in substantial orders have lately been presented. Business in the local wholesale brick market this week was confined to the

sale of a single barge load at \$17 a thousand for delivery in Manhattan. The price is holding firmly at \$17 and no reduction is likely until the Hudson River is again open to navigation. Brick manufacturers are now making their preliminary plans for next season's operations. The big question in their minds at present is labor; will it be available in sufficient volume and what wages will be demanded? According to the rate new building projects are being reported there is likely to be an unusual demand for brick and other basic materials and

manufacturers are looking forward to a season of greater production than those of the past few years.

Summary—Transactions in the North River brick market for the week ending Thursday, February 2, 1922. **Condition of market:** Demand extremely light; prices firm and unchanged. **Quotations:** Hudson Rivers, \$17 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, none; sales, 1. **Distribution:** Manhattan, 1. **Remaining unsold in the New York wholesale market, 8.**

Builder's Hardware—There is consider-

BUILDING COMMODITY PRICES

CURRENT prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York.

Note—Price changes are indicated by bold-face type.

Brick (Wholesale, on Dock, N. Y.), per thousand:

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

Hudson River best grades....\$17.00 to —

RaritanNo quotation

Second-hand brick, per load

of 3,000, delivered.....\$45.00 to —

Face Brick—Delivered on job in New York:

Rough Red.....\$45.00 to —

Smooth Red.....45.00 to —

Rough Buff.....50.00 to —

Smooth Buff.....50.00 to —

Rough Gray.....53.00 to —

Smooth Gray.....53.00 to —

Colonials.....45.00 to —

Cement—Delivered at job site in Man-

hattan, Bronx, Brooklyn and Queens:

Domestic Portland cement, per bbl..\$2.80

Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhat-

tan and Bronx:

1½-in., Manhattan deliveries, per cu.

yd.\$4.25

Bronx deliveries.....4.25

¾-in., Manhattan deliveries.....4.25

Bronx deliveries.....4.25

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water front, in which case prices will be slightly higher.

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries.....\$3.50

Bronx deliveries.....3.50

Hollow Tile—

Exterior—Not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring.....\$0.12 per sq. ft.

3x12x12.....0.12 per sq. ft.

4x12x12.....0.17 per sq. ft.

6x12x12.....0.19 per sq. ft.

Note—For deliveries north of 125th st., Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens.....\$10.50 per 1,000

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Finishing Lime (Standard in

300-lb. barrel).....\$4.70 per bbl.

Common Lime (Standard 300-

lb. barrel).....4.40 per bbl.

Finishing Lime (Standard in

Hydrate Finishing, in paper

bags.....24.00 per ton

Hydrate Common, in cloth

bags.....22.50 per ton

Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth

bags.....\$21.00 per ton

Brown Mortar, in cloth bags... 18.00 per ton

Lath Mortar, in cloth bags... 18.00 per ton

Finishing Plaster, in cloth

bags.....24.50 per ton

Rebate for returned bags. 15c. per bag

Finishing Plaster (250-lb.

barrel).....\$4.00 per bbl.

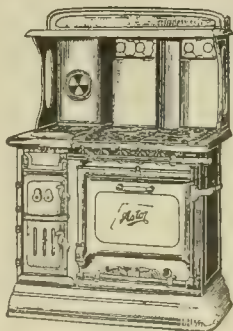
Finishing Plaster (320-lb.

barrel).....5.35 per bbl.

Plaster Blocks—

2-in. (solid) per sq. ft.....\$0.17 to 0.19

3-in. (hollow) per sq. ft.....0.17 to 0.19



The UNION STOVE WORKS

Headquarters for Builders for

Kitchen Ranges for Coal or Gas, Standard or
Pipeless Furnaces, Heating Boilers, Laundry
Apparati

THE GREAT "ASTOR" LINE

70 BECKMAN STREET

Established 88 Years

Telephone: Beckman 2490

Keen Competition and the Great Struggle for Business has brought into the New York Market a Light Weight Extra Heavy Cast Iron Pipe.

We are selling Full Weight, New York Regulation, Extra Heavy, Cast Iron Pipe.

We do not Substitute, but sell Full, Honest Weight.

JOHN A. MURRAY & SONS, INC.

"The House of Reliability"

310-312 WEST 39TH STREET, NEW YORK

\$80,000

To loan on corner plot, 75x100 feet, in Norwood Gardens, Long Island City, for construction of 5-story walk-up with stores.

One Million Dollars

To loan on one and two-family houses.

Rickert-Brown
Realty Co.

52 VANDERBILT AVE., NEW YORK CITY
Tel. Vanderbilt 9484 4-6

MATERIALS AND SUPPLIES

able activity in this line and dealers anticipate a steady increase in business as the outlook for an unusual amount of new construction is now very promising. According to the plans in progress the spring and summer of 1922 should be a notable period in local building history for the number and value of active building projects. At present hardware prices are steady and no changes of importance are anticipated.

Structural Steel—Business in the fabricated steel market has been more than fair during the past week and there is

every reason to expect that the improvement recently shown will continue. A number of important projects have been let within the past few weeks and their steel requirements will involve a very substantial total tonnage. Several other large operations are pending and the announcement of commitments for steel for these will add materially to the stability of this market. There has lately been noticeable a trend toward slightly advanced prices in this line and contractors' quotations on structural steel, fabricated and erected in commercial projects gen-

erally range between \$60 and \$65 per ton.

Electrical Supplies—The market for electrical materials and supplies is quiet with demand for wiring materials moderate and other items moving slowly. Little change in the outlook has been noted, however, and as a rule the trade is optimistic about the prospects for spring business. The reports of a large amount of new construction soon to be released coupled with the fact that residential construction next season will in all probability surpass that of 1921 gives both manufacturers and dealers every reason to anticipate a real revival in their line during the coming months. Electrical material prices are generally firm and no changes of importance have been announced.

Cast Iron Pipe—Trade in this line is generally considered satisfactory for this period of the year. As a matter of fact the manufacturers of cast iron pipe for the most part have substantial orders ahead and the outlook is more than promising. Although new municipal business is lacking at present several projects of more than usual importance are likely to be released for bids shortly and private buying is in good volume and inquiries steadily gaining in number and total tonnage. Prices are steady and unchanged with New York quotations \$47.30 per net ton, in carload lots for 6 in. and heavier; \$52.30 for 4 in. and 5 in.; \$62.30 for 3 in., and \$4 extra per ton for Class A and gas pipe.

Window Glass—Just at the moment the market for window glass is dull but there are strong signs that a new buying movement is not far off. Quite some new construction is nearing the final stages of completion and the glass requirements of these projects will amount to a satisfactory total. There is every indication of a tremendous apartment house building movement during the coming season and when the glass requirements of this work is added to the commercial and other building on the program there is reason for this market to be extremely optimistic. Glass prices are somewhat easier than they have been but are expected to tighten up as the demand grows in strength.

Nails—Market conditions are practically unchanged with demand fair and prospects of greatly increased business during the spring and summer months. Jobbers are now mostly concerned with getting their stocks in order for the early spring buying. Prices are firm with New York quotations \$3.25 base per keg for wire nails and \$4.25 base per keg, for cut nails.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.

27x48x½ in.	.....\$0.33 each
32x36x¼ in.	.....0.22 each
32x36x½ in.	.....0.24 each
32x36x¾ in.	.....0.30 each

Sand—

Delivered at job in
Manhattan\$1.80 to — per cu. yd.
Delivered at job in
Bronx 1.80 to — per cu. yd.

White Sand—

Delivered in Manhattan....\$5.00 per cu. yd.

Broken Stone—

1½-in., Manhattan delivery.\$4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.
¾-in., Manhattan delivery.. 4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.

Building Stone—

Indiana limestone, per cu. ft.	.....\$1.62
Kentucky limestone, per cu. ft.	.....2.27
Briar Hill sandstone, per cu. ft.	.....1.68
Gray Canyon sandstone, per cu. ft.	.....1.65
Buff Wakeman, per cu. ft.	.....1.90
Buff Mountain, per cu. ft.	.....1.80
North River bluestone, per cu. ft.	.....1.85
Seam face granite, per sq. ft.	.....1.20
South Dover marble (promiscuous mill block), per cu. ft.	.....2.25
White Vermont marble (sawed) New York, per cu. ft.	.....3.00

Structural Steel—

Plain material at tidewater; cents per pound:
Beams and channels up to 14 in.1.88c. to 2.03c.
Beams and channels over 14 in.1.88c. to 2.03c.
Angles, 3x2 to 6x3.....1.88c. to 2.03c.
Zees and tees.....1.88c. to 2.03c.

Lumber—

Wholesale prices, New York.
Yellow pine, merchantable 1905, f. o. b. N. Y.:

3x4 to 14x14, 10 to 20 ft....\$41.00 to \$51.00

Hemlock, Pa., f. o. b., N. Y., base price, per M..... 37.50 to —

Hemlock, W. Va., base price, per M..... 37.00 to —

(To mixed cargo price add freight, \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered).. 30.00 to —

Wide cargoes 33.00 to —

Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.

Cypress Lumber (by car, f. o. b., N. Y.):

First and seconds, 1-in....\$110.00 to —

Cypress shingles, 6x13, No. 1 Hearts..... to —

Cypress shingles, 6x13, No. 1 Prime..... to —

Quartered Oak..... to \$156.00

Plain Oak..... to 136.00

Flooring:

White oak, quart'd sel.... to \$87.50

Red oak, quart'd select.. to 87.50

Maple No. 1..... 65.00 to —

Yellow pine No. 1 common flat 55.00 to —

N. C. pine flooring Norfolk..... 65.00 to —

Window Glass—

Official discounts from manufacturers' lists:

Single strength, A quality, first three brackets 85%

B grade, single strength, first three brackets 85%

Grades A and B, larger than the first three brackets, single thick..... 85%

Double strength, A quality..... 85%

Double strength, B quality..... 87%

Linseed Oil—

City brands, oiled, 5 bbls. lot..\$0.73 to —

Less than 5 bbls..... 0.76 to —

Turpentine—

Turpentines\$0.92 to \$0.95



*Face
Enameled
Fire*

BRICK

As manufacturers of BRICK for thirty years, we have a record of repeat orders that affords you a 100% guarantee of **satisfactory service**. To the service given by our Face, Enameled and Fire BRICK, is added the **service** we render in shipment and delivery. Prompt shipments on any size contracts in any range of shade or texture, at fair prices and of first-class quality.

We are well and favorably known wherever brick is used throughout the United States, Canada and South America. There can be but one reason for this—**SERVICE**. Whether it be **FACE BRICK**, **ENAMELED BRICK**, **FIRE BRICK** or **FIRE CLAY**, our product is furnished in all textures and shades, we are here to serve you in small quantities or large. It will be a pleasure to estimate for you—write us or phone for a representative.

American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 8787-8788

A Clean Building



We clean masonry of every type.

A clean building will sell or rent as well as a new building. In appearance it is a new building, for cleaning restores the original freshness of color.

Estimates for cleaning—and pointing, if desired—submitted on request.

Atlantic Terra Cotta Co.
Cleaning Department
350 Madison Avenue
Telephone: Vanderbilt 9939

J. P. Duffy Co.

Flue Pipe
Terra Cotta Blocks
Gypsum Blocks
Masons' Materials
138th Street and Park Avenue

BROOKLYN
50th-51st Streets and 2nd Avenue
QUEENS
Jackson Avenue and Madden Street

POMEROY

FIRE RETARDANT WINDOWS

Built in the belief that the BEST hollow metal fire retardant window is the only SAFE fire retardant window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.
282-96 East 134th Street NEW YORK
Phone Melrose 6104

TELEPHONES: HARLEM { 2345
 } 8280

FRANK U. ROSS

Contractor and Dealer in
TILE and MARBLE

89 EAST 116TH STREET NEW YORK

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phone: { 1370
Mott Haven { 1371

Office and Factory: River Ave. and East 151st St.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

165TH ST.—Gronenberg & Leuchtag, 450 4th av, have completed plans for a 5½-sty brick, steel and limestone apartment house, 100x135 ft. in the south side of 165th st, 160 ft west of Broadway, for Fay Realty, Inc., Chas. Lipman, president, 16 Haven av, owner and builder. Cost, \$200,000.

WEST END AV.—Schwartz & Gross, 347 5th av, have plans in progress for a 15-sty apartment house, on plot 60x100 ft, at 584-586-588 West End av, for 588 West End Corp., H. A. Hyman, president, 35 Wall st, owner.

CHURCHES.

LEWIS ST.—Jacob Fisher, 25 Avenue A, has plans in progress for a 3-sty brick synagogue, 28x100 ft, at 80 Lewis st, for owner, care of architect. Cost, \$20,000.

HOTELS.

UNIVERSITY PL.—Sugarman & Hess, 16 East 43d st, and associate Wm. Lawrence Bottomley, 112 East 55th st, have plans in progress for an addition to the 5-sty brick, stone and tile hotel, 54x112 ft, at the northeast corner of University pl and 10th st, for Hotel Albert, Albert S. Rosenbaum Estate, trustee, Sol K. Lichtenstein (et al), 31 Nassau st, owner.

STORES, OFFICES AND LOFTS.

GOLD ST.—Zipkes, Wolff & Kudroff, 432 4th av, have plans in progress for a 3-sty brick and limestone store and office buildings, 70x80 ft, at the southeast corner of Gold and Fulton sts, for owner, care of architect. Cost, \$60,000.

38TH ST.—Geo. and Edw. Blum, 505 5th av, have completed plans for a 14-sty brick and stone loft, 75x98 ft, at 244-250 West 38th st, for Courtlet Realty Corp., A. E. Lefcourt, president, 134 West 37th st, owner and builder. Cost, \$500,000. Owner will take bids on separate contracts soon. Engineer, Chas. Meyer, 110 West 40th st.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

171ST ST.—Chas. Clark, 443 Tremont av, and associate James F. Meehan, Times Building, have plans in progress for a 6-sty brick, stucco and granite apartment, 358x270 ft, on the block bounded by 171st and 172d sts, Grand Concourse and Whyte pl, for Billingsley Holding Corp., Dr. Logan Billingsley, president, 1884 University av, owner. Cost, \$2,000,000.

VALENTINE AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for a 5-sty brick and terra cotta apartment house, 50x80 ft, on the east side of Valentine av, 278 ft south of 192d st, for Padula Realty Co., care of Louis Padula, 291 East 149th st, owner and builder. Cost, \$90,000.

196TH ST.—Chas. Schaefer, 394 East 150th st, has plans in progress for a 5-sty brick and limestone apartment house, 50x98 ft, in the south side of 196th st, 150 ft east of Bainbridge av, for A. Ciccarone, 2659 Bainbridge av, owner. Cost, \$75,000. Owner will take bids on separate contracts about February 15th.

BOSTON RD.—Chas. Kreymborg, 2534 Marion av, has completed plans for a 5½-sty brick, steel, limestone and terra cotta apartment, 75x105 ft, with stores, on the west side of Boston rd, 158 ft south of 166th st, for 1077 Boston Road Corp., Morris Chodorkow, president, 182 Avenue C, owner and builder. Cost, \$135,000.

GUN HILL RD.—John P. Boyland, 120 East Fordham rd, has plans in progress for a 5-sty brick and limestone apartment house, 76x105 ft, on the north side of Gun Hill rd, 102 ft east of DeKalb av, for Geo. Coburn Construction Co., 2471 University av, owner. Cost, \$120,000. Owner will take bids on separate contracts about February 10th.

DWELLINGS.

WEEKS AV.—Johnson Bros., 375 East Fordham rd, have plans in progress for alterations to two dwellings on the west side of Weeks av, 50 ft north of 174th st, for Louis Zeretsky, owner, care of architect.

PLYMOUTH AV.—Johnson Bros., 375 East Fordham rd, have plans in progress for a 2-sty brick dwelling, 21x45 ft, on the east side of Plymouth av, 100 ft south of Roberts av, for Geo. Furlong, owner, care of architect. Cost, \$8,000. Architect will take bids on general contract about February 5th.

SPRINKLER

**SUPERVISORY SERVICE
AUTOMATIC SPRINKLER
VALVE ALARM SERVICE
INTERIOR FIRE ALARM
EQUIPMENT**

**INSTALLED AS A LOCAL SYSTEM
OR FOR CENTRAL OFFICE SERVICE**

**AUTOMATIC
FIRE ALARM SERVICE
SPECIAL BUILDING
SIGNAL SERVICE**

Automatic Fire Alarm Co.
416 Broadway New York City
CANAL 5188

CARPENTER AV.—Chas. Schaefer, 394 East 150th st, has plans in progress for three 2-sty frame and stucco dwellings, 21x53 ft each, at the southeast corner of Carpenter av and East 240th st, for J. Calahan, 119 Elm av, Mt. Vernon, owner. Total cost, \$36,000.

STABLES AND GARAGES.

TREMONT AV.—Chas. Schaefer, 394 East 150th st, has plans in progress for a 1-sty brick garage, 40x100 ft, at the northwest corner of Tremont av and Bronx st, for owner, to be announced later.

STORES, OFFICES AND LOFTS.

TREMONT AV.—Depace & Juster, 3617 White Plains av, have completed plans for a 2-sty brick store and office buildings, 126x82 ft, at the northeast corner of Tremont and Creston avs, for Kemp-Jones Realty Co., J. Harris Jones, president, 1455 Undercliff av, owner and builder.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

OCEAN PARKWAY.—Shampan & Shampan, 50 Court st, have completed plans for a 4-sty brick apartment, 80x109 ft, on the east side of Ocean pkway, 400 ft north of Beverly rd, for Abram Abrams, 40 West 17th st, Manhattan, owner and builder. Cost, \$150,000. Owner will soon take bids on separate contracts.

DWELLINGS.

77TH ST.—M. R. Johnke, 214 Albemarle rd, has completed plans for ten 2-sty frame dwellings, 16x38 ft, in the north side of 77th st, 100 ft east of 16th av, for Geo. V. McPherson, 1382 East 23d st, owner and builder. Total cost, \$50,000.

43D ST.—Samuel Gardstein, 26 Court st, has plans in progress for nine 2-sty brick dwellings, 20x58 ft, in the south side of 43d st, 140 ft west of 10th st, for Garden Land Co., Morris Kornblum, president, 26 Court st, owner and builder.

26TH ST.—Adolph Goldberg, 164 Montague st, has plans in progress for a 2-sty frame and stucco dwelling, 22x30 ft, in the west side of East 26th st, 100 ft north of Avenue M, for Jos. J. Finley, 1648 East 21st st, owner and builder. Cost, \$8,000.

23D ST.—Adolph Goldberg, 164 Montague st, has plans in progress for a 2-sty frame and siding dwelling, 26x55 ft, in the east side of East 23d st, 320 ft south of Avenue L, for Jos. J. Finley, 1648 East 21st st, owner and builder. Cost, \$12,000.

39TH ST.—Salvati & LeQuornik, 373 Fulton st, have completed plans for seven 2-sty brick dwellings, 18x42 ft, in the north side of 39th st, 175 ft east of 5th st, for John Farina, 219 18th st, owner and builder. Cost, \$35,000.

FACTORIES AND WAREHOUSES.

LOMBARDY ST.—Louis Allmendinger, 20 Palmetto st, has plans in progress for a 2-sty brick, steel and reinforced concrete warehouse, 75x75 ft, at 27 Lombardy st, for Max Trunz, owner, on premises. Cost, \$25,000. Architect will take bids on general contract about February 5th.

SCHOOLS AND COLLEGES.

MENEHAN ST.—Francis J. Berlenbach, 260 Graham av, has completed plans for a 3-sty brick school, 137x70 ft, in the west side of Menehan st, 217 ft north of Central av, for St. Barbara's R. C. Church, Rev. Father Kunz, rector, 313 Central av, owner. Cost, \$150,000. Architect will take bids on general contract about February 10th.

STORES, OFFICES AND LOFTS.

PARKSIDE AV.—Shampan & Shampan, 50 Court st, have completed plans for a group of

1-sty brick stores, 34x150 ft, on the south side of Parkside av, 65 ft west of Flatbush av, for Dyker Construction Co., Irwin S. Chanin, president, 1916 Cropsey av, owner and builder. Cost, \$10,000.

JUNIUS ST.—Chas. Goodman, 375 Fulton st, has completed plans for a 1-sty brick store, 50x80 ft, at the northwest corner of Junius st and Liberty av, for Harry L. Cohen, Inc., 1848 Pitkin av, owner and builder. Cost, \$12,000.

Queens

DWELLINGS.

CORONA, L. I.—A. Brems, Corona av, Corona, has plans in progress for a 2-sty brick dwelling, 20x48 ft, in the south side of Merritt st, 150 ft east of Albutus av, Corona, for Frank Lenardo, 62 Merritt av, Corona, owner and builder. Cost, \$10,000.

LONG ISLAND CITY, L. I.—W. Sproesser, 281 Steinway av, L. I. City, has completed plans for a 2-sty brick dwelling, 21x57 ft, on the west side of 9th av, 100 ft north of Broadway, L. I. City, for Mrs. Celia Jambol, 306 Steinway av, L. I. City, owner. Cost, \$14,000. Architect will take bids on separate contracts.

GLEN COVE, L. I.—Walter Williams, 309 5th av, Manhattan, has plans in progress for a 2½-sty frame dwelling, near Highland rd. Glen Cove, for S. J. Donaldson, Glen Cove, owner.

ROSLYN, L. I.—Walter Williams, 309 5th av, Manhattan, has completed plans for a 2½-sty brick dwelling, 28x47 ft, with garage, on Roslyn Heights, Roslyn, for R. W. E. MacGregor, Roslyn, owner.

SCHOOLS AND COLLEGES.

ELMHURST, L. I.—C. B. J. Snyder, Room 2800, Municipal Building, Manhattan, has plans in progress for a 3-sty brick and limestone public school, 142x123 ft, on the block bounded by Van Horn, Lewis, Laconic, Homans av and Wool st, Elmhurst, for City of New York, Board of Education, Anning S. Prall, president, 500 Park av, Manhattan, owner. Cost, \$325,000.

STORES, OFFICES AND LOFTS.

HUNTINGTON, L. I.—A. B. Sammis, Huntington, has completed plans for eight 1-sty brick stores, 20x60 ft, in Main st, Huntington, for Charles Sammis, New York av, Huntington, owner and builder. Cost, \$40,000. Owner will take bids on separate contracts.

Westchester

APARTMENTS, FLATS AND TENEMENTS.

NEW ROCHELLE, N. Y.—P. Bocker, 6 East 46th st, Manhattan, has plans in progress for an 8-sty brick and stone apartment, with stores, on the block bounded by Huguenot and Division sts, Westchester and Trinity pl, New Rochelle, for Trinity Arms Corporation, P. W. Tierney, president, New Rochelle, owner. Cost, \$800,000. Owner will take bids about February 10th.

STABLES AND GARAGES.

PORTCHESTER.—D. H. Ponty, 72 Westchester av, Portchester, has plans in progress for a 1-sty brick garage, 50x100 ft, on Irving av, Portchester, for Frank Ryan, 345 Westchester av, Portchester, owner. Cost, \$13,000.

MISCELLANEOUS.

MAMARONECK.—A. P. Bedelle, 34 Highview av, Mamaroneck, has plans in progress for a 2-sty brick fire house, 34x64 ft, on Barry av, Mamaroneck, for Village of Mamaroneck, H. E. Foshay, in charge, 1 Mamaroneck av, Mamaroneck, owner. Cost, \$27,000.

New Jersey

CHURCHES.

HILLSIDE, N. J.—Harold B. Brady, 333 North Broad st, Elizabeth, has been retained to prepare plans for a 1-sty frame and stucco on metal lath church, 40x70 ft, at the corner of Salem and Coe avs, Hillside, for Hillside Presbyterian Church, Rev. Daniel H. Rohrabausch, 1141 Salem av, Hillside, owner. Cost, \$25,000. Architect will take bids in the spring.

DWELLINGS.

WESTWOOD, N. J.—Plans are being prepared privately for six contemplated 2½-sty frame and shingle and frame and stucco dwellings, 24x30 ft, on Broadway, Westwood, for Pascack Realty Co., A. C. Hart, 261 Broadway, Westwood, owner. Cost, \$6,500 each.

ELIZABETH, N. J.—J. Ben Beatty, 15 Reid st, Elizabeth, has plans in progress for a 2½-sty frame dwelling, of irregular dimensions, in South Broad st, between Grove and Garden sts, Elizabeth, for A. Herman, 520 South Bayway, Elizabeth, owner. Cost, \$12,000.

WEST HOBOKEN, N. J.—Emil Guhl, 19 Charles st, Jersey City, has plans in progress for a 2-sty brick dwelling, 22x35 ft, at 310 Courtlandt st, West Hoboken, for Attilio Viglioni, 312 Courtlandt st, West Hoboken, owner. Cost, \$7,000.

MONTCLAIR, N. J.—D. S. Van Antwerp, 44 Church st, Montclair, has completed plans for a 2½-sty frame dwelling, 23x33 ft, in Grove st, Montclair, for Adolph Pierson, Trinity pl, Montclair, owner and builder. Cost, \$9,000. Mason work, James Donald, Walnut Crescent, Montclair. Heating and plumbing, Wm. Karaney, 27 Valley rd, Montclair.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS FLATS AND TENEMENTS.

MANHATTAN.—Guggenheim-O'Brien Co., 3 East 48th st, has the general contract for alterations to dwellings at 163-173 East 75th st, which are to be converted into a 9-sty brick apartment house, 150x100 ft, for the 165 East 75th Street Corp., owner, care of general contractor, from plans by Warren & Wetmore, 16 East 47th st, architects. Cost, \$800,000. General contractor will take bids on separate contracts about February 23d.

GRAND CONCOURSE.—Bethlehem Engineering Corp., 527 5th av, has the general contract for a 5-sty brick, frame and limestone apartment house, 100x59 ft, on the west side of Grand Concourse, 93 ft south of 183d st, for Sterling Realty Co., 71 Broadway, owner, from plans by Andrew J. Thomas, 137 East 45th st, architect. Cost, \$125,000.

JACKSON HEIGHTS, L. I.—J. G. White Co., 43 Exchange pl, Manhattan, has the general contract for twelve 5 and 6-sty brick elevator apartments, 81x56 ft each, on Hayes av, Fillmore av, 23d and 24th sts, Jackson Heights, for the Queensboro Corp., 50 East 42d st, Manhattan, owner, from plans by Andrew J. Thomas, 137 East 45th st, Manhattan, architect. Total cost, \$1,000,000.

MANHATTAN.—Dwight P. Robinson, 125 West 46th st, has the general contract for a

14-sty brick and stone apartment house, 75x100 ft, at the northeast corner of Park av and 58th st, for 485 Park Avenue Corp., Inc., L. S. Pinney, director, owner, care of general contractor, from plans by Sugarman & Hess, 16 East 43d st, architects.

RUTHERFORD, N. J.—Macbert Construction Co., 1 Erie av, Rutherford, has the general contract for a brick apartment, 28x70 ft, on Sylvan av, Rutherford, for M. Sherman, 227 Orient Way, Rutherford, owner, from plans prepared privately. Cost, \$17,000.

JERSEY CITY, N. J.—W. H. & F. N. Cane, 233 Broadway, Manhattan, have the general contract for a 12-sty brick apartment at the corner of Duncan av and Hudson blvd, Jersey City, for Duncan Construction Co., owner, care of architect, from plans by John T. Rowland, Jr., 100 Sip av, Jersey City, architect.

CHURCHES.

MONTCLAIR, N. J.—John B. Roberts & Co., 1170 Broadway, Manhattan, has the general contract for an addition of a 1-sty and basement trap rock parish house to the church at the corner of Chestnut st and Montclair av, Montclair, for St. John's Protestant Church, Rev. James T. Lodge, pastor, 59 Montclair av, Montclair, owner, from plans by Earl W. McKinney, 7 West 42d st, Manhattan, architect. Cost, \$40,000.

DWELLINGS.

MANHATTAN.—Tilden & Herzog, Inc., 188 Montague st, Brooklyn, have the general contract for a 2½-sty hollow tile and stucco dwelling, 30x40 ft, with L 20x30 ft, on the east side of Independence av, 336 ft south of 254th st,

Private Plant Abandoned

At 30-32 Pine Street is another big building which has recently discarded a private plant in favor of Central Station Service

The M & L Realty Corporation, who are the owners, after studying cost figures prepared by this company ordered the installation of three electric elevators and the necessary house pumps to replace steam driven equipment

If you are operating a private plant our Engineering Department will be glad to study your electrical requirements and advise you whether a saving can be effected through using Central Station Service. This report would incur no obligation on your part whatsoever

Big Buildings Use Edison Service

The New York Edison Company

At Your Service

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



for Geo. I. Fox, 164 West 25th st, owner, from plans by Mortimer E. Freehof, 405 Lexington av, architect. Cost, \$30,000.

MONTCLAIR, N. J.—Geo. Engstrom & Co., 407 Valley rd, Montclair, has the general contract for a 2½-sty frame dwelling, 22x25 ft, in Elm st, Montclair, for Richard Anderson, 81 North Fullerton av, Montclair, owner, from plans by John E. Baker, Jr., 109 Orange rd, Montclair, architect. Cost, \$6,000. Mason work, Valentine DeNoth & Son, Tichenor pl, Montclair.

NEWARK, N. J.—Max Jaffe, 630 Court st, Elizabeth, has the general contract for a 2½-sty frame, clapboard and shingle dwelling, 24x53 ft, at the corner of Mapes av and Hunterdon st, Newark, for Aaron Baum, owner, care of architect, from plans by A. J. Silberstein, 829 Broad st, Newark, architect. Cost, \$17,500.

MANHATTAN.—B. C. Brown, 70 East 45th st, has the general contract for a 2-sty frame and stucco dwelling, 25x70 ft, on Fieldstone rd, for Mr. and Mrs. A. D. Mayor, owners, care of architect, from plans by W. S. Phillips, 137 East 43d st, architect. Cost, \$40,000.

FLUSHING, L. I.—Joseph Gow, Kenilworth, has the general contract for a 2½-sty frame dwelling, 24x28 ft, on Broadway, Flushing, for Mary Vischer Newbrook, Roselle Park, owner, from plans by C. C. Bell, 8 South av, Cranford, architect. Cost, \$6,000.

OYSTER BAY, L. I.—Matinico Construction Co., Locust Valley, has the general contract for an addition to the 2½-sty frame dwelling, 31x46 ft, irregular, at Oyster Bay, for Louis De Be Moore, Sandy Hill rd, Oyster Bay, owner, from plans by Guidon S. Parker, 17 East 42d st, Manhattan, architect. Cost, \$25,000.

RUTHERFORD, N. J.—Frederick Neelan, 314 Tontine av, Lyndhurst, has the general contract

for two 2½-sty frame, shingle and white pine dwellings, 22x28 ft, on Washington av, Rutherford, for C. W. Van Winkle, 1 and 2 Station sq, Rutherford, owner, from plans prepared privately. Cost, \$6,000 each.

RUTHERFORD, N. J.—Henery Construction Co., Rutherford, has the general contract for a 3½-sty brick dwelling, 25x35 ft, at the corner of Elliott and Irving pl, Rutherford, for G. W. McIlwaine, 114 Elliott pl, Rutherford, owner, from plans prepared privately. Cost, \$9,500.

MANHATTAN.—Gessing Construction Co., 117 West 63d st, has the general contract for a 2½-sty brick dwelling, 33x45½ ft, in 191st st, 100 ft west of Creston av, for Jack G. Leo, 850 10th av, owner, from plans prepared privately.

RUTHERFORD, N. J.—John Dammers, 145 West Newell av, Rutherford, has the general contract for a 2½-sty frame and clapboard dwelling, 30x35 ft, with garage, on East Pierpont av, Rutherford, for Chas. A. Van Winkle, 1 Station sq, Rutherford, owner, from plans prepared privately. Cost, \$15,500.

GREENWICH, CONN.—David E. Schine & Son, Bridgeport, have the general contract for a 2-sty frame dwelling, 30x36 ft, on Putnam Terrace, Greenwich, for Greenwich Land & Development Co., Thos. N. Cook, president, Smith Building, Greenwich, owner, from plans by F. G. C. Smith, Smith Building, Greenwich, architect. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

RUTHERFORD, N. J.—Walter H. Volckening, Rutherford, has the general contract for a 1-sty brick factory, approximately 30x60 ft, on Orient Way, Rutherford, for S. Werner, 5 Sylvan av, Rutherford, owner, from plans prepared privately. Cost, \$15,000.

JERSEY CITY, N. J.—Wright & Kowalski, 15 Exchange pl, Jersey City, have the general contract for a 2-sty reinforced concrete light manufacturing building, 100x100 ft, on Johnson av, Jersey City, for Tadrix Renovating Co., 890 Fairmount av, Jersey City, owner, from plans by Edw. H. Patterson, 78 Montgomery st, Jersey City, architect. Cost, \$50,000.

MANHATTAN.—Gretsch Engineering Co., 103 Park av, has the general contract for a 3-sty concrete storage building, 50x90 ft, in the south side of 47th st, 175 ft east of 2d av, for Joan Holding Co., owner, care of general contractor, from plans prepared privately.

HALLS AND CLUBS.

HUNTINGTON, L. I.—Bunce & Jorgensen, Huntington, have the general contract for an addition to the 2-sty stucco golf and country club, 32x32 ft, at Huntington, for the Huntington Golf and Country Club, Arthur N. Page, president, Huntington, owner, from plans by Gordon Parker and August Galow, 17 West 42d st, Manhattan, architect. Cost, \$20,000. Plumbing, J. Thompson, Huntington.

SCHOOLS AND COLLEGES.

WOODHAVEN, L. I.—John Kennedy & Co., 1133 Broadway, Manhattan, has the general contract for a 2-sty and basement brick school, 60x138 ft, with two 72-ft wings, at the corner of 92d st and Rockaway blvd, Woodhaven, for Nativity of Our Blessed Lady, Rev. J. B. Bottine, pastor, owner on premises, from plans by Emil G. Perrot, 233 Broadway, Manhattan, architect. Cost, \$150,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Fred F. French Co., 299 Madison av, has the general contract for a 14-sty brick and limestone office building, 70x100 ft, at 269-271 Madison av, for owner, care of general contractor, from plans prepared privately. Structural engineer, H. G. Balcom, 10 East 47th st. Mechanical engineer, Frank Sutton, 90 West

MANHATTAN.—York Building Co., 103 Park av, has the general contract for a 1-sty brick taxpayer, 60x100 ft, on the west side of University av, 132 ft south of 179th st, for Occidental Holding Co., Chas. Rosen, president, 10 Hamilton av, Bronxville, owner, from plans by Samuel Cohen, 32 Union sq, architect.

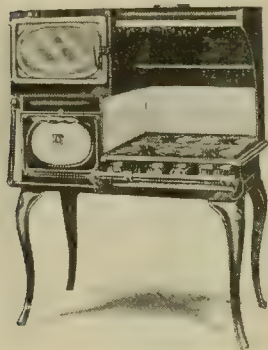
Heating Firms Indicted

Twenty-one corporations in the heating and ventilating business and twenty-four individuals were indicted for violating the Donnelly Anti-Trust Act, and five individuals were separately indicted for conspiracy last week by the Grand Jury, of which Robert Appleton is foreman.

Among the indicted are three labor union officials—John Imhoff, Martin McCue and Louis Gebhardt, business agents of the United Association of Plumbers' and Steamfitters' Local, 638. They were indicted on the separate conspiracy charge, together with Charles G. Witherspoon, a director of Baker, Smith & Co., of 576 Greenwich street, and John T. Hettrick, the lawyer and originator of the famous "Hettrick Code of Practice," by which prices were made to soar and competition to vanish in the building industry.

The following are those indicted for violating the Anti-Trust Law:

Almirall & Co., Inc., 1 Dominick st, Juan Almirall; Baker, Smith & Co., 576 Greenwich st.; Child & Scott Co., 112 Wooster st.; Ernest T. Childs; A. B. Barr & Co., 30 East 42d st.; Robert J. Currie; Callahan-Kingsley Co., Inc., 343 West 52d st.; Edwin H. Kingsley; Raiser Heating Co., Inc., 129 Amsterdam av.; Samuel Raiser, Louis K. Berman; Reis & O'Donovan, Inc., 213 West 28th st.; Wallace M. Hyman; John C. Williams, Inc., 233 Broadway, John C. Williams; W. L. Fleisher & Co., Inc., 31 Union Square, Walter L. Fleisher; Johnston Heating Co., 131 East 26th st.; Wolff & Munier, Inc., 405 Lexington ave.; Richard A. Wolff; Lazette & Murphy, Inc., 238 West 108th st.; Jeremiah L. Murphy; W. G. Cornell & Co., 4th ave. and 17th st.; Edward Slosson; Miller & Brady, Inc., 210 East 38th st.; Robert B. Miller; McQuillin & Chave, Inc., 198 11th ave.; Walter E. Chave; W. K. Mora & Co., Inc., 405 Lexington ave.; Wells & Newton Co., Inc., 292 Avenue B; Andrew J. Fee; Teran, Mahany & Munro, Inc., Grand Central Terminal; E. Rutzler Co., Inc., 404 East 49th st.; Adams, Britz & Co., Inc., 1761 Park ave.; Edwin G. Britz; E. G. Woolfolk & Co., 15 West 38th st.; Joseph G. Geoghegan, Leonard G. Kirk, Louis D. Paul; William L. Olvany, 100 Charles st.; Daniel J. Rice, 405 Lexington ave.; Albert M. Chambers, 222 East 41st st.; William K. McKiever, 247 West 13th st.; John T. Hettrick.



A-B Gas Ranges Headquarters for LANDLORDS AND BUILDERS

Own your own ranges and don't pay rent for them forever. A-B Ranges are the best bakers, save gas and are finished in sanitary porcelain Enamel. Rustproof.

40 Different Styles & Sizes at Lowest Prices

Guaranteed to Give Satisfaction

J. ROSE & CO., 63 Orchard St., N. Y.

Tel. Orchard 3090

Est. 36 Years

TELEPHONE: MANSFIELD 2300

RETAIL LUMBER CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

HEATING STEAM OR HOT WATER RADIATION WITH GAS

IS MADE SIMPLE AND SATISFACTORY BY USING

KAY-SOLA GAS HEATING BOILERS

FOR HOMES—OFFICES—FACTORIES—STORES WITH OR WITHOUT A CELLAR

Write Dept. G for illustrated literature

THE SOLAR ENGINEERING CORPORATION 505 FIFTH AVE. NEW YORK, N. Y.

LOUIS BROOK, INC.

LUMBER and TIMBER at RETAIL

SASHES BLINDS MOULDING TRIM SHELVEING FLOORING
SHINGLES ROOFING PARTITION BOARDS VENEER PANELS, ETC.

OFFICE:
148-152 INDIA STREET

TEL. 2600 GREENPOINT
GREENPOINT, BROOKLYN

YARDS:
OAKLAND & INDIA STS.

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street

BROOKLYN, N. Y.

Money to Loan

on all classes of high-grade income producing properties in New York City, in amounts of \$500,000 and upward.

Building Loans

American Bond & Mortgage Company, Inc.

562 Fifth Ave., New York City
Telephone 9600 Bryant

SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



F. J. KLOES

Established 1872

243 Canal St., New York

Telephone: Franklin 2216

H. W. BELL CO.

Gypsum Blocks
Terra Cotta Blocks
Plaster Boards
Dumbwaiter Blocks
Flue Pipe
Firebrick

Park Ave. & 139th St.

Phone—Mott Haven 3134

BROOKLYN

KENT AVENUE & MORTON STREET

BUILDERS

LITTLE CASH REQUIRED

We can subordinate entire purchase price of several well-located plots and obtain liberal building and permanent loans.

S. Osgood Pell & Co. 15 & 17 West 44th St.
Tel. Vanderbilt 5610

FOR
PAINTING, DECORATING
and PLASTERING

Consult

LESCH & JOHNSON

261 East Fordham Road New York
Telephone: Fordham 9345

PLANS FILLED FOR NEW CONSTRUCTION IN ALL BOROUGHES OF NEW YORK CITY

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

12TH ST, 169-173 W, 6-sty bk apt house, 63x84, felt & asphalt rf; \$100,000; (o) 171 W 12th St., Inc., 57 Greenwich; (a) Emilio Levy, 331 Madison av (43).

64TH ST, 29 E, 11-sty f. p. str & apt, 110x83, slag & tile rf; \$250,000; (o) 114 W 70th St. Corp., 2025 Bway; (a) Geo. Fred Pelham, 200 W 72d (45).

70TH ST, 112-16 W, 8-sty f. p. apt house, 57x85, tile & slag rf; \$850,000; (o) 29 E 64th St. Corp., 2025 Bway; (a) Sommerfeld & Steckler, 31 Union sq (44).

RIVERSIDE DR, 853-57, 6-sty bk apt house, 124x113, slag rf; \$350,000; (o) Friedman & White Rlty. Co., 900 Riverside dr; (a) Harold S. Young, 253 W 42d (47).

DWELLINGS.

116TH ST W, 117TH ST W, MORNINGSIDE DR, AMSTERDAM AV, blk, 4-sty f. p. res, 80x83, tile & plastic slate rf; \$200,000; (o) Columbia University, 116th & Amsterdam av; (a) McKim, Mead & White, 101 Park av (41).

FACTORIES AND WAREHOUSES.

47TH ST, 311-13 E, 3-sty f. p. factory, 50x100, tar & gravel rf; \$45,000; (o) Joan Holding Co., Inc., 148 E 50th; (a) Wilcox Creamer, 103 Park av (42).

STORES AND DWELLINGS.

189TH ST, 601-7, 5-sty bk str & tnt, 90x89, plastic slate rf; \$175,000; (o) Hudson Bldrs. Corp., 712 E 136th; (a) Springsteen & Goldhammer, 32 Union sq (50).

STORES, OFFICES AND LOFTS.

WILLIAM ST, 169-71, 1-sty metal store, 18x8, metal rf; \$600; (o) City of N. Y.; (a) Jos. Sloup, 140 Washington (51).

43D ST, 217 to 239 W, 14-sty f. p. offices, 100x100, slag rf; \$865,000; (o) N. Y. Times Co., 229 W 43d; (a) Ludlow & Peabody, 101 Park av (48).

AMSTERDAM AV, 2065-73, 2-sty bk str, billiard room & offices; \$80,000; (o) C. I. Weinstein Bldg. Const. Co., 2050 Amsterdam av; (a) Michael Bernstein, 137 E 4th (49).

MADISON AV, 1494, 3-sty bk str & offices, 50x40, slag rf; \$15,000; (o) Louis Myers, 960 Southern blvd; (a) Jacob Fisher, 25 Av A (46).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

FOX ST, w s, 108.38 n Lafayette av, 6-sty bk tnt, 50x87, slag rf; \$75,000; (o) Geo. F. Johnson Est., Fredk. Johnson, 30 E 42, pres.; (a) Chas. Kreymborg, 2534 Marion av (231).

FOX ST, w s, 100 s 156th, two 6-sty bk tnts, 100x87, slag rf; \$340,000; (o) Geo. F. Johnson Est., Fredk. Johnson, 30 E 42, pres.; (a) Chas. Kreymborg, 2534 Marion av (232).

GRAND CONCOURSE, w s, 250 n 196th, 2-5-sty bk tnts, 97.6x108.4, slag rf; \$300,000; (o) Sophie Bernstein, 1646 Monroe av; (a) Margon & Glaser, 2804 3 av (204).

GRAND CONCOURSE, n e c 196th, 5-sty bk tnt, 135.42x122.11, rubberoid rf; \$265,000; (o) N. & C. Contracting Co., Benj. Nieberg, 120 W 126th, Pres.; (a) Nathan Rotholz, 3295 Bway (182).

SOUTHEHN BLVD, w s, 250 s 156th, 6-sty bk tnt, 100x87, slag rf; \$170,000; (o) Geo. F. Johnson est. Fredk. Johnson, 30 E 42d, exr; (a) Chas. Kreymborg, 2534 Marion av (189).

SOUTHERN BLVD, w s, 100 s 156th, 6-sty bk tnt, 100x87, slag rf; \$170,000; (o) Geo. F. Johnson est. Fredk. Johnson, 30 E 42d, exr; (a) Chas. Kreymborg, 2534 Marion av (190).

VALENTINE AV, n w c 196th, 5-sty bk tnt, 113.3x110.9, rubberoid rf; \$216,000; (o) N. & C. Contracting Co., Benj. Nieberg, 120 W 126th, Pres.; (a) Nathan Rotholz, 3295 Bway (183).

DWELLINGS.

BYRON AV, e s, 100 s 237th, 2-2-sty & attic bk dwgs, 21x63.6, shingle rf; \$28,000; (o) Albert Willetts, 2312 Prospect av; (a) Thos. C. Petersen, 1628 McCombs rd (140).

EDISON AV, w s, 260 s Schley av, 1-sty fr dwg, 19x34, shingle rf; \$3,000; (o) W. L. Dexter, on prem; (a) A. Renne, 601 W 160th (125).

HOLLAND AV, n e c 211th, 2-sty bk dwg & garage, 34.4x44, tar & felt rf; \$10,000; (o) Leonardo Palumbo, 3520 Holland av; (a) Jos. Ziccardi, 912 Burke av (116).

JESSUP AV, e s, 175.25 s Featherbed la, 2-2-sty & attic bk dwgs, 25x64, shingle rf; \$32,000; (o) Harry Goldsmith, 1572 Jessup av; (a) Thos. C. Petersen, 1628 McCombs rd (139).

LELAND AV, w s, 50 s Archer, 3-2½-sty fr dwgs, 22x48.10, shingle rf; \$30,000; (o) Howell Mapes, 1019 E 179th; (a) Le Roy Lent, 1518 Roselle (124).

APPLETON AV, e s, 125 s Roberts av, 2-sty & attic bk dwg, 21x39, shingle rf; \$10,000; (o) Harry Di Nicolas, 1642 Park av; (a) Thos. C. Petersen, 1628 McCombs rd (141).

LYON AV, n s, 150 e Castle Hill av, 2-sty bk dwg, 21x54, slag rf; \$10,000; (o & a) Rose & M. F. Walsh, 1332 Herschell (169).

MARMION AV, e s, 37.6 s 175th, 2-sty bk dwg, 25x60, slag rf; \$12,500; (o) Nathan Weinstein, 974 Freeman; (a) John De Hart, 1039 Fox (103).

MAYFLOWER AV, e s, 425 s Waterbury av, 2-sty fr dwg, 21x40, plastic slate rf; \$7,500; (o) Wm. G. Pape, 547 E 151st; (a) M. A. Cardo, 61 Bible House (131).

MAYFLOWER AV, w s, 350 s Waterbury av, 2½-sty fr dwg, 21.6x40.6, shingle rf; \$9,000; (o) Edw. D. & Wm. F. Smith, 337 E 153d; (a) Carl B. Call, 81 E 125th (126).

MAYFLOWER AV, w s, 425 s Waterbury av, 1½-sty fr dwg, 19x40, asphalt shingle rf; \$4,500; (o) Hiram Smith, 1883 Wallace av; (a) Anton Pirner, 2069 Westchester av (112).

MINNIEFORD AV, n w c Ditmars, 1-sty fr dwg, 25x44.6, shingle rf; \$5,000; (o) Oscar Smith, 379 City Island av; (a) John J. Dunnigan, 394 E 150th (151).

MORRIS AV, e s, 769.9 n 196th, 2-sty fr dwg, 18x58, asphalt shingle rf; \$10,000; (o) Samuel Aginsky, 4111 Murdock av; (a) B. P. Wilson, 1705 Bussing av (122).

MOSHOLU PKWAY, n s, 150 e Kossuth av, 3-sty & attic bk dwg, 20.6x60.8, slate rf; \$10,000; (o) D. Morinocci Corp., Dominick Morinocci, 2384 Hughes av, Pres; (a) F. A. Schmitt, 504 Cortlandt av (160).

MULINER AV, e s, 150 s Brady av, 2½-sty fr dwg, 21x52, shingle rf; \$8,000; (o) Frances D. Peterson, 702 Morris Park av; (a) Lewis Bracco, 217 W 125th (152).

MURDOCK AV, w s, 350 s Edenwald av, 2-sty fr dwg, 16½x35, shingle rf; \$4,000; (o) August Saudberg, 129 E 30th; (a) E. A. Lynde, 2685 Briggs av (162).

NEWTON AV, w s, 36.02 s 259th, 4-2-sty bk dwgs, 22x32, plastic slate rf; \$24,000; (o) A. H. Blell, 583 Bergen, Bklyn; (a) C. G. Covill, 410 W 20th (138).

PHILLIP AV, e s, 15 e Tremont av, 2-sty fr dwg, 16x34.6, asphalt rf; \$4,000; (o) John Kirvin, 522 Timpon pl; (a) T. G. Lanon, 154 Nassau (101).

PIERCE AV, n s, 50 w Tenbroeck av, 2½-sty h. t. dwg, 24x44.8, asphalt shingle rf; \$9,000; (o) Vincent Fortino, 269 E 49th; (a) Canaava & Viviani, 110 W 40th (137).

RICHARDSON AV, e s, 130 s 238th, 2-sty bk dwg, 21x52, rubberoid rf; \$11,000; (o) Daniel Harrington, 3432 Park av; (a) Crumley & Skrivan, 355 E 149th (56).

SCHLEY AV, s s, 75 w Vincent av, 1-sty fr dwg, 20x38, shingle rf; \$3,200; (o) Howard A. Downes, 630 E 138th; (a) Robt. Glenn, 258 E 151st (75).

SEDGWICK AV, w s, 624.8 n 238th, 2-sty fr dwg, 16.10x49.6, asphalt shingle rf; \$7,000; (o) Stephen B. Walton, 2122 Morris av; (a) Wm. Heckmann, 101 Park av (170).

SEYMOUR AV, e s, 100 n Pelham pkway, 2-sty fr dwg, 20x32, shingle rf; \$10,000; (o) Edw. Klein, 410 E 122d; (a) Morris Whinston, 116 W 39th (66).

SEYMOUR AV, w s, 100.08 n Waring av, 1-sty fr dwg, 19x40, shingle rf; \$4,000; (o & a) R. Weisjahn, 1406 Webster av (94).

SPENCER AV, e s, 114 n 261st, 2-sty t. c. dwg, 23x49, asbestos shingle rf; \$10,000; (o) Philipp Meng, 546 E 86th; (a) Philipp Y. Meng, 546 E 86th (57).

TENBROECK AV, w s, 175 s Adees av, 1-sty bk dwg, 25x26, tar & felt rf; \$3,500; (o) M. A. Russo, 722 E 212th; (a) Jos. Ziccardi, 912 Burke av (165).

TYNDALL AV, e s, 88.89 n 260th, 2-2-sty bk dwgs, 18x38, asbestos shingle rf; \$16,000; (o) Philip A. Johann, 2 E 180th; (a) Wm. A. Geisen, 2403 Creston av (155).

WALLACE AV, e s, 245 s Rhineland av, 2-sty bk dwg, 22x52, rubberoid rf; \$11,000; (o) Settimo Ruberti, 341 E 146th; (a) Crumley & Skrivan, 355 E 149th (135).

WOODYCREST AV, w s, 151.2 s 162d, 2-sty h. t. dwg, 20x40, asphalt shingle rf; \$8,000; (o) Mrs. J. Bregny Smith, 212 W 69th; (a) A. W. Von Hassel, 311 W 154th (63).

YATES AV, e s, 375 n Pierce av, 2-sty fr dwg, 21x26, asphalt shingle rf; \$4,500; (o & a) Thos. J. Nevin, 290 City Island av (154).

ZULETTE AV, s w c Gillespie av, 1-sty fr dwg, 24x26, shingle rf; \$3,000; (o) Leon Wolf, 1473 St. Lawrence av; (a) Anton Pirner, 2069 Westchester av (136).

FACTORIES AND WAREHOUSES.

WEBSTER AV., w s, 195.9 n 17th, 3-sty bk factory (ice plant) & offices, 78.6x110.6, plastic slate rf; \$125,000; (o) F. M. Schildwachter & Sons, Inc., 4130 Park av; (a) Wm. H. Meyer, 1861 Carter av (202).

STORES AND DWELLINGS.

CITY ISLAND AV., n e c Fordham, 2-sty fr str & dwg, 30x34, comp rf; \$18,000; (o) A. Klein, 286 City Island av; (a) C. F. McDonald, 12 Scott st, New Brunswick, N. J. (208).

STORES, OFFICES AND LOFTS.

174TH ST E., s s, 89 e Washington av, 2-sty bk str & office, 20x60, plastic slate rf; \$8,000; (o) Hesser Realty Corp., Morris Heller, 370 E 149th, Pres; (a) De Rose & Cavalieri, 370 E 149th (194).

FULTON AV., s w c Claremont pkway, 1-sty bk str, 99x47.3, plastic slate rf; \$30,000; (o) Rigas Realty Co., Inc., Jos. Sager, 132 Nassau, Pres; (a) Springsteen & Goldhammer, 32 Union sq (194).

INTERVALE AV., s w c Westchester av, 1-sty bk str, 133.2x161.2, plastic slate rf; \$50,000; (o) Corinth Const. Co., Julius Stutzen, 1042 St. Nicholas av, Pres; (a) Samuel Sass, 366 5 av (215).

JEROME AV., s w c Burnside av, 2-sty bk str, 125.7x56, slag rf; \$40,000; (o) Beachnut Realty Co., Martin Silverman, 534 Melrose av, Pres; (a) Margon & Glaser, 2804 3 av (191).

SOUTHERN BLVD., s s, 50 s Longwood av, 1-sty bk str, 85x50, slag rf; \$20,000; (o) Fredk. Johnson, 30 E 42d; (a) Chas. Kreymborg, 2534 Marion av (186).

SOUTHERN BLVD., s w c 167th, 1-sty bk str, 50x100, rubberoid rf; \$16,000; (o) Bookman Con. Co., Inc., I. Book, 51 E 42d, Pres; (a) J. J. Gloster, 110 W 40th (196).

3D AV., s e c 178th, 1-sty bk str, 225.4x95, plastic slate rf; \$50,000; (o) J. Block Realty Co., Jos. Block, 1651 Bathgate av, Pres; (a) Herman Goldberg, 2386 Valentine av (224).

3D AV., s e c 168th, 1-sty bk str, 73.28x123.42, slag rf; \$35,000; (o) Max Weinstein, 24 Mt. Morris Park W; (a) Wm. Koppe, 935 Intervale av (192).

STORES AND THEATRES.

WEBSTER AV., w s, 100 n 204th, 1-sty bk str & theatre, 100x112.6, slag rf; \$50,000; (o) W. 190th St. Corp., Harry Gilman, 1703 Montgomery av, Pres; (a) Moore & Landseidel, 3 av & 148th (184).

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

43D ST, 1139-51, e s, 362.6 n 12 av, 4-sty bk tnt, 112.6x88.2; \$185,000; (o) Empire Bldg. & Imp. Co., 305 Bway, Manhattan; (a) Geo. Blum, 505 5 av, Manhattan (1081).

DWELLINGS.

E 34TH ST, 273-81, e s, 280 n Snyder av, 4-2-sty fr 1 fam dwgs, 16x40; \$24,000; (o) Julius Krieger & Isaac Friedman, 301 Thatford av; (a) Herman A. Weinstein, 375 Fulton (607).

59TH ST, 2017-67, n s, 125 e 20 av, 18-2-sty bk 2 fam dwg, 20x53.8; \$144,000; (o) Kathryn Gallagher, 1537 Chestnut st, Phila., Pa.; (a) M. Foster, 15 W 38, N. Y. (658).

65TH ST, 2025, n s, 200 e 20 av, 2-sty bk 1 fam dwg, 16x51; \$9,000; (o) Wm. Fishkind Bldg. Corp., 1334 41st; (a) M. A. Cantor, 373 Fulton (1008).

66TH ST, 1113-15, n s, 120 e 11 av, 2-sty bk 2 fam dwg, 20x54; \$8,000; (o) Salvatore Esposito, 205 Tillary; (a) Burke & Olsen, 32 Court (781).

77TH ST, 1874, s w c 19 av, 2-sty bk 2 fam dwg, 20x66; \$10,000; (o) Fulton Mds. Co., 1978 80th; (a) Isaac Kallich, 8609 Bay pkway (795).

77TH ST, 1858-70, s s, 25 w 19 av, 5-2-sty bk 2 fam dwgs, 20x66; \$50,000; (o & a) same as above (796).

77TH ST, 1613-41, n s, 200 e 16 av, 10-2-sty fr 1 fam dwgs, 16x38; \$50,000; (o) G. V. McPherson, 1382 E 23d; (a) M. R. Johnke, 214 Albemarle rd (740).

78TH ST, 1545-59, n s, 360 w 5 av, 6-2-sty bk 2 fam dwgs, 18x60; \$48,000; (o) Peter Bessie, 1421 65th; (a) Isaac Kallich, 8609 Bay pkway (972).

80TH ST, 2015-25, n s, 100 e 20 av, 3-2-sty fr 1 fam dwgs, 24x52; \$36,000; (o) Benj. Schneider, 101 W 82d Manhattan; (a) Isaac Kallich, 8609 Bay pkway (313).

88TH ST, 79, n s, 175 w Colonial rd, 2½-sty bk 1 fam dwg, 26x34.6; \$13,000; (o) Jos. E. Kelly, 416 76th; (a) Norman Cruger, 67 34th (447).

E 89TH ST, 1154-72, w s, 28.7 s Stillwell la, 6-1½-sty fr 1 fam dwgs, 20x61; \$12,000; (o) Realty Assoc., 162 Remsen; (a) Benj. Driesler, Jr., 153 Remsen (770).

95TH ST, 235, n s, 275 e Ridge blvd, 2-sty bk 2 fam dwg, 17.6x49; \$8,500; (o) Thos. Larkin, 231 95th; (a) Olof B. Almgren, 230 95th (433).

AV C, 116, s s, 110 e Gravesend av, 2-sty 2 fam dwg, 20x60; \$9,000; (o) Victor Mignoli, 1452 36th; (a) W. J. Conway, 400 Union (398).

AV I, 1812, s s, 60 e 18th, 2-sty fr 2 fam dwg, 25x50; \$16,000; (o) Nellie G. Pease, 12 Kenmore pl; (a) P. A. Smith, 51 E 42, N. Y. (633).

AV I, 5119-23, n w c E 52d, 2-2-sty fr 1 fam

dwg, 20x40; \$12,000; (o) John Monobito, 230 Thompson; (a) Jack Fein, 211 Snediker av (685).

AV I, 502, s e c 5th, 2-sty fr 1 fam dwg, 18x44; \$10,000; (o) Saml. Kabakoff, 314 Ditmas av; (a) Wm. A. Lacerenza, 16 Court (705).

AV I, 506-10, s s, 22.6 e E 5th, 2-2-sty fr 1 fam dwgs, 19x44; \$20,000; (o) Saml. Kabakoff, 314 Ditmas av; (a) Wm. C. Lacerenza, 16 Court (706).

AV I, 5019-33, n w c E 51st, 2-2-sty fr 1 fam dwgs, 20x40; \$12,000; (o) John Morobito, 230 Thompson; (a) Jack Fein, 211 Snediker av (739).

AV L, 2208-16, s s, 50 e E 22d, 3-2½-sty fr 2 fam dwgs, 22x50; \$30,000; (o & a) same as above (322).

AV L, 2219-23, n w c E 23d, 2½-sty fr 2 fam dwg, 33.6x48; \$14,000; (o) Naomi Bldg. Corp., 269 Rochester av; (a) Saml. Levine, 26 Court (323).

AV L, 2207-15, n s, 50 e E 22d, 3-2½-sty fr 2 fam dwgs, 22x50; \$30,000; (o & a) same as above (324).

AV M, 914-20, s s, 20 w E 10th, 3-2-sty bk 2 fam dwgs, 20x64; \$36,000; (o) Grant Lamp Co., 214 Throop av; (a) Tobias Goldstone, 50 Graham av (996).

AV M, 924, s w c E 10th, 2-sty bk 2 fam dwg, 20x64; \$12,000; (o & a) same as above (997).

AV P, 1421, n w c E 15th, 2-sty fr 2 fam dwg, 58x24; \$16,000; (o) Dworkin Const. Co., 660 Georgia av; (a) M. A. Cantor, 373 Fulton (985).

BLAKE AV., 1247-55, n s, 20 e Euclid av, 4-2-sty bk 2 fam dwgs, 20x57; \$52,000; (o) Max Seidman, 1771 St. Marks av; (a) S. Millman & Son, 1780 Pitkin av (348).

EMPIRE BLVD, 397-9, n s, 160 n New York av, 2-2-sty bk 1 fam dwg, 20x30; \$10,000; (o) Jas. Cowell, 414 Empire blvd; (a) Jas. A. Boyle, 367 Fulton (964).

HARWAY AV., 2863, e s, 82.3 s Bay 50th, 2-sty fr 2 fam dwg, 17x56; \$8,500; (o) Andrew & Nellie Cargulia, 28 W 15th; (a) S. B. McDonald, 1630 Surf av (603).

OCEAN VIEW AV., 502, s e c E 5th, 2-sty fr 2 fam dwg, 20x70; \$8,000; (o) David Ratman & Saml. Dillon, 3042 E 4th; (a) Morris Perlstein, 49 Fulton av, Middle Village (608).

OCEAN VIEW AV., 524, s w c E 6th, 2-sty fr 2 fam dwg, 20x70; \$8,000; (o & a) same as above (600).

OCEAN PKWAY, 1543-59, e s, 335 n Av P, 6-2-sty bk 1 fam dwgs, 18x41; \$60,000; (o) Masau Realty Co., 1101 Flatbush av; (a) Jacob Lubroth, 44 Court (318).

SNYDER AV., 5116-18, s s, 40 w E 52d, 2-2-sty fr 1 fam dwgs, 13x60; \$9,000; (o) John F. Gebhardt, 520 Eastern pkway; (a) Eric O. Holmgren, 371 Fulton (338).

VAN SICLEN AV., 514-32, w s, 22 s Dumont av, 7-2-sty bk 2 fam dwgs, 20x56; \$98,000; (o) Israel Diamond, 25 Bay 23; (a) S. Millman & Son, 1780 Pitkin av (416).

WEST END AV., 202-12, s w c Oriental blvd, 2-sty fr 1 fam dwg, 24x37; \$15,000; (o) Meyer Lorber, 30 Garfield ct; (a) E. M. Adelson, 1778 Pitkin av (632).

12TH AV., 7614, w s, 17 n 77th, 4-2-sty fr 1 fam dwgs, 16x34; \$20,000; (o) Cuards Const. Co., Inc., 650 50th; (a) Burke & Olsen, 32 Court (374).

20TH AV., 5013-17, s w c West, 2-sty bk 2 fam dwg, 20x65; \$11,000; (o) Maria Aietto, 115 Cherry, N. Y.; (a) Ferd. Savignano, 6005 14 av (663).

STORES AND DWELLINGS.

E 26TH ST, 530, s w c Flatbush av, 2-sty bk str & 1 fam dwg, 43.5x60; \$12,000; (o) Fredk. Luppens, 566 E 32d; (a) Vernam & Clough, 15 E 40th, Manhattan (1255).

STORES, OFFICES AND LOFTS.

NOSTRAND AV., 1181-5, e s, 49 s Fenimore, 1-sty bk str, 25x72; \$8,000; (o) Mary Schaffer, 329 Hawthorne; (a) Fred B. MuDuffe, 65 Clifton pl (1272).

LIVONIA AV., 566-76, s w c Georgia av, 2-sty bk str & offices, 50.6x100; \$35,000; (o) B. Kaufman, 918 Eastern pkway; (a) J. M. Berlinger, 469 7 av, Manhattan (1075).

MISCELLANEOUS.

ATLANTIC AV., 1760-66, s s, 242 e Schenectady av, 2-sty bk housing station, 75x200; \$66,000; (o) City of New York; (a) Dept. Plants & Structures, Municipal Bldg, Manhattan (1265).

Queens

CHURCHES.

WOODHAVEN.—87th st, s e c 88 av, 1-sty bk church, 64x168, shingle rf, elec, hot water heat; \$100,000; (o) R. C. Church of St. Thomas Apostle, 87th st & 88 av, Woodhaven; (a) Gustave E. Steinback, 157 W 74th, Manhattan (887).

DWELLINGS.

ARVERNE.—Beach 64th st, e s, 200 s Larkin, 2-2-sty fr dwgs, 31x61, shingle rf, 4 families, gas; \$19,200; (o) Max Seligman, Beach 64th, Arverne; (a) J. P. Bowers, Boulevard, Rockaway Beach (373).

ARVERNE.—Amstel blvd, e Beach 66th, 3-2½-fr dwgs, 33x60, shingle rf, 2 families, gas; \$15,000; (o) Louis Schlissel, Arverne; (a)

Henry Hohausen, 237 Beach 116th, Rockaway Park (502-3-4).

BAISELEY PARK.—Baiseley av, n e c Cooper, six 1-sty fr dwgs, 26x40, shingle rf, 1-family, gas, hot air heat; \$27,000; (o) Harris Nevins, 44 Court, Bklyn; (a) Louis Danancher, 328 Fulton, Jamaica (484 to 489).

BAISELEY PARK.—Baiseley av, n e c Mager, two 1-sty fr dwgs, 26x40, shingle rf, 1-family, gas, steam heat; \$9,000; (o) Harris Nevins, 44 Court, Bklyn; (a) Louis Danancher, 328 Fulton, Jamaica (490 to 491).

BELLE HARBOR.—Beach 123d st, e s, 150 n Boardwalk, 2½-sty fr dwg, 28x34, shingle rf, 1 family, gas; \$8,000; (o & a) John Pederson, prem (328).

BELLE HARBOR.—Beach 137th st, e s, 376 s Washington av, 2-sty fr dwg, 26x34, shingle rf, 1 family, elec, steam heat; \$12,500; (o) J. C. Denner Rockaway Park; (a) A. H. Knoll, Rockaway Beach (712).

BELLE HARBOR.—Beach 137th st, e s, 320 s Newport av, 2-sty fr dwg, 24x26, shingle rf, 1 family, gas, steam heat; \$7,800; (o) A. Pitt, Beach 92d st, Rockaway Beach; (a) W. Kennedy, 222 Beach 82d, Rockaway Beach (767).

BELLE HARBOR.—Beach 135th st, e s, 296 s Washington av, 2-sty fr dwg, 26x32, shingle rf, 1-fam, gas, hot water, heat; \$9,600; (o) Frank Arnest, 125 Beach 92d st, Rockaway Beach; (a) W. T. Kennedy Co., Beach 82d st, Rockaway Beach (773).

CORONA.—45th st, e s, 96 n Sackett st, 10 2-sty bk dwgs, 20x54, slag rf, 2-fam, gas, steam heat; \$85,000; (a) Paul Roth, Grand av and Gilmore av, East Elmhurst; (a) A. De Blasi, 94 East Jackson av, Corona (776).

CORONA.—38th st, e s, 222 s Jackson av, 2-sty fr dwg, 15x55, tar & gravel rf, 2 families, gas, steam heat; \$8,000; (o) Isidore Eisenstadt, 50 W Jackson av, Corona; (a) A. Marinelli, 15 W Jackson av, Corona (325).

CORONA.—Jackson av, s s, 60 e 41st, 3-sty bk str & dwg, 20x57, slag rf, 2 families, gas, steam heat; \$12,000; (o) Adolph De Blasi, 3 W Burnside av, Corona; (a) A. De Blasi, 94 E Jackson av, Corona (314).

CORONA.—38th st, e s, 242 s Jackson av, 2-sty fr dwg, 16x55, tar & gravel rf, 2 families, gas, steam heat; \$8,000; (o) Isidore Eisenstadt, 50 W Jackson av, Corona; (a) A. Marinelli, 15 W Jackson av, Corona (322).

CORONA.—Darvell st, n s, 250 e Alburts av, 2½-sty fr dwg, 20x48, slag rf, 2 families, gas; \$7,500; (o) John Carrall, Corona; (a) Wm. E. Helm, College Point (358).

CORONA.—Belfast pl, s e c, & South Railroad av, 10-2-sty fr dwgs, 20x51, tar & gravel rf, 2 families, gas, steam heat; \$95,000; (o) Thomas Daly, Junction & Roosevelt av, Corona; (a) Alfred Di Blasi, 94 Jackson av, Corona (591 to 595).

CORONA.—Edson st, n s, 225 e 51st, 2-sty bk dwg, 20x55, tar & gravel rf, 2 families, gas; \$12,000; (o) W. Tepass, 350 E 86th, Manhattan; (a) A. Schoeller, Way av, Corona (622).

CORONA.—Willow st, n s, 100 w Alburts av, 2-sty bk dwg, 21x48, tar & gravel rf, 2 families, gas, steam heat; \$10,000; (o) Vito Casale, 28 N 51st, Corona; (a) Al L. Marinelli, 15 W Jackson av, Corona (599).

CORONA.—Filmore av, n s, 25 e 45th, 2-sty fr dwg, 21x52, 2 families, gas, tin rf; \$8,000; (o) Joseph Diagotti, 15 W Jackson av, Corona; (a) Al Marinelli, 15 W Jackson av, Corona (598).

DOUGLAS MANOR.—Forest rd, n s, 186 e Center dr, 2-sty fr dwg, 28x38, shingle rf, 1 family, gas, steam heat; \$10,700; (o & a) Ernest C. Hartings, 229 W 39th, Manhattan (615).

EDGEWARE.—Beach 47th st, e s, 100 n Mermaid av, 3-1-sty fr dwgs, 18x32, shingle rf, 1 family, gas; \$9,000; (o & a) De Young & Metzner, Edgemere (297-98-99).

EDGEWARE.—Beach 28th st, e s, 560 s Sea Girt av, 2-2-sty fr dwgs, 16x30, shingle rf, 1 family, gas; \$8,000; (o) Filrose Realty Corp., 24 Beach 83d, Arverne (282-83).

EDGEWARE.—Beach 44th st, e s, 80 n Hough pl, 4-1-sty fr dwgs, 18x32, shingle rf, 1 family, gas; \$10,000; (o & a) Meyer Bros., Edgemere (284-85-86-87).

EDGEWARE.—Beach 46th st, e s, 1,280 n Boulevard, 3-1-sty fr dwgs, 18x32, shingle rf, 1 family, gas; \$9,000; (o & a) De Young & Metzner, Edgemere (301-2-3).

EDGEWARE.—Beach 26th st, n e c Sea Girt av, 3-2-sty fr dwgs, 19x33, shingle rf, 2 families, gas; \$18,000; (o) Berger & Weiss, Beach 26th, Edgemere; (a) P. Caplan, 16 Court, Bklyn (248-49-50).

EAST ELMHURST.—42d st, e s, 245 s Ditmars av, 1½-sty bk dwg, 28x39, shingle rf, 1-fam, gas, elec; \$10,000; (o) Ernst Schir, 201 East 87th st; (a) Geo. Fischer, 406 12th av, L. I. City (790).

EAST ELMHURST.—Ditmars av, s s, 87 e 42d st, 1½-sty bk dwg, 28x39, shingle rf, 1-fam, gas, steam heat; \$10,000; (o) Edmund Thiele, 11 W 28th st; (a) Geo. Fischer, 406 12th av, L. I. City (788).

EAST ELMHURST.—Gilmore st, w s, 215 n Beaungard av, 2-2-sty fr dwgs, 20x25, shingle rf, 1 family, gas, steam heat; \$10,000; (o) Investors Long Island Realty Co., 3 E 44th, Manhattan;

(a) F. B. Noonan, 3 E 44th, Manhattan (307-308).

ELMHURST.—Banta st, s s, 80 e Van Dine, 2½-sty fr dwgs, 27x55, shingle rf, 2 families, gas, steam heat; \$10,000; (o) M. C. Bode, 2 Banta, Elmhurst; (a) A. Marinelli, 15 W Jackson av, Corona (324).

ELMHURST.—21st st, w s, 100 s Roosevelt av, two 2-sty fr dwgs, 16x38, shingle rf, 1-family, gas, steam heat; \$10,000; (o) V. Scudder, 277 Woodside av, Elmhurst; (a) Chas. Stidolph, 15 Ivy, Elmhurst (458-459).

ELMHURST.—21st st, w s, 100 s Roosevelt av, two 2-sty fr dwgs, 16x38, shingle rf, 1-family, gas, steam heat; \$10,000; (o) V. Scudder, 277 Woodside av, Elmhurst; (a) Chas. Stidolph, 15 Ivy, Elmhurst (458-459).

EVERGREEN.—Cooper av, s e c Fairmount av, 2-sty fr dwg, 22x55, tin roof, 2-family, gas, steam heat; \$8,000; (o) Herman Winkle, Cooper av, Evergreen; (a) Albert Stines, Jr., 300 Grand, Maspeth (475).

FAR ROCKAWAY.—Sea Girt av, s e cor and Beach 14th st, 3-sty fr dwg, 60x108 (hotel) shingle rf, elec, gas; \$40,000; (o) Fannie Shelt, Wave Crest, Inc., Far Rockaway av; (a) Lowinson & Schubert, 366 5th av (783).

FLUSHING.—Amber pl, s e c Beech st, 2½-sty fr dwg, 37x26, shingle rf, 1 family, gas, steam heat; \$9,000; (o & a) Alice H. Schuller, 159-10 Queens av, Flushing (191).

FLUSHING.—18th st, e s, 420 n State, 2½-sty fr dwg, 20x28, shingle rf, 1 family, gas, steam heat; \$8,000; (o) James Callan, 219 Cypress av, Flushing; (a) A. E. Richardson, 100 Amity, Flushing (219).

FLUSHING.—Larch av, n s, 25 w Smart av, 2½-sty bk dwg, 20x50, shingle rf, 2 families, elec, steam heat; \$10,500; (o) Jos. Stadler, 217 Havemeyer, Corona; (a) S. A. Minoli, same address (586).

FLUSHING.—164th st, e s, 40 s 76 av, 3-2-sty fr dwgs, 15x31, shingle rf, 1 family, gas; \$15,000; (o) Chas. J. Hetteshelmer, 309 Wyckoff av, Bklyn; (a) Geo. E. Crane, Richmond Hill (534-35-36).

FLUSHING.—21st st, e s, 420 s Franconia av, two 2-sty fr dwgs, 22x38, shingle rf, 1 family, gas; \$10,000; (o & a) Anna Konoyacki, 22d st, nr Queens av, Flushing (361-362).

FLUSHING.—Avof pl, e s, 80 n North Hempstead tpke, 2½-sty fr dwg, 22x46, shingle rf, 2 families, gas, steam heat; \$8,500; (o) R. L. Hewelt, Radcliff st, Corona; (a) William E. Helm, College Point (699).

FLUSHING HILLCREST.—166th st, e s, 340 s 76th av, three 1-sty fr dwgs, 20x37, shingle rf, 1-family, gas, steam heat; \$12,000; (o) Adam Klein, Black Stump rd, Flushing; (a) Chas. Stidolph, 15 Ivy, Elmhurst (455 to 457).

FLUSHING HEIGHTS.—Renwick st, e s, 60 s Norwood av, 2½-sty bk dwg, 22x50, shingle rf, 2-family, gas, hot water heat; \$9,000; (o) Stanley Krupka, 29 Norwood av, Flushing Heights; (a) R. Lukowsky, 49 Stevens, L. I. City (498).

GLENDAL.—Fosdick av, e s, 220 s Central av, 4-2-sty fr dwgs, 18x50, slag rf, 2 families, gas, hot air heat; \$24,800; (o) Schlachter Const. Co., 65 Mayfield rd, Jamaica; (a) Henry C. Brucker, 2549 Myrtle av, Ridgewood (587-588).

GLENDAL.—Fosdick av, e s, 44 s Central av, 8-2-sty fr dwgs, 18x50, tar & slag rf, 2 families, gas, hot air heat; \$49,600; (o) Schlachter Constn. Co., 65 Mayfield rd, Jamaica Hillcrest; (a) Henry Brucker, 2549 Myrtle av, Ridgewood (336-337-338-339).

GLEN MORRIS.—111th av, n s, 70 w 121st, 3-2-sty fr dwgs, 18x30, shingle rf, 1 family, gas, steam heat; \$13,500; (o & a) D. Stage, Glen Morris (692-3-4).

GLEN MORRIS.—121st st, e s, 100 s 111 av, 3-2-sty fr dwgs, 18x40, shingle rf, 1 family, gas, steam heat; \$13,500; (o & a) D. Stage, Glen Morris (687-8-9).

HOLLIS.—Cornwall av, w s, 170 s Fulton, 2-2-sty fr dwgs, 24x28, shingle rf, 1 family, gas; steam heat; \$10,000; (o & a) Stanley Kaweckl, 25 Lincoln av, Jamaica (346-47).

HOLLIS.—Bryan av, s e c Charles, 2-2-sty fr dwgs, 24x31, shingle rf, 1 family, gas, steam heat; \$10,000; (o & a) Harry G. Doran Hollis (659-60).

JAMAICA.—180th st, w s, 20 s Prospect av, 23-2-sty fr dwgs, 16x36, shingle rf, 1 family, gas; \$115,500; (o & a) John Ostman, 12 Lafayette, Jamaica (713 to 735).

JAMAICA.—Washington st, n e c State, 4-2-sty fr dwgs, 16x36, shingle rf, 1 family, gas, steam heat; \$24,000; (o) John Monsees, 331 Washington, Jamaica; (a) Ernest Peterson, 64 Flushing av, Jamaica (705 to 708).

JAMAICA.—Oceanview av, n w c Lake st, 2½-sty fr dwg, 24x50, shingle rf, 1 family, gas, steam heat; \$15,000; (o) J. F. Kane, 659 Jefferson pl, Manhattan; (a) Wm. Von Felde, 2188 Metropolitan av, Middle Village (331).

JAMAICA.—Oceanview av, e s, 380 w Flushing av, 2-2½-sty fr dwgs, 24x50, shingle rf, 2 families, gas, steam heat; \$24,000; (o) B. A. Zinis, 420 Lorimer, Bklyn; (a) Wm. Von Felde, 2188 Metropolitan av, Middle Village (332-333).

JAMAICA.—Orchard st, w s, 15 n North 1st, 11-2-sty fr dwgs, 15x39, tar & slag rf, 1 family, gas, steam heat; \$49,500; (o & a) Joseph Moss, 10905 Woodhaven av, Woodhaven (61-612).

JAMAICA.—Sutphin rd, w s, 40 — Arlington ter, 2-sty fr dwgs, 20x55, tar & slag rf, 2-family, gas, steam heat; \$7,500; (o) Angelo Savino, 654 Brick, N. Y. City; (a) Louis Danancher, 328 Fulton, Jamaica.

Fulton, Jamaica (493).

JAMAICA.—Homelawn av, w s, 47 n Hillcrest av, 2½-sty fr dwg, 22x30, shingle rf, 1-family, gas, steam heat; \$12,000; two buildings; (o & a) Peter Kenwood, 110 Fulton, Jamaica (421-422).

JAMAICA.—Burtis av, n w c Holderman av, 5-2-sty fr dwgs, 16x38, shingle rf, 1 family, gas; \$22,500; (o) John Barrett, 405 Willard av, Woodhaven; (a) Geo. E. Crane, Richmond Hill (531-32-33).

JAMAICA.—179th pl, e s, 273 n Larrimore av, 3-2-sty fr dwgs, 20x51, slag rf, 2 families, gas, steam heat; \$30,000; (o) Woodrich Engineering Co., Harvard av, Jamaica; (a) P. H. Dein, Jamaica (406-07-08).

JAMAICA.—Columbus av, e s, 100 n Park, 8-2-sty fr dwgs, 18x50, slag rf, steam heat, gas; \$36,000; (o) Wm. Molitor, 3d st, Woodhaven; (a) A. H. Meissner, Woodhaven (420).

JAMAICA SOUTH.—9th st, s s, 280 w Long, 2-2-sty fr dwgs, 23x25, shingle rf, 1 family, gas; \$8,000; (o) Leonard Frank, New York av & Miller st, Jamaica South; (a) Chas. Infanger & Sons, 2634 Atlantic av, Bklyn (654-55).

KEW GARDENS.—Brentford Road, n s, 62 w Kew Forest Lane, 2-sty bk dwg, 34x43, tile rf, 1-fam, elec, steam heat; \$15,000; (o) E. Wunensch, 218 E 23d st; (a) R. F. Schirmer, 9432 85th av, Woodhaven (774).

L. I. CITY.—11th av, e s, 503 n Ditmars av, 8-2-sty fr dwgs, 40x45, shingle rf, 2 families, gas; \$16,000; (o & a) Phillip Veccharelli, 778 11 av, L. I. City (400-401).

L. I. CITY.—Eln st, n s, 50 w Ely av, 2-sty bk dwg, 22x52, slag rf, 2 families, gas, hot water heat; \$12,000; (o) Irma Weill, 557 Academy, L. I. City; (a) Valentine Schiller, 300 11 av, L. I. City (618).

L. I. CITY.—14th av, w s, 275 s Wilson av, 2-sty bk dwg, 21x50, slag rf, 2 families, gas; \$8,000; (o) Jos. Biolse, 477 14th av, L. I. City; (a) R. V. Petrolino, 228 Hoyt av, L. I. City (423).

L. I. CITY.—Duckley st, e s, 95 w Queens Blvd, 1-sty bk factory, 100x100, slag rf, steam heat; \$25,000; (o) Wm. H. Murphy, 404 Jackson av, L. I. City; (a) Chas. Koester, 9 Jackson av, L. I. City (756).

LITTLE NECK.—Westmoreland av, e s, 180 n Cutter av, 2½-sty fr dwg, 30x24, shingle rf, 1-fam, gas, hot water, heat; \$9,000; (o) Peter Nelson, Hillendale av, Little Neck; (a) James Connaughton, Highland av, Little Neck (785).

STORES AND DWELLINGS.

CORONA.—Alburtis av, w s, 177 s Polk av, 2-sty bk dwg & str, 25x69, tar & slag rf, 2 families, gas; \$12,000; (o) Frank Cerra, 88 Merritt av, Corona; (a) Alfred Di Biasi, 94 E Jackson av, Corona (876).

JAMAICA.—Jamaica av, s s, 74 w Van Wyke av, 2-3-sty bk str & dwgs, 18x57, tar & gravel df, 2 families, gas, steam heat; \$16,000; (o) J. P. Jnczewski, 18 Hancock, Jamaica; (a) H. T. Jeffrey, Jamaica (878).

JAMAICA.—Hillside av, n s, 443 w Victoria, 4-2-sty bk str & dwgs, 20x55, tar & gravel rf, 2 families, gas, steam heat; \$32,000; (o) Dime Realty Corp., 446 Gates av, Bklyn; (a) J. Carroll, 225 Greene av, Bklyn (816).

ROCKAWAY BEACH.—108th st, n w c Boulevard, 2-sty fr str & dwg, 25x50, slag rf, 1 family, gas, steam heat; \$9,000; (o) R. E. Fegan, Beach 83d, Rockaway Beach; (a) J. P. Powers, Rockaway Beach (823).

ELMHURST.—19th st, e s, 200 n Albermarle ter, 2-2-sty fr dwgs, 22x41, shingle rf, 2 families, gas, steam heat; \$16,000; (o) Peter M. Cocco, 381 Steinway av, L. I. City (792-3).

RIDGEWOOD.—Brush st, e s, 640 n Cooper av, 2-2-sty fr dwgs, 21x55, tar & gravel rf, 2 families, gas, hot air heat; \$15,600; (o) S. Rickert, Brush st, Glendale; (a) G. Clarke, 756 Armand rd, Ridgewood (809-810).

MISCELLANEOUS.

FLUSHING.—22d st, n e c Cypress av, 2-sty bk club house & str, 40x100, tar & slag rf, 2 families, elec, steam heat; \$40,000; (o) Citizens Alliance Realty Corp., 21st st, Flushing; (a) Peter N. Cocco, 281 Steinway av, Astoria (791).

ROCKAWAY BEACH.—Boardwalk, n & s s, 100 w Beach 102d, fr roller coaster; \$40,000; (o) F. & C. Improvement Co., Inc., 126 5 av, Manhattan; (a) Miller & Baker, Bridgeport, Conn. (812).

ROCKAWAY BEACH.—Pier av, s w c Ocean av, 2-sty fr bath house, 40x100, slag rf; \$15,000; (o) I. Weiss, 9606 Boulevard, Rockaway Beach; (a) J. P. Powers, Rockaway Beach (822).

ROCKAWAY BEACH.—Beach 106th st, s w c Boulevard, 2-sty fr bath house, 40x195, slag rf; \$20,000; (o) Joseph Millhauser, Rockaway Beach; (a) J. P. Powers, Rockaway Beach (824).

Richmond

DWELLINGS.

PORT RICHMOND.—Decker av, e s, 450 s John st, 2-sty fr dwg, 20x26, slag rf; \$4,000; (o) Campbell Driving, 2825 Richmond Terr; (a) H. Pelsner, Richmond av, P. R. (2747).

PORT RICHMOND.—Sharpe av, e s, 50 s Larkin st, two 2½-sty fr dwgs, 20x48, slag rf; \$4,000 each; (o) Ignacy Weesolowski, 31 Sharpe av, P. R.; (a) Wm. Behler, P. R., S. I. (2746).

PORT RICHMOND.—Bond st, n s, opp Simonson pl, 2½-sty concrete & frame dwg, 20x28, slag rf; \$4,500; (o) Miss Bell, 406 Jewett av; (a) Miss Bell, 406 Jewett av (2743).

PORT RICHMOND.—Courtland pl, w s, cor Sharratt pl, 2½-sty fr dwg, 20x30, shingle rf; \$4,000; (o & a) Frank B. Steinert Co., 25 Richmond av, Porta Richmond (2787).

PRINCESS BAY.—Vernon av, 631, 200 w Amboy rd, 1-sty fr dwg, 26x34, slag rf; \$4,500; (o) C. R. Whitby & R. Whitby, 386 Fort, Bronx; (a) Wm. Oakland, 394 Marcy av, Huguenot Park; (b) August Oakland, 394 Marcy av, Huguenot Park (—).

PRINCESS BAY.—Seguine av, s w c Felix av, 2-sty fr dwg, 28x40, shingle rf; \$7,000; (o) Eloise Pounding, Bay View av, Princess Bay; (a) Albert H. McGeehan, 36 Bay View av, Princess Bay (2823).

CHESLEY DOORS

FIRE PROOF STANDARDIZED
SHIPPED FROM STOCK

WHEREVER either law or client demands fireproof doors, beauty and safety may be gained most economically with Chesley Doors. Chesley Doors have no rivets, bolts, open joints, or separate moldings. Easily finished to harmonize with interior. Light weight but absolutely fire-safe. Cost only slightly more than wood; much less than hollow metal. Large stocks in all centers insure prompt delivery. See Sweet's and write.

A. C. CHESLEY CO., Inc.
5704 E. 133d St., New York
Telephone:
Melrose 2452 and 2453



PRINCE BAY.—Inez st, s s, 298 w Seguine av, 2-sty fr dwg, 20x25, asphalt shingle rf; \$3,500; (o) Selma Norring, 1647 E 48th st, Brooklyn; (a & b) Oscar Norring, 1647 E 48th st, Brooklyn (5).

RICE MANOR.—Grant av, n e s, cor Second, 2-sty fr dwg, 18x24, shingle rf; \$4,500; (o) Frank D. Whitney, 3719 Amboy rd; (a) Harry Petchee, Port Richmond, S. I. (2766).

RICE MANOR.—Grant av, s s, 50 w 5 av, 2-sty fr dwg, 20x25, slag rf; \$5,000; (o) Rice Land & Imp. Corp., 25 Bway, Manhattan; (ens), Frank E. Wall, West Brighton (2422).

ROSEBANK.—Fingerboard rd, n s, 300 w Bay 1½-sty fr dwg, 22x30, shingle rf; \$4,000; (o) S. J. Matthews, 35 Fingerboard pl; (a) J. P. From, Decker av (2785).

SOUTH NEW YORK.—Martin av, s e s, 265 n Cannon av, 1½-sty fr dwg, 24x24, shingle rf; \$3,000; (o) Waina Heinice, 24 Martin av, Port Richmond, S. I. (2672).

STAPLETON.—cor of Roof & Targer st, n w c, 300 w Vanderbilt av, 2-sty fr dwg, laundry & dwg, 30x68, shingle rf; \$7,000; (o) Edw. McCormick, 913 Vanduzen st, Stapleton, S. I.; (a) Thomas Cummings, 468 Targee st, Stapleton, S. I. (2641).

STAPLETON.—Van Duzen st, 466, n s, 117 w South ter, 2-sty bk dwg, shingle rf, 50x29; \$8,000; (o) Geo. Becktal, 466 Van Duzen, Stapleton; (a) Jas. F. Mahon, 80 College av, West New Brighton (2582).

STAPLETON.—Laurel av, n s, 175 e Gordon, two 2-sty fr dwgs, 21x46, rubberoid rf; \$8,000; (o & a) A. Aleski, Tompkins st, Stapleton, S. I. (2777).

STAPLETON.—Cebra av, n s, 55 e Bond, 2½-sty fr dwg, 29x45, shingle rf; \$12,000; (o) Geo. T. Wright, 9 Rosewood pl, Tompkinsville, S. I.; (a) Erdmann & Hohn, 16 E 40, N. Y. C. (2780).

STAPLETON.—Union pl, n s, 241 w Bay, 1-sty frame dwg (club house), 22x71, shingle rf; \$5,000; (o & a) Staten Island Yacht Club, Stapleton, S. I. (2770).

TOMPKINSVILLE, S. I.—Waldron av, s s, 120 e Melrose av, 1-sty fr dwg, 19x24, shingle rf; \$4,000; (o & a) Winifred S. Ball, 11 Melrose av (2771).

TOMPKINSVILLE.—Dury la, s e s, 234 s w Woodstock av, 2-sty fr dwg, 25x25, shingle rf; \$5,000; (o) Christian Wiig, 1 Barker; (a & b), O. T. Thorsen, 557 5th, Bklyn (2820).

TOTTENVILLE.—Amboy rd, s e s, 100 e Elliott av, 2-sty fr dwg, 26x34, rubberoid rf; \$10,000 (o & a) W. T. Smith, Butler av (2758).

TOTTENVILLE.—Barnard av, w s, 100 s Elliott av, two 2-sty fr dwgs, 16x38; shingle rf; \$5,000; (o & a) E. R. Paugh & J. L. Paugh, Tottenville, S. I. (2755).

TOTTENVILLE.—Sleight av, e s, corner George st, 2-sty fr dwg, 26x30, shingle rf; \$5,000; (o) Christopher Walle, 141 Prince Bay rd; (a) Louis F. Kiefer, 27 Johns av, Tottenville, S. I. (2621).

WEST BRIGHTON.—Sullivan court, w s, 60 n Beemont av, 2-sty fr dwg, 17x38, shingle rf, 6 bldgs, \$30,000; (o) John W. Sullivan Realty Co., West Brighton; (super) Ole T. Krenick, 58 Richmond turnpike (2578).

W. N. BRIGHTON.—Henderson av, n s, 100 w Broadway, 1-sty fr dwg, rubberoid rf, 20x34; \$3,100; (o) Wm. G. Wilcox, 115 Davis av, W. B., S. I.; (a) J. C. Twin, 103 Barker st, W. B., S. I.; (mason) King Jackson, 128 Clone rd, S. I. (40).

PLANS FILED FOR ALTERATIONS

Manhattan.

ALLEN ST, 38, remove partitions, walls, connect bldgs in 2, 4 & 5-sty bk lofts, str & tnt; \$3,500; (o) Est Harris Silberman, 105 Madison av; (a) Saml. Cohen, 32 Union sq (185).

CLINTON ST, 56 to 62, new orgn chamber, beams, t. c. partitions in 1-sty bk m. p. theatre; \$1,500; (o) M. & S. Orden Theatre Corp., 58 Clinton; (a) Salvati & Le Quornike, 369 Fulton, Bklyn (161).

CROSBY ST, 59, extend stairs, new partitions in 5-sty bk loft; \$1,800; (o) Elbert Bailey Est, Daniel Bailey, 14 Midland av, White Plains, N. Y.; (a) Harry A. Yarish, 29 Graham av, Bklyn (204).

DIVISION ST, 39, remove str front, partitions, new ext, beams, show window, cornice, partitions in 3-sty bk str, factory & apt; \$3,500; (o) Michael Bernstein, 76 Division; (a) Max Muller, 115 Nassau (168).

DUANE ST, 138-40, new t. c. motor room, enlarge bulkhead on 5-sty bk loft; \$1,000; (o) Alister Greene, 138 Duane; (a) Wm. T. Williams, 41 E 42d (203).

EAST BROADWAY, 294, rearrange partitions, new bathrooms, alter door in 3½-sty bk dwg; \$1,000; (o) Mrs. John F. Ahearn, 296 East Bway; (a) Philip Bardes, 230 Grand (167).

EAST BROADWAY, 171, remove stoop, rearrange show windows, stairs in 3-sty bk str

& tnt; \$3,000; (o) Shepard Goldberg, 171 E Bway; (a) Philip Bardes, 230 Grand (191).

FULTON ST, 92, new fire-escape on 5-sty bk str & factory; \$1,000; (o) Sallie N. Ruperti, 140 E 71st; (a) Harold F. Smith, 14 E 23d (178).

GANSEVOORT ST, 67, rearrange stairs, partitions, new ext, cold storage rooms, freight elevator, plumbing in 3-sty bk str & apt; \$7,300; (o) John Dupont, Edw. F. Erts, 67 Gansevoort; (a) John B. Snook Sons, 261 Bway (180).

GOERCK ST, 59-65, new bk walls, rf (rubberoid), conc floor, garage, driveway, piers, footings, oil separator, gas storage system, partitions, stairs, elev & shaft, skylights on 4-sty bk stable factory; \$12,000; (o) Kalhofer Rity. Co., 59 Goerck; (a) Louis Kasoff, 145 6 av (166).

LIBERTY PL, 7, repair plaster work, flooring, painting, new beams, floor, metal ceiling, toilet, stairs, radiators, windows, elec work in 3-sty bk str, loft & office; \$3,500; (o) Edw. Weiner & Barney Greenstone, 51 Nassau; (a) Jas. A. Cantolupe, 20 Domenick (162).

13TH ST, 7-9 E, new hand hoist, stairs in 5-sty bk factory; \$1,000; (o) Van Beuren Est, 65 5 av; (a) Hans C. Volz, 571 Fulton, Bklyn (194).

15TH ST, 20 W, new walls, stairs, window, beams in 3-sty bk str & shop; \$10,000; (o) Gold Mill Rity. Co., 230 Grand; (a) Philip Bardes, 230 Grand (192).

15TH ST, 153-9 W, new tank on 7-sty bk factory; \$3,200; (o) 153 W 15th St. Co., 153-9 W 15th; (a) The Rusling Co., 26 Cortlandt (193).

17TH ST, 23 to 27 W, new sidewalk elevator & t. c. partitions in 12-sty f. p. str & lofts; \$5,000; (o) The Bedell Co., 19 W 34th; (a) Geo. A. Schonewald, G. C. Term (177).

22D ST, 204 E, remove front, wall, new skylight, stairs, girders, walls on 3-sty bk str & apt; \$4,000; (o) Fredk. Lohmann, 2790 Bainbridge av; (a) Bruno W. Berger & Son, 121 Bible House (197).

24TH ST, 137 E, new partitions, str front on 7-sty f. p. str & hotel; \$2,000; (o) Gramercy Operating Corp., 137 E 24th; (a) Jacob Fisher, 25 Av A (174).

26TH ST, 64 W, new fire-escape on 3-sty bk str & factory; \$2,000; (o) The 6th Av. Dev. Co., 3 W 29th; (a) Maximilian Zipkes, Wolf & Kudroff, 432 4 av (189).

26TH ST, 233-5 W, new bk front, beams, f. p. stairs, fire-escape, skylight, metal ceiling, composition floors & bases, galv iron ducts, f. p. windows in 4-sty bk tnt; \$40,000; (o) Hugh G. Miller, 220 Bway; (a) A. E. Ramhurst, 47 W 42d (184).

37TH ST, 218 W, new bk & t. c. front, boiler room, toilets & enclosures, stairs, plumbing, elect work, heating, fire retard stair enclosure in 4-sty bk sales & storage room; \$15,000; (o) Dorcoe Rity. Co., 10 E 33d; (a) Geo. Fred Pelham, 200 W 72d (164).

40TH ST, 268 W, remove toilet, bath tub, ceiling, new elevator shaft, skylights, elect work, wall, slag rf, heating in 5-sty bk office & apt; \$12,000; (o) Nicholas Nelson, 268 W 40th; (contr) Kenvin & Glass, 101 Park av (200).

42D ST, 22 E, remove columns, wall fire passage, fire-escape, old front, new cantilever, columns, arcade, str front in 6-sty bk hat shop, stock room & offices; \$3,500; (o) Wm. D. Parsons, 18 E 63d; (a) Starrett & Van Vleck, 8 W 40th (165).

67TH ST, 35 E, rearrange door, partitions, change stairs, remove partitions, new rooms in 5-sty bk res; \$7,000; (o) Mrs. Jas. H. Alexandre, 35 E 67th; (a) Cross & Cross, 681 5 av (182).

125TH ST, 4-6 W, remove partitions, new balcony, str front, door in 4-sty bk furniture str; \$3,000; (o) Saml. Licht, 202 6 av; (a) Wm. M. Raeburn, 205 W 54th (201).

129TH ST, 118 E, excavate basement, remove pier, new conc slab, columns, chimney on 3-sty bk laundry & apt; \$16,000; (o) Bernard Parrish, 118 E 129th; (a) J. J. Gloster, 110 W 40th (176).

AV A, 1173, remove partitions, new t. c. partitions, toilet in 5-sty f. p. hospital; \$2,000; (o) Flower Hospital, Eastern Blvd & 63d; (a) Fredk. G. Frost, 144 E 54th (199).

AMSTERDAM AV, 35, remove str front, new partitions, str front, beam in 5-sty bk str & tnt; \$5,000; (o) Est Nathan Kemper, Knickerbocker Bldg; (a) E. H. & C. N. Winston, 2 Columbus Circle (172).

LEXINGTON AV, from 25th to 26th st, new fire exits, steel lintels, kal doors, iron stairs in 1-sty f. p. 69th Reg. Armory; \$1,680; (o) City of N. Y., Armory Bd., Municipal Bldg; (g) C. H. J. Peper & Co., Inc., 1737 Bway (163).

PARK ROW, 31, remove wall, new marquise, wall, beams, seats in 4-sty bk m. p. theatre, bowling alley, str; \$8,000; (o) Est Jay Gould, 165 Bway; (a) Louis A. Sheinart, 194 Bowery (183).

WEST BROADWAY, 248-50; also BEACH ST, 2-4-6, new steel structure & 2 tanks on 8-sty f. p. factory; \$5,800; (o) S. Chas. Welsh, 213 Bway, trustee for W. D. Welsh, Hartsdale, N. Y.; (a) The Rusling Co., 26 Cortlandt (173).

1ST AV, 1344-46, remove walls, columns, str fronts, partitions, new girders, beams, columns, piers, str front, partitions, toilets in 2-5-sty bk str & tnt; \$20,000; (o) Ebeling Rity. Co., 7 E 42d; (a) Morris Whinston, 116 W 39th (171).

3D AV, 197, remove wall, column, girder, partitions, new beams, girder, partitions, wall on 3-sty bk str, restaurant & apt; \$9,000; (o) Eisen Co., 70 Bedford; (a) Chas. Schaefer, 394 E 150th (169).

5TH AV, 1409, remove show window, stairs, partitions, new show windows, stairs, windows, partitions, lower str floor in 5-sty bk str, restaurant & tnt; \$25,000; (o) 1409 5th Av. Co., 1409 5 av; (a) Harold L. Young, 253 W 42d (181).

7TH AV, 456, new fire-escape on 4-sty bk restaurant & factory; \$1,200; (o) Ada M. Hurff, Pasadena, Cal.; (a) Elwood Hughes, 342 W 42d (179).

9TH AV, 567, remove show window, new pier, girder in 4-sty bk str & tnt; \$2,000; (o) Ben Zion Lagner, 498 9 av; (a) Irving Kudrof, 432 4 av (175).

11TH AV, 154-60, new add sty, fire-escape, plumbing in 3-sty bk str & factory; \$10,000; (o) 22d St. & 11th Av. Corp., 315 Vanderbilt av; (a) John H. Knubel, 305 W 43d (188).

Bronx

ALLEN PL, n s, 100 e Delaville pl, 1-sty built upon 1-sty strn dwg; \$1,500; (o) Frank Colasurdo, on prem; (a) Geo. L. Muller, 3 S 3 av, Mt. Vernon (44).

146TH ST, 375 E, new stairs, new str fronts to 5-sty bk str & tnt; \$1,500; (o) Henry Mahlstead, on prem; (a) Moore & Landseidel, 3 av & 148th (38).

149TH ST E, intersection 3 & Melrose avs, new cols, new girders, new show windows to 3-sty bk str & offices; \$10,000; (o) J. Clarence Davies, 3 av & 148th; (a) S. J. Kessler, 529 Courtlandt av (40).

161ST ST, 729 E, 3-sty bk ext, 21x10, new str front, new plumbing & new partitions to 3-sty fr str & dwg; \$10,000; (o) Dr. Philip Suffin, 1412 Charlotte; (a) M. J. Harrison, 110 W 34th (36).

169TH ST, 543 E, 1-sty bk ext, 31.5x21, & new str front to 3-sty fr str & tnt; \$1,500; (o) Minnie Katz, on prem; (a) Paul Lubroth, 26 Cortlandt (39).

EASTCHESTER RD, e s, 1764 s Mace av, new plumbing, new partitions to 2-2-sty fr dwgs; \$3,000; (o) Mrs. Concetta Coppola, on prem; (a) M. A. Cardo, 61 Bible House (37).

EASTCHESTER RD, 1629, 1-sty fr ext, 20x 77.79, to 1sty fr storage; \$2,500; (o) Archanna Realty & Con. Co., Inc., on prem; (a) Anton Firner, 2069 Westchester av (41).

TREMONT AV, 703, 2-sty bk ent, 2x12, new str fronts, new partitions to 2-sty fr str & billiard rooms; \$4,000; (o) Jos. Alroff, 1223 Wheeler av; (a) I. L. Crausman, 2035 Southern Blvd (42).

3D AV, e s, 176 n 168th, 1-sty of bk built upon 2-sty bk factory; \$35,000; (o) David Mayer Brew Co., on prem; (a) Max Hausie, 3307 3 av (43).

Brooklyn

JORALEMON ST, 167, n s, 101.2 e Clinton, int alts & plumbing in 3½-sty bk office, 1 fam & boarders; \$6,000; (o) Dr. Geo. Deely, 154 Montague; (a) Geo. H. Suess, 1131 Gravesend av (1273).

BEDFORD AV, 777, e s, 150 n Park av, walls 2-sty bk garage & 1 fam dwg; \$4,000; (o) Page Bros., prem; (a) Louis Allmendinger, 20 Palmetto (1109).

MANHATTAN AV, 43, n w c Moore, str fronts & int alts to str & lofts; \$3,500; (o) B. Levitzky, prem; (a) Harry A. Yarish, 29 Graham av (1073).

SUMNER AV, 263, e s, 100 n Quincy, exterior & int alts & str front on 2 fam dwgs; \$2,000; (o) Colman Schnachne, 898 Park av; (a) Murray Klein, 37 Graham av (1173).

Queens

JAMAICA.—Sutphin rd, n e c Chichester av, 2-sty bk ext, 75x60, rear, tar & gravel rf on factory & storage; \$50,000; (o) Merkel Bros., Inc., Sutphin rd & Chichester av, Jamaica; (a) Louis Allmendinger, 20 Palmetto, Bklyn (191).

L. I. CITY.—Steinway av, e s, 176 s Grand av, general int alts to str & dwg; \$5,000; (o) Chas. Early & H. O. Grieshaber, 404 10 av, L. I. City; (a) Val Schiller, 335 11 av, L. I. City (181).

QUEENS.—L. I. R. R., s w c Plank rd, 2-sty fr ext, 70x44, front, tar & gravel rf; \$6,000; (o) McPhibben Lighting Fix. Co., 264 Fulton, Jamaica; (a) Alfred Anslander, Jackson av, Queens (184).

RICHMOND HILL.—Jamaica av, n w c 91st, 1-sty bk ext, rear, 26x41, tar & gravel rf, str & dwg, int & exterior alts; \$4,500; (o) Morris Friedman, 9019 Jamaica av, Richmond Hill; (a) H. W. Billard, 9508 116th, Richmond Hill (178).

ROCKAWAY BEACH.—Rockaway Beach Blvd, n w c Beach 87th, 1-sty bk ext, 41x28, ear, tar & gravel rf, raise front of bldg 1-sty, new copper str fronts, plumbing in bakery, shoe str & canary str; \$15,000; (o) Gustav Ordenstein, prem; (a) Fred Vollweiler, 1612 Bway, Bklyn (150).

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; E. S. DODGE, Vice-President; J. W. FRANK, Secretary-Treasurer

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

Copyright, 1922, by The Record and Guide Company,

119 West 40th Street, New York (Telephone: Bryant 4800)

VOL. CIX
NO. 6 (2813)

NEW YORK, FEBRUARY 11, 1922

25c. A COPY
\$12.00 A YEAR

Advertising Index

	Page
A. B. See Electric Elevator, 4th Cover	
Ackerly, Orville B.	179
Adams & Co.	178
Adler, Ernest N.	179
American Bureau of R. E.	174
American Enameled Brick & Tile Co.	185
Ames & Co.	2d Cover
Amy & Co., A. V.	2d Cover
Anderson Brick & Supply Co., 4th Cover	
Anderson & Co., James S.	2d Cover
Armstrong & Armstrong.	179
Ashforth & Co.	2d Cover
Automatic Fire Alarm Co.	186
Balter, Alexander	178
Bauer, Milbank & Molloy.	178
Bechmann, A. G.	180
Bell Co., H. W.	189
Biltmore Realty Corp.	178
Boyd, James	172
Boylan, John J.	2d Cover
Brener, Samuel	172
Brennan, Edmund M.	179
Brett & Goode Co.	Front Cover
Brooks & Momand	172
Brown, Frederick	172
Brown Co., J. Romaine.	Front Cover
Builders' Brick & Supply Co., 4th Cover	
Bulkley & Horton Co.	180
Busher & Co., Eugene J.	2d Cover
Butler & Baldwin.	Front Cover
Cammann, Voorhees & Floyd, 2d Cover	
Carpenter, Leonard J.	2d Cover
Chauncey Real Estate.	2d Cover
City Investing Co.	164
Classified Advertisements.	177
Coburn, Alfred P.	178
Cross & Brown	Front Cover
Cruikshank Co.	Front Cover
Cruikshank's Sons, Wm.	Front Cover
Cudner, R. E. Co.	2d Cover
Cusack Company	178
Cushman & Wakefield.	178
Cutler & Co., Arthur.	2d Cover
Cutner, Harry B.	2d Cover
Dailey, Clarke G.	—
Davies, J. Clarence.	180
Day, Joseph P.	2d Cover
Dean & Co., W. E.	2d Cover
Dike, O. D. & H. V.	2d Cover
Dodge Co., F. W.	176
Dowd, James A.	179
Dubois, Chas. A.	178
Duffy Co., J. P.	186
Dunlap & Loyd	178
Duross Co.	2d Cover
Edwards Co., Charles G.	2d Cover
Edwards, Dowdney & Richart.	164
Elliman Co., Douglas L.	172
Ely & Co., Horace S.	Front Cover
Empire Brick & Supply Co., 4th Cover	
English, J. B.	2d Cover
Finch & Co., Chas. H.	188
Finkelstein & Son, Jacob.	179
Fischer, J. Arthur.	2d Cover

TABLE OF CONTENTS

Editorials	165
Coal Consumers Organize to Secure Lower Fuel Costs	167
Mr. Guerrlich Lectures on "The Brokers' Point of View"	168
Real Estate Board Holds Twenty-sixth Annual Banquet	169
Extension for Lockwood Committee Strongly Opposed	170
Review of Real Estate Market for the Current Week	171
Private Sales of the Week.	171
Statistical Table of the Week.	180
Deny Lockwood Claim of 80,000 Housing Shortage	181
Building Totals for January Show Gain Over Last Year	182
Report Shows Seasonal Drop in Building Commitments	183
Personal and Trade Notes.	183
Trade and Technical Society Events.	183
Building Materials Markets.	184
Current Building Operations.	184
Contemplated Construction.	186
Plans Filed for New Construction.	189

	Page
Fisher, James B.	180
Fox & Co., Fredk.	2d Cover
Goodwin & Goodwin.	2d Cover
Grunert, Robert G.	179
Gulden, Royal Scott	178
Harris Exchange	179
Hecla Iron Works	186
Hess, M. & L., Inc.	Front Cover
Holmes Elec. Protective.	4th Cover
Holt & Merrill, Inc.	179
Home Title Insurance Co.	164
Hubbard, C. Bertram.	2d Cover
Jackson, Daniel H.	172
Jones & Son, William P.	179
Kane Co., John P.	4th Cover
Keller, Charles G.	178
Kelley, T. H.	178
Kelly, Albert E.	178
Kempner & Son, Inc.	Front Cover
Kilpatrick, Wm. D.	164
Kissling, J. P. & L. A.	178
Kloes, F. J.	189
Kohler, Chas. S.	164

	Page
Kopp & Co., H. C.	178
Kurz Co., Wm. F. A.	180
Lackman, Otto	180
Lawyers Mortgage Co.	179
Lawyers Title & Trust Co.	174
Lawrence, Blake & Jewell.	164
Lawrence Cement Co.	4th Cover
Leaycraft & Co., J. E.	Front Cover
Leist, Henry G.	2d Cover
Lesch & Johnson.	189
Lesters, Robert	178
Losere, L. G.	180
Manning & Trunk	2d Cover
Martin, Samuel H.	2d Cover
May Co., Lewis H.	2d Cover
McMahon, Joseph T.	178
Milner, Joseph	179
Mississippi Wire Glass.	4th Cover
Monell, F. Bronson.	2d Cover
Moore, John Constable.	179
Moore's Sons, Morris, Inc.	2d Cover
Moors, J. K.	2d Cover
Morgan Co., Leonard	179

Advertising Index

	Page
Muhlker, Arthur G.	179
Murray & Sons, Inc., John A.	184
Murtha & Schmolh.	4th Cover
Nail & Parker.	164
Natanson, Max N.	174
Nehring Bros.	2d Cover
New York Edison Co., The.	187
New York Title & Mortgage Co.	164
Niewenhous Co., Inc.	174
Noyes & Co., Chas. F.	Front Cover
Ogden & Clarkson Corp.	2d Cover
O'Hare, Geo. L.	164
Oppenheimer, Fred	180
O'Reilly & Dahn	2d Cover
Payton, Jr., Co., Philip A.	178
Pease & Elliman.	Front Cover
Pell & Co., S. Osgood.	189
Pendergast, John F., Jr.	180
Pfomm, F. & G.	Front Cover
Phelps, Albert D.	180
Pomeroy Co., Inc., S. H.	186
Porter & Co.	Front Cover
Prudence Co., Inc.	177
Quell & Quell.	180
Read & Co., Geo. R.	Front Cover
Realty Co. of America.	164
Rickert-Brown Realty Co.	184
Rinaldo, Hiram	178
Ross, Frank U.	186
Royal Burnall Fuel Saver Co., 175-177	
Runk, Geo. S.	178
Ryan, George J.	2d Cover
Schindler & Liebler	178
Schweibert, Henry	190
Seaman & Pendergast	178
Shaw, Arthur L.	179
Shaw, Rockwell & Sanford.	178
Simberg, A. J.	186
Sherman & Kirschner.	179
Smith, Malcolm B., Inc.	178
Smith, Gerritt, Mrs.	177
Spear & Co.	178
Speyers, Inc., James B.	179
Spotts & Starr	2d Cover
Sterling Mortgage Co.	177
Straus & Co., S. W.	189
Tabolt, Jacob J.	178
Tankos, Smith & Co.	179
Title Guarantee & Trust Co.	164
Tyng & Co., Stephen H., Jr.	164
Union Stove Works.	184
United Elec. L. & P. Co.	173
U. S. Realty & Improvement Co.	164
Van Valen, Chas. B.	172
Vorndrans Sons, C.	186
Walsh, J. Irving.	2d Cover
Watson Ely. Co., Inc.	4th Cover
Weill Co., H. M.	172
Wells Architectural Iron Co.	186
Wells Sons, James N.	2d Cover
Westergren, Inc., M. F.	4th Cover
White & Sons, Wm. A.	Front Cover
Whiting & Co., Wm. H.	Front Cover
Whitney-Foster Corp.	178
Williams-Dexter Co.	179
Winter, Benjamin	172
Wood-Dolson Co.	Front Cover
Wyckoff, Walter C.	2d Cover
Zittel & Sons, Fredk.	2d Cover

The Record and Guide Annual for 1921

will be ready for distribution soon—the earliest this valuable publication has been issued in many years. If you have not ordered your copy you should do so at once, as the edition is limited.

This authoritative book saves time, trouble and expense both to the broker who maintains an elaborate system of realty records and to the man who must condense his plant.

PRICE \$60

THE RECORD AND GUIDE COMPANY

119 WEST 40TH STREET

'Phone Bryant 4800

Title Insurance and
Mortgage Loans
for the Real Estate Owner

Protection in
Placing Loans
for the Broker

Guaranteed First Mort-
gages and Certificates
for the Investor

**New York Title
& Mortgage Company**

Manhattan - 135 Broadway
Brooklyn - 203 Montague St.
Jamaica - 375 Fulton St.
Richmond - 24 Bay St.
White Plains - 163 Main St.
Mt. Vernon - 3 South 3d St.

**EDWARDS,
DOWDNEY & RICHART**
**REAL ESTATE
AND
MORTGAGE
LOANS**

156 Broadway, New York

Tel. Cortland 1571-1572
Member Real Estate Board, N. Y.

STEPHEN H. TYNG H. OAKLEY HALL

Stephen H. Tyng, Jr., & Co.

Incorporated

Member Real Estate Board, N. Y.

**REAL ESTATE
MANAGEMENT OF
BUSINESS PROPERTY**

41 Union Square West

22 EAST 17TH STREET
Telephone: Stuyvesant 4000

Established 1887

CHAS. S. KOHLER, Inc.

**Real Estate
Insurance**

**Broker and Manager of
Estates**

MAIN OFFICE:
901 Columbus Ave.—Corner 184th St.
BRANCH OFFICE:
1428 St. Nicholas Ave.—Near 181st St.
NEW YORK

GEORGE L. O'HARE
MEMBER REAL ESTATE BOARD OF N. Y.

REAL ESTATE

EXCEPTIONAL INVESTMENTS
SELLING—RENTING—BUSINESS AND
APARTMENT BUILDINGS
SPECIALIZING IN LEASEHOLDS
MORTGAGE LOANS

FULL EQUIPPED DEPT. FOR EXCHANGING

489 FIFTH AVE.
TEL. VANDERBILT 5002—5441

Lawrence, Blake & Jewell
Mortgage Loans

115 Broadway

Tel. 4080 Rector

Member Real Estate Board, N. Y.

**Specialists in Harlem
and
Colored Tenement
Properties**

NAIL & PARKER
REAL ESTATE

**145 West 135th Street
New York City**

JOHN E. NAIL
HENRY C. PARKER

Telephone { 7681
Morningside { 7683

William D. Kilpatrick

**REAL ESTATE
OPERATOR**

149 BROADWAY

SAMUEL KILPATRICK

WE have several well-located in-
vestment properties on easy
terms at pre-war prices.

For details apply to

**United States Realty
AND**

Improvement Company

115 BROADWAY

Rector 4300

Full Commission to Brokers

**The
Realty Company
of America**

FRANKLIN PETTIT
President

**TRANSACTS A GEN-
ERAL BUSINESS IN
THE PURCHASE AND
SALE OF NEW YORK
CITY REAL ESTATE**

2 WALL STREET, NEW YORK CITY
Rector 0275-0276

Are You Interested in Brooklyn Property?

In all matters affecting Brooklyn real estate, our organization can be of
real service in a number of ways. We invite you to consult our officers
and receive the benefit of their experienced counsel and the facilities of
Brooklyn's most enterprising mortgage company.

INQUIRIES INVITED

HOME TITLE INSURANCE CO.

Capital and Surplus over \$1,500,000

51 Willoughby Street
Brooklyn

Post Office Building
Jamaica

**City Investing
Company**

61 Broadway, New York

Telephone: Bowling Green 5330

Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

If No Repeal, Then Revision

The most reliable information obtainable at Albany indicates that the Legislature will extend for another year the Emergency Rent Laws. Governor Miller is understood to favor such action. In fact, the Governor frankly declared at the annual dinner of the Real Estate Board of New York last Saturday evening that the realty interests in the metropolis might as well reconcile themselves to at least one more year of difficulties under these emergency measures.

The RECORD AND GUIDE opposed the enactment of the Emergency Rent Laws in the beginning, believing them unjust to property owners and a positive deterrent, rather than an aid, in the solution of the housing shortage. The developments since these laws were enacted amply justify that position. There is sound basis for the belief that the sooner these emergency laws are dropped the better it will be for all concerned.

Inasmuch as this view is not accepted by the Governor and the Legislature, however, it would seem the part of wisdom for all interested to devote their efforts to obtaining a reasonable modification of these laws. The RECORD AND GUIDE has opposed these emergency measures consistently because of the fact that they do not differentiate between the reputable, fair-dealing landlords and the fly-by-night profiteers who have no legitimate connection with the business and who, turning their attention to it temporarily, have been guilty of most reprehensible tactics. The great majority of New York landlords are reputable and square dealing, and it is grossly unfair that they should be made to suffer for the indefensible actions of a small minority of temporary landlords who were not in the business before the housing shortage arose and who will not be in the business when the opportunity for profiteering has passed. This is a vital statement of facts which has been ignored persistently at Albany, and one to which Governor Miller and the Legislature should give thoughtful consideration before they extend the Emergency rent Laws, especially in present form, for another year. They have only to consult the testimony taken by the Lockwood Committee to verify the fact that professional leasers and a small number of landlords have been responsible for most of the complaints of profiteering which have arisen.

The Governor and the Legislature should not confine their solicitude to one class. The legitimate property-owners of the metropolis, the great bulk of New York landlords against whom charges of profiteering never have been sustained and cannot be sustained, should get at Albany this year some approach to the square deal of which they have been deprived since the Legislature began its experiment of substituting half-baked theories for the immutable laws of supply and demand. From the Real Estate Board of New York and from other authorities who have made a careful study of the subject the Legislature can get some timely and sound suggestions to make the Emergency Rent Laws more effective, easier of enforcement, less confusing to both landlords and tenants and fairer in many respects. By adopting these suggestions, making them a part of the

1922 statutes, the lawmakers can go quite a way toward making tolerable for another year emergency measures which hitherto have been almost intolerable.

January Building Awards Significant

January construction commitments, as compiled by the F. W. Dodge Company show a gain of approximately fifty per cent. when compared with the total for the corresponding month of last year, and are the best indication that the repeated predictions of a very extensive building movement to start during 1922 were firmly founded in fact. The building records of 1921 show a gradual and consistent gain throughout the year and, although during the final quarter of 1921 the totals indicated a slight decline in the volume of commitments, it was nothing more than a seasonal drop which every one identified with the building industry was able to understand and allow for. The steady improvement in the monthly totals of last year, however, permitted the prediction that the coming season would witness a revival of building activity throughout the country amounting to boom proportions, and the totals for the first month of 1922 adequately bear out these optimistic opinions.

The building totals for January, 1922 argue most favorably for the contracting interests in the United States. There is now no qualified reason for anticipating anything but a consistent gain during the coming months in both the volume of new work planned and new contracts awarded. The country is still underbuilt as far as the actual requirements are concerned, with demand greater than the supply in both housing and commercial projects. As the national building material markets are now in a favorable position, with price levels practically stabilized and adequate reserves assured for any emergency, no anxiety is felt as the success of the national construction program for 1922.

The building figures for the New York territory for January are even more significant than those for the entire territory covered by the F. W. Dodge Company, which includes the twenty-seven Northeastern States. The local figures show that the January, 1922 commitments for new construction were nearly two and one-half times greater than the total for the same period of last year. The tremendous local interest in residential construction, plus the constantly increasing amount of commercial and industrial building activity being planned, is entirely responsible for the improvement shown by the January totals. Although the Metropolitan District has several important problems that must be worked out before complete success is assured for the coming building season, there remains but little doubt that the adverse conditions will be adjusted in time to permit local building interests to avail themselves of the prosperity promised by the recorded commitments.

At present serious drawback to local construction progress and prosperity is the deadlock between employers and labor representatives over the matter of wage scale readjustments. With the exception of labor, the entire building fraternity is convinced that war-time wages are, and will

be, an insurmountable bar to the maximum of progress this year, and that although a large proportion of the work now scheduled will proceed despite extortionate labor costs, the prospects for a real building boom would be manifestly improved if the attitude of labor were more reasonable regarding a moderate reduction in wages.

Home Rule by Way of Florida

These seem indeed hard days for that noble bulwark of our municipal liberties, Home Rule. Mayor Hylan is accused by his political critics of using the long-distance telephone to direct various city matters from Florida, and Samuel Untermyer is frankly engaged in writing amid Florida scenes the report which the Lockwood Committee will submit to the Legislature in a few days. Thus, it appears, the metropolis is getting Home Rule in various important matters by way of Florida, which, as every student of distance knows, lies much farther from Broadway than even Albany itself.

Members of the Lockwood Committee undoubtedly are

quite as curious as the average New Yorker to learn what Mr. Untermyer will say in the report to the Legislature which they will have an opportunity to sign after Mr. Untermyer has it ready. Senator Lockwood and his associates would seem justified in expecting that the recommendations of their Chief Counsel may lack some of the harshness which often characterizes his public statements in view of the fact that Mr. Untermyer is performing this work on board the Houseboat Nirodha, cruising in the vicinity of Palm Beach. A committee report prepared in such charming surroundings certainly ought to exude the spirit of contentment and good-will which only those fortunate enough to spend the cold season in Florida can feel.

Under the circumstances, the members of the Lockwood Committee, toiling at their other tasks in Albany, may be pardoned if their minds wander occasionally down to the balmy coast of Florida. It is only human nature for them to speculate as to whether all is well on the Houseboat Nirodha, and whether their Chief Counsel is in good health and getting along all right with the task of writing their report for them.

Real Estate Board Proposes Amendments to Rent Laws

BELIEVING that the necessity for the rigid application of the rent laws to apartments desired by, and within the means of, the well-to-do and wealthier classes has ceased to exist, the Real Estate Board of New York has suggested a series of statutory amendments which, if enacted, will go far in the direction of relieving the congestion in the Municipal Courts and will, at the same time, encourage speculative builders to resume the construction of multi-family houses.

Bills are being prepared by the legal department of the Real Estate Board incorporating these suggestions and these measures will be offered in the Legislature and advocated at hearings on the housing situation which will be held in Albany previous to action on the legislation suggested by the Lockwood Committee as the result of its investigations during the last year.

The proposed amendments would exempt from the application of the rent laws proceedings instituted to dispossess objectionable occupants as well as objectionable tenants; discharged janitors; tenants of a building, other than a tenement house, where plans have been filed for converting the structure into living quarters for two or more families; hold-over tenants who have failed to make timely reply to a written notice that their leases may be renewed at the old rental, and all premises occupied under leases hereafter entered into or

hotel apartments occupied by transients or under lease. It is also proposed that the law exempting co-operatively owned tenement houses from the application of the rent laws as ameliorated to permit the taking over of an apartment in such a house by the stockholder subscribing therefor, even if all the other apartments have not been subscribed for.

In order to remedy the congestion in the Municipal Courts the rent laws have produced, the Real Estate Board has recommended the repeal of the statutory provision that allows costs to a landlord as a matter of right only in case he recovers the full amount claimed in an action for rent or rental value. As the law now stands, tenants have nothing to lose and everything to gain by litigating every disagreement as to rents. It is contended that a return to the traditional policy of making costs abide the result of a litigation would promote the arbitration or amicable adjustment of thousands of controversies between landlords and tenants, which would correspondingly reduce the demand upon Municipal Courts and juries. To the same end, the Real Estate Board has recommended the re-introduction of the bill vetoed last year by the Mayor, authorizing the Appellate Divisions of the First and Second Departments to appoint a corps of referees to assist the Municipal Court justices in disposing of the avalanche of rent law litigations that is overwhelming them.

"Reasonable Rent Decision" Clarified

DECLARING there had been an unfortunate misunderstanding of its former decision, handed down last June, regarding what constitutes "a reasonable rent," the Appellate term of the Supreme Court in Brooklyn recently rendered a clarifying decision in which it is held that the amount of return on real estate investments is elastic and depends on conditions in the financial market. The new decision was rendered in an appeal from the verdict of a municipal court jury which fixed rentals in flats on Meserole st., owned by Mrs. Mary T. Kelly, of Great Neck, L. I. The jury, from all the facts submitted, named figures for various of the apartments which made possible a net return of a little more than 8 per cent., and she appealed on the theory that she was entitled absolutely to such rent as would bring her a full 10 per cent. net after the payment of all operating and maintenance expenses.

The new memorandum written by Justices Cropsey, Lazansky and Faber, follows:

"The verdict of the jury was warranted by the facts in the case. In this case, as in other cases and in other places, there has been an un-

fortunate misunderstanding as to what was decided by this court in *Hirsh v. Weiner*, June term, 1921. The Court did not decide that a 10 per cent. return upon the value of the property was a conclusive and invariable standard. On the contrary, the Court clearly held that it depended upon the conditions of the financial market. Attention should be directed to the following in the opinion:

"In the case at Bar the landlords stipulated that they would accept 7 per cent. on the fair value of the premises as the proper amount of net income. We think that this is not only fair, but that a larger rate of net income would be fair. The evidence shows that at the present time one can buy with reasonable safety first mortgage coupon bonds that are producing income at 8 to 8 1-2 per cent. The investor in real estate, if building of houses is to be encouraged, should at least get as much income from real property, with all its attendant trouble, as the investor in mortgages on realty and franchises."

"Then in laying down a way to determine various questions involved, it was said, among other things:

"5. If this net rental does not exceed 10 per cent. of the present value of the property, then the rent demanded is not unreasonable. The reasonableness of a rent charge may vary under changing financial conditions. Upon the proof to this record allowing the return upon other well recognized and generally accepted forms of investment we think that 10 per cent. as a net return to an owner of real property is not unreasonable. But such a percentage might be excessive if the evidence showed a different situation regarding other investments."

"We are unable to say in this case that a return of over 8 per cent. to the landlord as a result of the jury's verdict and upon the basis of a valuation of \$80,000 upon which the landlord argued her case in this court is less than reasonable in the absence of any proof as to the return on good securities at the time of this trial."

There will probably be an appeal from this new decision.

REAL ESTATE SECTION

Coal Consumers Organize to Secure Lower Fuel Costs

Will Petition Interstate Commerce Commission for Reduction in Freight Rates to New York and Ask Congress to Regulate Quality of Shipments

CONSUMERS of anthracite coal in the Metropolitan District have formed an organization which will attempt to secure a reduction in the cost and an improvement in the quality of the huge amount of fuel shipped into this territory annually. The plans of this organization, known as the Anthracite Coal Consumers' Association, Inc., have been approved by the Board of Governors of the Real Estate Board of New York, the Directors of the Fifth Avenue Association and the Executive Committee of the Building Managers' and Owners' Association of New York. Charles G. Edwards, President of the Real Estate Board; John H. Towne, Chairman of the Board of Directors of the Fifth Avenue Association, and Lawrence B. Elliman, of Pease and Elliman, have accepted membership on the Advisory Committee and the organization has been completed by the election of Henry Mace Payne, a mining engineer, as President; Charles C. Heffley, real estate, as Vice-President, and Charles S. Allen, freight rate specialist, as Secretary-Treasurer and the appointment of George Gordon Battle, of O'Gorman, Battle & Vandiver, as General Counsel. An office has been secured at No. 90 West Street.

Efforts of the organization will be directed mainly to trying to secure through the Interstate Commerce Commission a reduction in the freight rate on coal from the mines to tidewater terminals, and to obtaining congressional action which will standardize the quality of coal shipped which now carries a large quantity of waste material. This program is expected eventually to reduce the present exorbitant freight rate from \$2.61 to \$1.31 per ton, a saving of \$1.30 per ton to the consumer; and to improve the quality by elimination of refuse on which freight is now paid, saving 13 cents a ton in freight charges, and \$1.20 a ton in value so that there will be a total saving to the consumer of \$2.63 per ton.

Further activities of the organization will be in the direction of urging the passage by Congress of a bill to require the Interstate Commerce Commission to have put into effect lower freight rates on coal in the spring and summer months than in the fall and winter, and thereby lower the price of coal in the spring and summer and encourage storage by consumers who are equipped for same; encouraging consumers to economize in fuel costs by a proper and scientific mixture of bituminous (soft) and anthracite (hard) coals; and advising consumers to effect savings in fuel costs by following simple scientific methods in burning coal economically.

The Anthracite Coal Consumers' Association, Inc., has made the following statement with reference to the rate question:

Anthracite coal is found in a very small area in the northeastern portion of Pennsylvania, in and about the cities of Scranton and Wilkes-Barre.

From this region it is brought to tidewater, New York, by seven railroads, namely: Delaware, Lackawanna & Western, Lehigh Valley, Erie, Central of New Jersey, Philadelphia & Reading, Pennsylvania, and New York, Ontario & Western.

The expression "tidewater, New York" refers to the terminals of these various railroads on the Jersey side of the Hudson river, from South Amboy north to Weehawken. The freight rates apply to those terminals and, contrary to popular belief, do not include delivery to coal yards on Manhattan Island or other parts of the greater city.

The actual average distance from the anthracite producing sections to those terminals is 172 miles; but in the computation of rates, inasmuch as the two carriers which have the longest haul handle a very small proportion of the total tonnage, a fair and just computation must be based upon what is known as a weighted average, which is 155 miles.

Until a comparatively recent date the principal anthracite mining companies were owned or controlled by the railroads on which their mines were located and over which the coal was and is shipped to tidewater. These railroad-owned mining companies are referred to as "line companies," as distinguished from "independent companies."

The distinction between the "line companies" and the "independent companies" should be borne in mind, to have a proper appreciation of the significance of the findings of the Interstate Commerce Commission

as to the relations between the anthracite-carrying railroads and the "line companies" and the bearing of that relationship upon the present day freight rate to tidewater.

At the date of the inception of the freight rates which forms the basis of the present rates to tide-water, the relationship between the anthracite-carrying railroads and the "line companies" was of the most intimate character.

Tidewater New York is now and has always been the largest market for anthracite coal, and the prices there prevailing govern the prices in other and less important markets.

By an order dated June 10, 1912, the Interstate Commerce Commission instituted an investigation, under its docket 4,914 entitled "In the Matter of Rates, Practices, Rules and Regulations Governing the Transportation of Anthracite Coal."

Under this order the Commission conducted an exhaustive investigation into the relationship between the anthracite-carrying railroads and the so-called "line companies," and, on July 30, 1915, through Commissioner McChord, then as now the Chairman of the Commission, rendered its decision, which may be found in volume 35, Interstate Commerce Commission reports, at pages 220 to 460.

Briefly, as a result of the investigation conducted by the Commission, it ordered a reduction of the then typical rate to tidewater of \$1.65 per ton, on domestic sizes, to \$1.45.

Inasmuch as the Commission found that at that time this operating cost of transporting this coal to tidewater was an average of only 3.3 mills per ton per mile, or, using the 155 mile weighted average, less than 52 cents per ton, those interested in the matter were greatly surprised that the reduction ordered by the Commission was so small; many feeling, in view of the vigorous language employed by the Commission in denouncing the practices of these carriers and their allied coal companies, that, instead of \$1.45, a very liberal rate would have been \$1.00 per ton, which would have shown a margin of almost 100 per cent. above the cost of transporting the coal.

However, the rate of \$1.45 was put into effect in 1915 and has, by the operation of the various horizontal percentage increases authorized since that date, been advanced until today it reaches the exorbitant figure of \$2.61.

This rate of \$2.61 shows a ton mile return of 17 mills. It is the opinion of those who are qualified by training and experience to pass upon such matters, that this present rate is at the very minimum \$1 per ton in excess of a properly compensatory return to the railroads, and, when anthracite coal is given a proper relationship to other commodities of the same character, transported under similar conditions, the rate is at least double what it should be. In other words, a rate of \$1.30 per ton will return to the anthracite carrying railroads a revenue of 8.4 mills per ton per mile, which is far in excess of that accruing to the railroads of the country generally for transporting commodities of similar character and moving under like transportation conditions.

The foregoing has had to do simply with the question of the justness and reasonableness of the rate, in and of itself. In addition it is grossly discriminatory against the users of anthracite coal who pay prices of which the tidewater rate is a part or upon which their freight rate is based. On this point the Commission, in its decision, at page 227, said:

"Through rates to New England points are made via New York City, the Poughkeepsie bridge, and the Albany gateways, and are influenced to a large extent by the rates to tidewater for reshipment, plus the rates beyond the tidewater ports by rail or by water to points in New England."

Speaking of the tidewater rate and the conditions which surrounded its making, as well as the purchase by the "line companies" of the output of the "independent companies," paid for at a certain percentage of the prices prevailing at tidewater, the Commission, at page 232 of its opinion, said:

"The evidence in this case conclusively shows that the rates on this commodity were established at an excessive basis, and clearly it was so done for the purpose of eliminating the independent output as a factor of competition in the markets with the railroad interests' output."

And, at page 233, it says:

"The carriers for many years were allowed a free hand in the institution of freight rates. It is evident that they used that great power not with the view of establishing reasonable freight rates, but with the intent to establish rates on this commodity that were high enough to remove the production of the independent operators from the field of competition with the coal mined by the railroad interests."

The Association quotes other passages from the findings of the Interstate Commerce Commission in which the rates are declared to be excessive and in restraint of trade by small, independent shippers, and comparing the coal rates with those on other commodities. On this question the Commission declared that "freight rates on many commodities are but an infinitesimal part of the price which the consumer pays for such commodities. On coal the freight rate is a more important factor. Anthracite coal is very largely a fuel for domestic use, and it is a necessity. That reasonable freight rates should be charged for the distribution of the great fuel tonnage herein involved is of vital importance to the producers and of equal concern to the consumers."

In view of the foregoing expressions by the Commission as to the characteristics of and conditions surrounding the transporta-

(Continued on page 170)

Mr. Guerrlich Lectures on "The Brokers' Point of View"

Speaker at Y. M. C. A. Realty Course Points Out That Success Demands Memory, Tenacity, Vision, Integrity and High Ideals

THE "Brokers' Point of View" was the subject of the lecture in the Y. M. C. A. real estate course, delivered by Francis Guerrlich, Secretary of Horace S. Ely & Company, last Tuesday evening at the West Side Branch, West 57th Street. The speaker was introduced by Harry A. Kahler, President of the New York Title and Mortgage Company.

Mr. Guerrlich reminded his audience, which filled the auditorium, that the broker is a professional, rather than a business man, whose success is measured by the service he renders.

"The brokers task," he said, is to deal with problems—other people's problems. To their solution he must bring certain equipment which is necessary in any profession—brains, vision, initiative, energy, memory. All professions do not require personality, tact, persistence. The broker's does. Every profession or business requires technical knowledge and experience. Much of this technical information will come to you by giving attention to the collateral lectures in this course—much more in daily practice.

"I ask you to note carefully those three simple, commonplace words, vision, memory, persistence. Take them from the realm of mere words and apply them in your daily life."

The lecturer drew a picture of the growth of cities because some men's minds were able to project themselves into the future. Then he went on as follows:

"But let us keep our feet on the ground so that in our ecstasy we do not confuse creative imagination with vain imaginings. There is a vast difference between a 'man of vision' and a 'visionary man.' Dream your dream but wake up to the realities of life. Let your creative imagination run in practical lines. Do not be afraid of the bold, audacious vision—the big vision—but analyze it. Can it be financed? Will it pay its way? Can the land be assembled? Can possession be secured? Is this the time to do it? Are you the man to handle it, or should you get some help?"

So much for the big thought. All that has been said about it applies to the smaller problem, whether it be the renting of an apartment or an office or the sale of a house or a lot. Your imagination must run ahead of your act. You must visualize your buyer or tenant. You may not find exactly what you seek, but in following your definite objective you may open up new avenues of endeavor.

I have singled out the word memory because I have observed that the most successful brokers, and for that matter the most successful men in any walk of life, have had the faculty well developed. I think it is of the greatest value, and urge you to refer to your note book as little as possible. Keep notes and records by all means, but do not use them as a lame man does crutches.

You have your idea—you have your memory full of facts. They are, however, valueless unless you also have the will to achieve. Tenacity of purpose. Grip hard. Beaten; rise up again. Balked at one door enter another. Remember that that which reasonably should be can be. You have the will and pertinacity, brains and resourcefulness to do it. Therefore, do it. History is filled with success plucked from repeated failures because of persistence. Real Estate experience is not different.

M. Guerrlich said there are three stages to a real estate brokerage transaction—its beginning or initiation, the negotiations, the conclusion. He then said:

How then shall we commence? Shall we specialize or shall our work be general? As a rule it is better to start off with some definite plan, and let it be modified as you find desirable. Determine, therefore, whether you wish to be a renting man, a salesman or a mortgage broker. If renting appeals to you, decide what kind of property you think you can best handle—offices, lofts, factories, apartments, dwellings. If selling you may do well to commence with a certain territory or district or a certain type of property. Having a definite line of work in mind you can then set out to familiarize yourself with that field of activity. You will begin to prepare a renting or a sales list, and a list of probable customers.

Now you are at work in your profession. You are making calls and writing letters. You are reading the daily real estate news and watching the real estate trade papers, such as the Record and Guide, and the Real Estate Magazine.

Sketching the business of classifying customers, realty facts, leads and the other activities of the broker the lecturer declared that presently somebody was found to take an interest in the property the broker had in hand. Then came the negotiations for a sale or lease. The lecturer continued:

Real estate is a peculiar thing. It can almost be said that no two inches of it are alike. So it happens that it cannot be quoted by the bushel or barrel. It is affected, it is true, by the law of supply and demand, but individual pieces are governed by local conditions—by immediate neighborhood influences—by the owner's opinion, not necessarily of its real value, but of what he thinks is the value to a particular customer. And so it is that there arises a wide difference of opinion as to the value of a given piece of real estate—particularly so between interested parties. Value is lost sight of by the instinct to bargain. The buyer concludes that the seller must have the money and the seller thinks that his is just the land that the buyer must have—else why did he make an offer?

Aside from the fact that a broker is a clearing house of information—a trading post where buyer and seller may meet—he is, in our scheme of things, an economic necessity—in fact a psychological necessity. He has

the perspective that his customers lack. And if his clients or customers are not too stubborn he can often save them from losing excellent opportunities. The large majority of transactions are made through the agency of a broker, because principals seldom get along well together. The broker is the bumper or air cushion which softens the first contact of the opposing parties. He gets the slant of mind—the habit of thought—the point of view of each. He interprets these divergent thoughts to the other as necessity demands.

The sale of a parcel of property or the leasing of space is a matter of selection. Avoid confusing your customer with too many offerings and be alert to reach a decision that this or that particular property is the one that will best suit his needs. Then concentrate your efforts on that one. You have played lawn tennis, no doubt, and know that when several balls are being sent over to you preparatory to serving, you lose both if you try to get both at once. By keeping your eye on one to the exclusion of the other you are quite sure to get that one. Keep your own direct customer's attention on the ball within reach.

Sometimes such deals are made by one broker acting alone, but generally there are several working in co-operation. This is very helpful, as a rule, provided your associate broker is a good one. Often one broker has the confidence of one of the other parties and the other of the other party. This makes a good combination. In planning a transaction, therefore, you will do well to consider carefully whether or not some special assistance may be desirable. For my own part I am much more interested in assuring the success of a negotiation than I am in getting all the commission. There will be no commission if I fail, so why not reduce the chances of failure as much as possible.

Some time ago it was suggested to me by a business friend who had an indirect interest in a certain large hotel that I try to sell it to a hotel man who was the logical buyer. I did not personally know the proposed buyer, nor did I know anything about the hotel business. I knew that there had been efforts made in the past to bring about this sale, and that both principals had pretty well concluded that it was useless. In a general way I had an idea of the kind of deal that eventually was consummated, and which has since proved very good for all concerned. To have stated it in those terms at the beginning of the negotiation would have meant a prompt declination from both sides, and would, moreover, have been unauthorized. I happened to know an attorney who had all that I lacked to make such a sale possible. He had not only his legal experience with hotel matters which proved so valuable to us but he knew the hotel business and could think the way a hotel man would be apt to think. Moreover, he knew well all the principals. So I went to him with my plan and invited him to join with me. Without his help no sale would have been made. We were a winning team, whereas alone I could not have gone far. The point I want to bring home by this illustration is that you should as far as possible plan an important negotiation, and in planning it get as much expert assistance as the particular circumstances would indicate.

The most simple sales, the speaker said, often have unimportant features which may jeopardize their success. Early in a negotiation every one is thinking of the most important thing—the price, and little is said about the various points which are brought out when the contract is drawn, such as apportioning city taxes, payment of mortgage, recording tax, personal property, such as coal or mantels or chandeliers. It would be wise to have these details settled at the earliest possible interview. Before the price and term are agreed upon these little matters are easily disposed of. Afterward they may become subjects of undue importance.

Mr. Guerrlich urged the importance of a knowledge of real estate law, and urged his listeners to read that portion of Blackstone which has to do with real estate and who advised a modern book such as that of Prof. Reeves'. Mr. Guerrlich concluded:

There is a school of thought which maintains that the test of a salesman is his ability to sell goods that are valueless or greatly overpriced. But it seems to me that there is a great difference between "putting over a deal" and "putting one over" on some one else. The one implies a transaction which is fair to all; the other a swindle. Every sale indicates either a difference of opinion or reflects some special need or desire. One may think the price is high and the other that it is low. Either may be right. The broker is, therefore, not the keeper of his customer's judgment. But somewhere, sometimes his conscience will step in and he will step out.

Something should be said about dependability. Every one likes to do business with a man upon whom they can depend. One whose statements are true—whose word is good—who keeps his appointments—who does not offer property which he cannot deliver. That I should refer to the latter may seem strange to you, as it would seem a commonplace mistake to waste time in that way. Yet that is exactly what many brokers are constantly doing to the disgust of their customers. They hear a rumor or have an idea that a certain piece of property can be purchased at a certain figure. Without checking it up they commence offering it around and soon acquire a bad reputation for lack of dependability.

"Bluffing" is not a part of the equipment of a broker, although the ability to size up and call a bluff is very desirable. It is defined in the dictionary as "the act of deceiving or influencing by a show of confident assurance." I would like to add "practiced by many but deceiving few." You will meet the bluffer very often and the more he talks, the more he tries to impress you with his strength or his purpose, or the more he tries to deceive you the quicker will you perceive the weakness of his position.

There will come a time in many a negotiation where its success will depend upon your ability to sense the wisdom of stopping still. You will need courage and patience. To push on would simply create a wrong climax. The rest cure is what it needs. Heads hot with activity of thought about the transaction must be permitted to cool off a little so that they may better see a perspective. Likewise learn to know when to stop talking. You talk for the purpose of inducing someone to sign

(Continued on page 170)

Real Estate Board Holds 26th Annual Banquet

Governor Miller Chief Guest of Honor at Affair Which Was Attended by 1,500 Leaders in Realty Activities of the Metropolis

THE Real Estate Board of New York held its twenty-sixth annual banquet in the grand ball room of the Hotel Commodore last Saturday evening, having as its principal guest of honor, Governor Miller of New York. His speech on matters of great moment to real estate interests of this city, was virile. While many of the realtors did not agree with some parts of the Governor's address they nevertheless admired his candor and its unequivocal tone. When he had finished every hearer knew exactly what the Governor thinks on the matters he discussed. Governor Edwards, of New Jersey also had been expected, but a telegram was received announcing his inability to attend on account of an attack of influenza. More than 1,500 real estate and tile insurance men comprised the audience. Judge Frederick E. Crane, of the New York Court of Appeals, delivered a scholarly address, and Martin W. Littleton aroused enthusiasm by his eloquence and wit. A speaker not on the programme, but who was listened to closely, was Frank A. Stevens, head of the New Jersey Real Estate License Bureau. Edward J. Cattell, City Statistician of Philadelphia, provoked much mirth with his after-dinner talk.

Charles G. Edwards, President of the Board, acted as toastmaster. He prefaced his introduction of the Governor with a brief address wherein, much to the surprise of many present, he expressed the hope that the Real Estate Board of New York would some day have a home of its own in preference to leased quarters, such as it has had and has now. He said that this is an era of home ownership for the organization as well as for the individual.

President Edwards expressed great satisfaction over the large attendance of members at the first monthly meeting of the Board, held at Delmonico's in January. He urged a still larger attendance at the next monthly dinner in March. Declaring that the Board can be only as big as the members by their activity and enthusiasm make it. Mr. Edwards urged co-operation on the part of all. He hoped to see twice as many members at the next monthly meeting as there were at the first one.

The front cover of the menu booklet was appropriately illustrated with a picture of the large new building to be erected on the site of the former Grand Union Hotel, on Pershing Square, and to be known as the Pershing Square Building. The banquet committee comprised Elisha Sniffin, Chairman; William L. De Bost, Chairman of the Committee on Guests; Laurence McGuire, Chairman of the Committee on Speakers; and J. Irving Walsh, Chairman of the Committee on Seating. It was a matter of comment that each of these Chairmen did his work well.

Aside from the speakers of the evening, the other guests of the Board on the dais were: James B. Fisher, President of the Brooklyn Real Estate Board; Darwin P. Kingsley, President of the New York Life Insurance Company; Louis V. Bright, President of the Lawyers Title & Trust Company; Maj. Coogan, Military Secretary to the Governor; E. H. Outerbridge, Chairman of the Commission of Port Authority; William Crittendon Adams, President of the United States Savings Bank; William B. Cardoza, Vice-President of the Farmers Loan & Trust Company; Haley Fiske, Frederick H. Ecker and Walter Stabler, President, Vice-President and Comptroller respectively of the Metropolitan Life Insurance Company; H. A. Kahler, President of both the New York Title & Mortgage Company and the American Trust Company; Henry A. Schenck, President of the Bowery Savings Bank; Morgan J. O'Brien, George R. Read, Alfred T. Marling, Philip Rhineland, Adolph Lewisohn, Robert E. Dowling, Frederick Brown, George L. Ingraham, H. Harwood Garfield, H. R. Ennis, George Cromwell, R. T. Childs, Stephen H. Angell, John P. Leo, Assistant Corporation Counsel Charles D. Olendorf, Charles Rohe, W. H. Schoendorf, E. Everett Thorpe, John G. Williams and Horace S. Wilkinson. Music by Pinto's Orchestra, assisted by the International Quartette, enlivened the evening.

Governor Miller was scheduled to speak on about port matters, but he alluded to that subject only briefly. He stressed the question of state government and home rule, and spoke emphatically about the administration of the public schools which

he declared should be kept entirely outside the realm of politics. The Governor remarked at the outset that the real estate business was as closely related to the pending problems of the day as any business he could think of and that it came as closely to the masses as any business he could think of. He said that the great social revolutions of the past had revolved around property and property rights, adding that real estate values in this city had fluctuated largely because the city had been built up without its citizens looking far enough into the future. Transportation had been created in makeshift fashion, he declared, and that had created great congestion. He told his hearers that they were the kind of men who could properly appreciate the situation and insist on making ample provision for the future.

Taking up the housing situation, the Governor said:

"You have another problem here which I imagine you are keenly interested in, and that is the housing problem. I am not going to undertake to solve that problem; that is too difficult also for an after-dinner speech. Efforts have been made to alleviate conditions and necessarily those efforts have been of a temporizing and temporary character. You still have the problem with you and many other citizens throughout the country have that problem, though probably not so acutely.

"You had two things to accomplish. The solution of the problem required more houses, but there was also a temporary emergency which afforded opportunity to some men engaged in the real estate business to take advantage of others; and as always happens in such a time, a great mass of fair-dealing and just-dealing men engaged in the business had to suffer because of the misconduct of a few.

"Now, that emergency created a demand for temporary relief of those who were unable to defend themselves and resulted in measures which, under ordinary conditions and in ordinary times, would have been unwise. Those measures, designed for temporary relief, no doubt had the effect, to some extent, of retarding the very thing that was necessary for the permanent solution of the problem, namely, the building of more homes. None the less, the emergency was here, and that emergency, as you know, resulted in the passage of the so-called rent laws, which were sustained by our Court of Appeals under a doctrine of the police power which, if it were somewhat new, at least, demonstrated that our institutions were suited to meet new conditions and to deal with unexpected emergency. Now we still have those laws, and I am going to tell you frankly that you will probably have them for another year.

"And the point which I wish to make is that the influence of such an organization as this should be exerted in a constructive way to deal with these problems and to make the most of situations which perhaps you may not like. We find that as new conditions arise we sometimes have to accept the best that we can get; and, instead of opposing the inevitable, the wise thing to do is to accept the situation, to make the best of it, and to contribute in a constructive way to work out the situation, so as to make it unnecessary to continue upon the statute books laws which, except for this emergency, undoubtedly would be an invasion of personal and property rights.

"I understand that the difficulty in lack of housing of the better class is being relieved, but that the situation with respect to the cheaper tenements is more acute today than ever. Frankly, I do not know precisely how that problem can be solved, but you gentlemen can do more to assist in the solution of it than any other similar body of men in our community."

In the course of his success Judge Crane urged his hearers not to overlook the fact that good government is realty's greatest asset. He declared:

"In determining the value of real estate you consider many things—location, accessibility, possibilities. But one thing you invariably leave out, and that is the most important of all—I speak of the security of ownership and possession afforded by good government, regulated and controlled by wise laws.

"There have been times in this country when a consideration of this thing very much affected values. How quickly prices would tumble if anarchy, rebellion, uncertainty and doubt should creep into the administration of government? Suppose the provision that property cannot be taken for public purpose without just compensation should be removed from our Constitution? Or that by the desire of the majority sufficient to modify our forms of government, taxation should become a means of destruction and spoliation in an endeavor to socialize society? What about your values?

"You say that our Government, our laws and our courts guard against these things, but what is the Government? Too often we think it is something given to us by demigods, called forefathers, and that it will run itself. We think of government as being officialdom, and that as long as we have Presidents, Governors and Judges we are safe. The real and basic fact is that our Government—and in this day we can truly say all Governments—is dependent upon the right thinking of the people. An idea, once seizing, possessing, moving a people, can overturn almost anything. No one can read the history of this country and of England without realizing that peaceful revolutions are continually taking place. Our Government and laws, therefore, depend not upon officeholders but upon the intelligence, understanding and the restraint of our citizens.

"The nuisance clause against obnoxious things which affect real estate values applies to Government. Ignorance, prejudice, class selfishness and educated indifference are things to be guarded against and fought and expelled from our midst. Danger never lies in our differences. Danger lies in our indifferences—a disease more prevalent among the educated class than among the uneducated."

Extension for Lockwood Committee Strongly Opposed

Legislature May Grant It New Lease of Life, But Is Considering Other Plans If Leaders Decide to Continue Housing Activities

(Special to the RECORD AND GUIDE)

Albany, Feb. 9.

THE plan to continue the Lockwood Committee for another year has strong opposition in the Legislature, but indications now are that the committee's life will be extended for another year, that it will be re-created as a commission under a special bill, or that some body to supervise the activities of building and trades organizations will be formed.

Legislative leaders want to be sure of their facts before they act, however, and have called upon Senator Lockwood, Chairman of the Housing Committee, for a statement of expenditures of his committee since its creation several years ago. It will show about \$154,000 spent and will point to fines of about \$500,000 collected, besides claiming a saving of many millions of dollars on New York school contracts.

A series of more than a score of bills has been drafted to carry out proposed recommendations to be included in the committee report which Samuel Untermyer, Chief Counsel, is expected to bring to Albany next week.

Chief among the proposed laws will be one bringing fire and casualty insurance companies under closer state supervision, and empowering life insurance companies to devote 10 per cent. of their funds to investments in real estate mortgages. The

committee is prepared to quote figures to prove that for a period of years investments in real estate mortgages have been the best of any made by insurance companies. It also will be shown that heavy losses have been sustained through other investments, which will be characterized as highly speculative.

One proposal before the Lockwood Committee is that State Trade Commission be created, with power to handle all questions in regard to labor organizations, trade organizations, and possible disputes between them.

No recommendation will be made for incorporation of labor unions, the committee having decided that if this is done another law should be passed at the same time providing for incorporation of employers and trade organizations.

When the Lockwood Committee report is submitted it is expected that the bills putting its recommendations into effect will be introduced. The committees of the Senate and Assembly will set aside a full day, or perhaps two days, for a hearing, giving everyone a chance to discuss the proposed measures. Many believe that some of the Lockwood Committee recommendations will go over to next year for consideration, along with the bulk of the Davenport Tax Committee recommendations.

Coal Consumers Organize to Secure Lower Fuel Costs

(Continued from page 167)

tion of anthracite coal, the Coal Consumers' Association says it is interesting to note a comparison of the rates charged for transporting that commodity to New York with certain figures recently issued by the Interstate Commerce Commission.

On 167 Class One railroads, embracing upwards of 233,000 miles of line, in the first seven months of 1921, the average return for hauling all classes of traffic, from the highest to the lowest, with an average haul of 187 miles, the charge for transporting one ton one mile was 12.75 mills, compared to 17 mills charged for transporting one ton of anthracite coal one mile, based on the rate to New York.

Analyzing the situation the Association says: "The rate nearest in amount to that applying on anthracite coal from the mines to New York is from the Virginia fields to Hampton Roads, \$2.80, compared to \$2.61; but note that for \$2.80 the haul from the Virginia fields to Hampton Roads is 403 miles, whereas for \$2.61 the haul from the mines to New York tidewater is only 155 miles.

"If New York had as fair a rate from the mines as that from the Virginia fields to Hampton Roads, it would be \$1.31 per ton instead of \$2.61.

"It will be remembered that this tidewater rate largely influ-

ences the rates applying to the territory in eastern Pennsylvania and New York and the entire territory of New Jersey and the New England states, to which there move annually approximately 40,000,000 gross tons of anthracite coal, and, in this respect alone, each year lays a burden upon the consumers thereof ranging from fifty to fifty-five million dollars (\$50,000,000 to \$55,000,000).

The Association has prepared a chart giving the rates on anthracite coal from the mines to New York and to four Western cities. The discrimination against New York is shown in the following table:

Anthracite from mines to:	Average distance	Rate per gross ton from mines to destination	Rate for hauling one car of 47 gross tons one mile
New York (tidewater).....	155	\$2.61	\$0.80
Buffalo	340	3.64	.50
Cleveland	448	4.62	.48
Detroit	515	5.18	.47
Chicago	787	6.30	.38
<i>Bituminous to New York from:</i>			
Central Pennsylvania	350	3.11	.42
Greensburg District	390	3.21	.38
Youghiogheny District.....	440	3.36	.33
Pittsburgh District	500	3.51	.33
<i>Bituminous to Hampton Roads from:</i>			
Virginia Fields	403	2.80	.33

Mr. Guerrlich Lectures on "The Broker's Point of View"

(Continued from page 168)

his name. When he is convinced, for goodness sake don't talk him out of it again, or put some new idea into his mind. Then, too, often silence is golden. If the others are using the right kind of language and things are going as they should, why say anything?

"The object of all your efforts," said Mr. Guerrlich, "is to get a contract signed, and having in mind the fact that people change their minds the quicker it is signed the better. The ability to draw a good contract is a valuable asset as it may make it possible to get your parties signed up at once. However, in the great number of cases the contracts are drawn up by lawyers. And this is as it should be even though a broker's real troubles often begin when the lawyer is called in.

"When difficulties arise at this stage the situation is a very delicate one, and calls for a great deal of tact, patience and resourcefulness. Sometimes some of the parties are beginning to become tired out with the negotiation, and care must be taken that new

developments are so presented that they will not become a source of irritation. Frequently the attorney calls attention to matters which are more or less important, and the broker should have the ability to clearly state the business risk involved as against the possibility of the legal contingency which the careful mind of the lawyer has suggested.

"With a moderately good legal education you are frequently able to suggest some practical solution of a difficulty which the attorneys have pointed out.

"I have tried to indicate in the larger view point the position of the broker in the community, as well as to discuss some of the details of his work. My purpose has been to show that a wise broker is the one who can see beyond the immediate transaction on which he is working and realize the asset value of a good name. Let us then keep before us a high ideal, even if we may not attain to perfection, we may move from one success to another.

Review of Real Estate Market for the Current Week

Leases Disputed Sway of Market with Sales of Multi-Family Houses, While Business Buildings and Dwellings Sold Well

LEADING all transactions of the last seven days was that of the leasing of the improved site, 66.8x100, at the southeast corner of Madison avenue and Forty-third street, for an aggregate term of 63 years and for a total gross rental of \$7,000,000. In the light of the steady evolution of property values in the Grand Central zone this rental is causing property owners there to sit up and take notice. A 14-story mercantile building will supplant the three smaller buildings now on the plot. The real estate movement which started there a few years ago has gained steadily in size and before the year has ended it would not be surprising if other transactions as large as the corner deal mentioned above were effected. A lease as large as the one in discussion cannot long remain an isolated instance in such a growing district as the Grand Central.

An interesting contrast is the lease, made a few days before, of the Bristol building and adjacent smaller structures at the northwest corner of Fifth avenue and Forty-second street. Covering a site fronting 101.4 feet on the avenue and 208.4 feet on the street, the parcels were leased by the estate of Louisa M. Gerry to Walter J. Salmon for a second term of 20 years, at a new rental of \$450,000 a year, or ten times as much as the site brought 20 years ago. The group of buildings are not modern. The aggregate amount of this lease is \$9,000,000, but the site is much larger than the Madison avenue corner mentioned, while the term is more than two-thirds shorter and net. This demonstrates the enormous rental power of Fifth avenue

property in this era of its increased trade prestige in retail and wholesale business.

The strong feature of the sales market this week was the large number of multi-family houses of all kinds and descriptions that changed hands. From East Fourth street to the Harlem Ship Canal and beyond into the Bronx dealing in this kind of property was steady. Just now it would seem as if anybody could sell a multi-family house at a good price. The multi-family house boom of a decade or more ago was primarily in new buildings. Now any kind of such building is marketable.

Dwellings of the better class were in good demand, as was evidenced by the sale of some on Riverside Drive and in streets contiguous thereto. Medium-sized business buildings are still attracting investors who are buying them for occupancy, they being principally business firms who wish to feel secure in their location. In this era of big demand for business space firms find it worth while to buy instead of rent space on a graduated upward rental scale. Numerous tenants of dwellings are buying them also. Vacant plots, as sites for garages, are still in good demand. The ever-increasing use of auto trucks and of private cars makes garage building a logical sequence.

Numerous important leases of more than ordinary size were closed during the week, while there was an abundance of leases of medium sizes. Brooklyn and Queens also witnessed the closing of some large leases of business spaces.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded, in Manhattan this week was 64, as against 65 last week and 92 a year ago.

The number of sales south of 59th st was 17, as compared with 21 last week and 47 a year ago.

The number of sales north of 59th st was 47, as compared with 44 last week and 45 a year ago.

From the Bronx 29 sales at private contract were reported, as against 29 last week and 15 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 180.

Bronx Board of Trade Election

The annual meeting of the board of directors of the Bronx Board of Trade was held at the board rooms on Wednesday evening, February 1. There was a full attendance.

The following members of the board of directors were nominated as vice-presidents and heads of bureaus for the current year: Martin Walter, second vice-president and chairman of the Civic Bureau; Charles Schneider, third vice-president and chairman of the Industrial Bureau; Maurice Muller, fourth vice-president and chairman of the Publicity Bureau; Alexander Haring, fifth vice-president and chairman of the Traffic and Waterways Bureau; Adolph G. Hupfel, Jr., sixth vice-president and chairman of the Trade and Commerce Bureau.

Frederick A. Wurzbach, who was elected to the first vice-presidency at the annual meeting of the board on January 25, will be chairman of the Manufacturers' Bureau. J. Wynne Jones was selected as chairman of the membership committee and chairman of the Noon-Day Luncheon Committee; and Herbert A. Knox was selected as chairman of the Law Committee. The board of directors also re-elected Charles E. Reid as executive secretary and Theodore S. Trimmer as treasurer, the office of treasurer carrying with it the chairmanship of the Finance Committee. The new telephone number of the Bronx Board of Trade is Mott Haven 4646.

Club House and Hotel for Long Beach

Sixteen lots on the Boardwalk at Long Beach, at the corner of Lafayette Boulevard, have been sold to the Alexandria Hotel Construction Co. The property consists of about 50,000 square feet and runs from the Boardwalk through to Broadway.

Upon this property the Alexandria Hotel company will build a large, modern hotel to cost approximately \$1,000,000. Severance & Van Alen, architects, are now working on the plans, and the company hopes to break ground this Spring.

The present plans call for 500 guest rooms. In addition to these the top floors of the building will be fitted up as club rooms of the Alexandria Club.

The hotel will be built on the co-operative plan, and the company will offer Long Beach property owners the first opportunity to secure charter membership shares. Membership in the club will include the privileges of the Lido Golf Club, which adjoins Long Beach proper. In addition there will be facilities for tennis, pool bathing, boating, etc.

The officers and directors include H. Craig Severance of the firm of Severance & Van Alen, architects; William T. Mullally of the William T. Mullally, Inc., Advertising Agency; Martin J. Peters of the Permanent Mortgage Corporation, and Frank J. Wiggins, who is at present associated in the management of the Hotel Vanderbilt, and who will manage the Alexandria when completed.

Cooley Property in Richmond Sold

The Hollis Cooley property, at Great Kills, was sold last week under the direction of the Surrogate's Court, and public administrator, William T. Holt. This sale was held to satisfy the creditors of the late Hollis E. Cooley, noted theatrical director and manager. There were seven parcels in all, three houses and several large plots of land. The first two parcels were sold to Mrs. Frederick Simmons, of Great Kills, and William Doerzbach, of 110 First av, Manhattan, respectively.

The price paid for the two parcels covered the amount of indebtedness against the estate. Administrator Holt ordered a discontinuance of the sale until further notice.

Merchants Buy Water Street Corner

Manus, Muller & Co., Hugo Muller, president, bought through Tankoos, Smith & Co., from Percival R. Lowe, 152 Water st, southwest corner of Maiden la, a 6-story brick loft building, on a lot 21.8x62.1. The new owners will remodel the structure.

Two Brooklyn Firms Merge

A notable merger of real estate brokerage interests in Brooklyn took place last week when the Burling Realty Co. and Frank M. McCurdy organized as one firm and amalgamated with them the business conducted by Robert A. Wright and that of Burling & Swan. Mr. Wright is now in the fire insurance business in Manhattan.

William Raymond Burling, who heads the new firm, known as Burling & McCurdy, Inc., was formerly president of the Brooklyn Real Estate Board. The Burling Realty Co. had been in business since 1911. Mr. Burling is an active member of both the Brooklyn Real Estate Board and the New York Real Estate Board.

Frank M. McCurdy, the treasurer of the new firm, has been actively engaged in the real estate business since 1903, specializing in Flatbush and other suburban sections. Mr. McCurdy is an active member of the Brooklyn Real Estate Board and chairman of one of its important committees.

Both men have been identified with some of the large real estate sales in Brooklyn in recent years.

Supt. Miller in Consultation

Rudolph P. Miller, until recently Superintendent of Buildings of Manhattan, has been called to Washington, D. C., to investigate the collapse of the Knickerbocker Theatre for the Associated General Contractors of America. Mr. Miller is a consulting engineer.

New Golf Club in Westchester

The Briarcliff Country Club, a new aggregation of prominent golf fans, purchased from the Briarcliff Realty Co. 150 acres of land on a commanding site at Briarcliff Manor, Westchester County. On this tract, possessing all the topographical features over which the golf enthusiast is wont to rave, an 18-hole course will be laid out under the supervision of Devereaux Emmet, golf course architect. The construction of the course is already well under way.

If the present plans of the organization are carried to fulfillment the clubhouse will be one of the most substantial and attractive buildings of its kind in the East. The locker rooms and shower baths will be placed in a wing on the first floor. The grill room, lounge and sun parlors will command a fine view of the Hudson River, Tappan Zee, and the surrounding country. The membership of the club, it is expected, will be limited to 300 in the active classification. George Howe was the broker.

Big Apartment House Trade

Charles S. Kohler, Inc., represented by Harold M. Silverman, secretary, sold for the Service Realty Co. (Ennis & Sinnott, Inc.) the Allerton, a 12-story fireproof apartment house, on a plot 100x100, at the southwest corner of 113th st and Broadway, renting for \$125,000 per annum and held at \$850,000. The buyer is Charles H. J. Dilg, who in addition to a substantial amount of cash gave in part payment 106-110 Haven av, a 5-story walkup apartment house, on a plot 75x103, renting for \$26,000 per annum and held at \$160,000; also 506 West 179th st, a 5-story walkup apartment house, on a plot 50x100, renting for \$13,000 per annum and held at \$75,000; also 130 West 109th st, a 5-story double flat, on a lot 25x100, renting for \$5,000 per annum and held at \$32,000; also the entire block bounded by 163d st, Courtlandt and Melrose avs, containing 7 frame dwellings, held at \$100,000. Total transactions amount to \$1,250,000. Charles S. Kohler, Inc., has been appointed managing agent for these apartments.

DANIEL H. JACKSON

REAL ESTATE OPERATOR

Brokers Invited to Submit Offerings

135 BROADWAY
Suite 911

Phone
Rector 3569

Douglas L. Elliman & Co.
Real Estate Brokers
Fifth and Park Avenue Districts
Efficient Property Management
Plaza, 9200 15 East 49th St.

JAMES BOYD
Member Real Estate Board, N. Y.
Real Estate—Mortgage Loans

135 BROADWAY
Phone: Rector 8458-8459

BROOKS & MOMAND

Member of Real Estate Board

Real Estate Mortgages

115 BROADWAY Phone 2267 Rector 2268

CHARLES B. VAN VALEN, INC.

Member Real Estate Board of N. Y.

REAL ESTATE

MORTGAGE LOANS—INSURANCE

110 WILLIAM STREET
Phone: 6000 Beekman

**SPECIALISTS IN
PENN. TERMINAL SECTION
REAL ESTATE**

AGENTS—BROKERS—APPRAISERS

H. M. Weill Co.

Tel. Longacre 2290-2817 221 West 33rd St.

FREDERICK BROWN

Real Estate Operator

**OFFERINGS SOLICITED
FROM BROKERS**

565 5th Ave. Phone Vanderbilt 8725

BENJAMIN WINTER

**BUY AND SELL HIGH-CLASS
MANHATTAN PROPERTY**

**BROKERS ARE INVITED TO SUBMIT
PROPOSITIONS—Quick Decision Given.**

Lansing Building

2299 BROADWAY, AT 82nd STREET
Suite 6 Phone: Schuyler 2897

SAMUEL BRENER

REAL ESTATE OPERATOR

50 EAST 42nd STREET

Vanderbilt 3918-19

Big Deal in East Harlem

Charles F. Noyes Co. sold to Harris and Maurice Mandelbaum and Fisher and Irving I. Lewine, 1915-1923 Third av. and 202-204 East 106th st, southeast corner, a plot 100x110, improved with seven distinct buildings. The property was sold for the Jeremiah Pangburn estate, which was represented by James T. Pangburn. The Pangburns have owned the property for more than 50 years. The new owners will improve the property with a modern taxpayer, so as to get the benefit of the exceptional location for retail merchandising. Located at an elevated station point, the traffic on this side of Third av is exceptionally heavy. Stoddard & Mark represented the sellers and Eisman, Lee, Corn & Lewine were the attorneys for the purchasers. The amount involved in the cost of the property and the improvement is approximately \$250,000. The northwest corner of 106th st and Third av has been purchased lately by Kaufman, the Hatter, and the southwest corner by the Adler Shoe Co.; and the purchasers of the property in question sold the northeast corner about 12 years ago.

Operator In Two Deals

A. H. Levy and Henry I. Cooper of M. Cohn & Co. resold for the Winter Realities, Inc., Benjamin Winter president, the eleven 3-sty buildings with stores at the northwest corner of Sixth av and 10th st, extending from Milligan pl around to Patchin pl, and valued at \$145,000. The buyer is M. Rutheiser, who recently sold the Chateau d'Armes apartments, at the southeast corner of Fort Washington av and 161st st. The Sixth avenue buildings, landmarks of Greenwich Village, have a frontage of 70 feet on the avenue, 115 feet on 10th st and 15 feet on Patchin pl. All of the store leases expire next May. The property was acquired by Mr. Winter a couple of weeks ago from the estate of George Chesterman, whose family had owned it more than 40 years.

Another deal by Mr. Rutheiser involves the resale of the 5-sty apartment house with store at the southwest corner of St. Nicholas av and 148th st, on a lot 24.1x100, built on land formerly belonging to Frank Leslie. The sale was negotiated by Mr. Levy, who sold the property recently in connection with Julius Scott for Joseph E. Marx to Mr. Rutheiser.

Quick Turn of West Side Corner

The Mandelbaum & Lewine syndicate of operators resold the two 4-sty brick flats with stores, on a plot 49.8x60, at the northwest corner of Eighth av and 29th st to I. H. Kempner, of the New Amsterdam Realty Co. The sellers acquired the parcels Feb. 2 from the estate of Sarah E. Sands, which had owned them for about 50 years. Negotiations are already under way for a second resale. D. Kempner & Son were the brokers in the recent sale. Considerable activity has developed in this section of Eighth av recently.

Bank Buys Murray St. Holding

As an addition to the site which has been accumulated within recent years by the Importers and Traders National Bank at the south corner of Broadway and Murray st to provide for future expansion, the institution has acquired from Joseph Hilton, the clothier, the 5-sty brick loft building 2½ Murray st, on a lot 12.7x75.2. Wm. H. Whiting & Co. negotiated the sale.

With this purchase the bank controls a plot with a Broadway frontage of 50.11 feet and a frontage of 128.2 feet in Murray st. The sale is recorded.

Resells West End Av. Corner

Benjamin Winter resold the 12-sty elevator apartment house at the southeast corner of West End av and 98th st, and the 3-sty and basement dwelling 770 West End av, which Mr. Winter purchased 2 weeks ago from Rudolph G. Leeds, the tin plate magnate. By a peculiar turn of circumstances the properties by this resale revert to the possession of a branch of the family that built them, as the buyer is Thomas J. McLaughlin. The Gordon Realty Corporation is associated with Mr. McLaughlin in the purchase. Thomas J. McLaughlin & Sons were the builders.

In part payment the buyers gave the 3-sty and basement stone dwelling 115 West 47th st, on a lot 20x100.5, held at \$75,000, and under lease to the Actors Equity Association at an annual rental of about \$6,000. The combined West End avenue properties were held at \$900,000. Julian T. Saxe was the broker. The apartment house occupies a site 91.11x100, and has an annual rent roll of about \$125,000. The dwelling, which protects light and air to the structure, is on a lot 18x100.

Sale on Cathedral Parkway

Nassotto & Lanning sold for the Udell Realty Co. (Bing & Bing) to the newly organized 204 West 110th Street Corporation the 12-sty elevator apartment house, known as the Amherst, on a plot 100x70.11, adjoining the southwest corner of Amsterdam av. It was held at \$525,000. An estate of 42 acres, at Chappaqua, Westchester county, was given in part payment, the latter being valued at \$150,000.

Investors Buy In Cortlandt St.

M. A. Modell & Sons, dealers in men's wear, who occupy the 4-sty brick loft building with stores, 22.5x77.7, at 71 Cortlandt st, adjoining the southeast corner of Washington st, have bought the property from David Magle, Jr. The sale is recorded.

Sells a West Third St. Parcel

The Ocean Beach Realty Corporation, representing clients of Howe, Smith & Sawyer, attorneys, purchased from the Ridgewood Park Realty Co. the 7-sty brick loft building, on plot 45x152.11x irregular, at 37 West 3d st, adjoining the northeast corner of Wooster st. The sale is recorded.

Mahattanville Garage Plot Sold

Nathan Wilson, president of the Occidental Holding Corporation, resold to the Lehigh Concrete Co. the plot of 8 lots on the north side of 133d st, 90 feet east of Broadway and extending through to 134th st, for the erection of a garage. The site measures 85 feet on 133d st, 117 feet on 134th st, and has a total depth of 199.10 feet. A building loan of \$90,000 has been obtained by the purchasers from Jacob Mark.

Site for Apartments Bought

Day & Day sold for Augusta Rosenberg to the Brensam Realty Corporation, Samuel Brenner, president, 118-122 West 58th st, three 4-sty and basement stone dwellings, each on a lot 16.8x100.5. The properties had been in the selling family since 1859. The buyer will reimprove the plot with a 9-sty elevator apartment house of small suites.

Riverside Drive Dwelling Sold

Elbridge Gerry Snow sold through Frederick Zittel & Sons 102 Riverside dr, a 5-sty brick and stone American basement detached dwelling, on a plot 60.5x55.10x13.4x70, at the north corner of 82d st. The buyer will occupy.

Greenwich St. Corner Bought

Samuel Weil bought through William A. White & Sons 362 Greenwich st, southeast corner of Franklin st, a 5-sty brick building, on a lot 18x60. The building will be remodeled.

Another Large Heights Deal

The M. & B. Realty Co., Louis Mondschlein, president, purchased from Ellis Lord 3409-3415 Broadway, two 6-sty apartment houses, on a plot 80x100, between 138th and 139th sts. The houses have accommodations for 32 families and contains stores, some of which are leased to such tenants as Cushman Bakeries and William Oppenheimer Chain Stores. The properties are opposite the new Gotham Theatre. They have not changed hands in the last 12 years. The total rental is about \$40,000 annually and the properties were held at \$250,000. The brokers were Henry & Kleine.

Buy a West 14th Street Parcel

E. Stanton Riker sold for the Union Liberty Co. to the Woodlock Realty & Construction Co. 252 West 14th st, a 4-sty and basement brownstone dwelling, with basement store, on a lot 22x84.6. The structure will be entirely remodeled for business.

Big Resale on Heights

The newly formed Primrose Realty Co., Joseph Lesser president, purchased from the Joe-Hen Realty Co., Joseph Goldfein president, the two 6-sty elevator apartment houses, 715 to 725 West 172d st. The buildings, which have been in the hands of three different owners since last November, were valued at \$550,000 and return an annual rental of approximately \$90,000. Covering a plot 240x97.4, they accommodate 84 families, and were acquired by the present selling company from the Ralf Realty Co., Samuel Wacht, Jr., president, which bought them from the Ecallow Co. The Primrose Realty Co. is represented by Abraham Midonick, attorney, S. Lesser and J. Salzberg being in its directorate.

A City Island Corner Sold

George J. McCaffrey, Jr., sold for the estate of Richard Webber to the Denwood Realty Co. the northwest corner of Bowne st and City Island av, City Island, Bronx, a vacant plot 100x89, for immediate improvement.

Sells a Bronx Block Front

Edward Polak, Inc., sold for Mrs. C. Kirby and Harry Teitler to M. Gluck the vacant plot, 137x85, on the east side of Webster av, from 183d to 184th st.

Sell Brooklyn Block Front

Realty Associates sold through Joseph Stein to the Dobwill Building Corporation the vacant plot, 220x100, on the south side of 48th st, 100 feet east of Eleventh av, Brooklyn, which the purchasers will improve by erecting 2-sty brick semi-detached 2-family houses.

Long Island City Corner Sold.

The unrestricted corner plot, 375x100, at the northeast corner of Harold av and Queens Boulevard, Long Island City, was sold by Judson A. Harrington to a speculator for Samuel Megeath and an up-State syndicate, in three separate transactions. Mr. Harrington has been appointed agent for the re-sale of this corner plot, which is in a section manifesting considerable building activity at this time.

Mortgage Loans

Nehring Bros. placed the following first mortgages: \$166,000 for 5 years on 611 West 127th st; \$55,000 for 3 years on 408-410 West 115th st; \$66,000 for 5 years on 620 West 152d st; \$25,000 for 3 years on 440 East 145th st; \$15,000 for 5 years on 312 West 133d st; \$14,000 for 3 years on 66 East 120th st, all at 6 per cent. per annum.

The Kenmare Realty Co. obtained from the New York Title and Mortgage Co. a building loan of \$130,000 on the property, 100x117, at 196-204 Mulberry st, northeast corner of Kenmare st, now improved with a 6-sty factory building. An additional loan of \$10,000 was also procured from S. & H. Realities, Inc. The erection of a 4-sty garage with stores and showrooms is contemplated.

For the erection of the 6-sty apartment house, 100x89.3, at the northwest corner of Marion av and 194th st, Bronx, the Val-King Corporation obtained a building loan of \$115,000.

New York Title & Mortgage Co. made a building loan of \$110,000, on the northeast corner of Merriam av and 171st st, Bronx, to the Active Development Co., composed of Samuel Katz, Max Rothbart and Louis Slutnik. A 5-sty and basement brick apartment house will be built on the plot.

During the month of January the firm of William A. White & Sons negotiated mortgage loans aggregating \$3,614,000.

Charles B. Van Valen, Inc., obtained a loan of \$117,000 for the Vacuum Cleaner Specialty Co., from the Title Guarantee Trust Co., on 140 West 34th st, a 5-sty and basement mercantile building, on a lot 25x98.9.

Charles B. Van Valen, Inc., negotiated for the 40 West 57th Street Corporation, H. Ke-vorkian, loans aggregating \$295,000 on the 6-sty and basement building at that address. The building occupies a plot 26.6x100.5 and was purchased by the borrower last June. The loans comprise a first of \$169,500; a second of \$100,500, and a third of \$25,000.

The Emigrant Industrial Savings Bank loaned \$172,500 to the Ardnaee Realty Co. on the 6-sty elevator apartment house, 108.4x91.10, at 504 to 506 West 11th st, near Broadway.

A first mortgage loan of \$200,000 at 6 per cent. has been placed with the Irving Savings Bank on the 9-sty elevator apartment house, 57x100, at 116 East 58th st, through Byrne & Bowman.

The Trebhu Realty Co., representing Shubert theatrical interests, obtained a mortgage loan of \$500,000 from the Hudson Trust Co. on the former Central Park Riding Academy property at 926 to 934 Seventh av, now improved with the Al Jolson Theatre, 125x100.

During the month of January Slawson & Hobbs' mortgage department placed mortgage loans totaling \$1,701,500, on the following properties: Southwest corner of 88th st and West End av, a 13-sty apartment house, for Dr. Charles V. Paterno, \$750,000, with S. W. Straus & Co.; on 440 East 123d st, a 6-sty tenement house, for the Press Improvement Corporation, \$15,000; on 504-506 West 111th st, a 6-sty elevator apartment house, for the Ardnaee Realty Co., \$172,500; on the west side of Webb av, 250 feet north of 195th st, Bronx, \$9,000 on a 2-family house, for J. Feldman; on the northeast corner of 109th st and Riverside dr, for the 610 West 110th Street Corporation, Luigi Geribino, president, a building and permanent loan of \$625,000 on a 14-sty apartment house, under construction, on a plot 73.8x140x irregular; on the northwest corner of Prospect Park West and 10th st, Brooklyn, for the Park and 10th Street Construction Co., Inc., a building and permanent loan of \$130,000, on a 6-sty elevator apartment house, to be erected on a plot 92.6x 97.10½.

**Manhattan.
South of 59th Street**

GREENWICH ST.—Steinman & Polak sold to Joseph E. Marx, 737 Greenwich st, a 3-sty and basement brick dwelling, on a lot 19x70. The buyer will alter the structure into stores and lofts.

VAN DAM ST.—Cruikshank Co. sold for the estate of Michael Egan, 10 Van Dam st, a 3-sty and basement frame and brick dwelling, on a lot 25.8x100.1½.

6TH ST.—Katharina Burns sold to Bernard Ershowsky 422 East 6th st, a 5-sty brick tenement house with stores, on a plot 39.4½x97, with 4-sty brick rear tenement houses.

23D ST.—Anna Crawford purchased from the Eisler Builders two 5-sty brick apartment houses on a plot 50x98.9, at 345-347 West 23d st, in the Chelsea district. This property was held at \$80,000.

29TH ST.—Herbert Jacques Morris, in conjunction with Alfred Somborn sold for Abraham Rothstein to Daniel H. Jackson 308-310 East 29th st, a 6-sty brick tenement house with stores, on a plot 41.8x98.9.

57TH ST.—Paul W. Crounce sold for the Poggenburg estate to Eugene C. Worden 415 East 57th st, a 3-sty and basement brownstone dwelling, on a lot 16.8x100.5. The buyer will remodel and occupy the premises.

AV A.—William H. Whiting & Co. sold for the estate of Alexander Schlusel to Dr. Victor Flor-entino 250 Av A, a 5-sty brick tenement house with store, on a lot 25.9x95.6.

FIRST AV.—Thames Building & Contracting Co. sold to Mary Denner 225 First av, a 4-sty brick tenement house with store, on a lot 20x 80.

THIRD AV.—Bernard Freund sold 513 Third av, a 5-sty brownstone tenement house with stores, on a lot 24.8x100.

NINTH AV.—J. Arthur Fischer sold for Catherine G. Knoblock, Louis A. McCormack

and George H. Mundorf, 724 Ninth av, north-east corner of 49th st, a 4-sty brick flat with store, on a lot 24.11½x75. A resale is pending.

North of 59th Street

74TH ST.—John Finck sold for Lena Rueseler 226 East 74th st, a 5-sty brick tenement house with store, on a lot 25x102.2.

76TH ST.—Estate of Benjamin S. Strauss sold through John Finck 194 East 76th st, a 4-sty stone double flat, on a lot 25x102.2.

80TH ST.—John Finck sold for Mary Kelly 229 East 80th st, a 4-sty stone double flat, on a lot 25.1½x102.2, adjoining the Baptist Mission edifice.

87TH ST.—Wood, Dolson Co., Inc., through Charles J. Quinlan sold for the estate of John D. Reynolds the 5-sty American basement dwelling 339 West 87th st, on a lot 18x100, valued at \$40,000. The new owner is "Juliet," a female impersonator in vaudeville, who will occupy the house. A. V. Amy & Co. were the brokers.

90TH ST.—John Finck sold for Arthur Viertel 333 East 90th st, a 5-sty stone double apartment house, on a lot 25x100.8½.

94TH ST.—Frank L. Fisher Co. sold for Chester J. Byrn to H. R. Saunders, for occupancy, 137 East 94th st, a 3-sty and basement stone dwelling, on a lot 16.8x100.8½, adjoining the northwest corner of Lexington av.

Better Light, Better Business

Much of the success of our most prosperous merchants is attributable to better lighting. The store that displays its goods under good light establishes confidence in the quality of its wares. Customers are able to see, without eye strain or effort, what they are purchasing.

Better Light in the store is a prerequisite of Better Business. It benefits the merchant as much as it does the customer. Merchandise, irrespective of merit, cannot be shown to advantage unless lighting is correctly distributed and properly diffused.

The psychological influence of good lighting is marked. Employee alertness is maintained. Cheerfulness, affecting both the customer and the sales force, is encouraged. Purchasing desire and sales instincts are heightened. The very atmosphere is permeated with inviting hospitality.

Avoid glare as you would darkness. It is irritating, tiring and blinding to the sensitiveness of the eye. Distribute and diffuse your light correctly with scientifically constructed fixtures. The results will be more profitable to you in sales value, display of merchandise, employee efficiency, general appearance and perhaps even in the consumption of electric current.

Our representatives or those of any lighting fixture or electrical dealer's store will be glad to render advice and assistance in any store lighting problem you may wish to solve.

The United Electric Light and Power Co.

130 East 15th St., New York.

CO-OPERATION OF RELIABLE BROKERS INVITED OFFERED

12-Story Hotel—20's, near 5th Ave. (S.)
6-Story Fireproof Bldg., B'way, Auto sec. (B-S.)
8,500 sq. ft. Mfg. Loft; B'way, Up. 30's (B.)
20,000 sq. ft. Mfg. Loft; B'way, 14th St. sec. (B.)
Group Institutional Bldgs., East Side (S-E.)

WANTED

Small Office Building, S. 59th St. (B-L.)
20,000 sq. ft. Factory; 14-72, East Side (B-L.)
Plot on R.R.; Bklyn. or L. I. City (B.)
Large Low Buildings, East or West Side (B-L.)
Large Hotel Ballroom, Midtown (L.)

AMERICAN BUREAU OF REAL ESTATE

All About Real Estate Everything—Everywhere

Modern 入租買賣 System

18-20 W. 34th St. (Astor-Court Bldg.), New York

Telephone 0398-0397 Pennsylvania

Explanation: B—Buy; L—Lease; R—Rent;

S—Sell; E—Exchange.

(See Previous Weekly Ads.)

MAX N. NATANSON

BUYS AND SELLS
IMPROVED
MANHATTAN
PROPERTY

170 BROADWAY

Suite 915-919

Cortlandt 7637-7638

BEYOND THE PALE

A widow decided to put all her savings into a home on restricted property in the suburbs. The house was almost built when it was found to project beyond the restricted line. The savings bank refused the promised mortgage and the unfortunate widow may lose her mite. Our examination and survey will save you from such mishap.

LAWYERS TITLE & TRUST CO.

160 Broadway, New York
188 Montague Street, Brooklyn
44 Court Street, Brooklyn

367 Fulton Street, Jamaica, N. Y.
383 East 149th Street, New York
1354 Broadway, Brooklyn

160 Main Street, White Plains, N. Y.

NIEWENHOUS COMPANY, INC.

We specialize in Financing, Planning and Erecting Legitimate Building Operations on a 60% Loan Basis.

Commission Moderate. 316-318 East 161st Street
Telephone: Melrose 1694-1695 New York City

LARGE OFFICE WANTED

For occupancy February 1, 1923, 18,000 to 24,000 feet floor space, between 14th and 59th Streets, 4th and 7th Avenues. Single floor preferred. State rental and full particulars.

H. A. S., Care Record & Guide.

102D ST.—Butler & Baldwin resold for a client to Robert K. Osborn 113-115 West 102d st, a 6-sty brick tenement house, on a plot 45.10x100.11.

105TH ST.—James H. Cruikshank bought from Anna A. M. Dennerlein, of Mt. Kisco, N. Y., the 2-sty and basement brownstone dwelling, 218 East 105th st, on a lot 16.6x100.11. Harry Sugarman was the broker.

108TH ST.—Isaac Baker sold to Louis Watkin 81 East 108th st, a 4-sty and basement stone dwelling, on a lot 17x80.10.

108TH ST.—Rau estate sold 319 West 108th st, a 5-sty brick American basement dwelling, on a lot 18x100.11, two doors west of Broadway.

113TH ST.—Charles A. Tucker sold to Jacob W. Birshon, 60 East 113th st, a 5-sty brownstone flat with stores, on a lot 25x100.11.

115TH ST.—Hudson P. Rose Co. bought from Caroline A. Lane 420 East 115th st, a 4-sty brick tenement house with stores, on a lot 25x100.11.

115TH ST.—Onofrio Miceli sold for a client 155 East 115th st, a 3-sty and basement brick dwelling, on a lot 13.4x100.11.

117TH ST.—Samuel Soroka sold to Joseph Kleinrock and Sidney Strassburg 235-237 East 117th st, a 6-sty brick tenement house with stores, on a plot 50x100.11.

120TH ST.—Onofrio Miceli sold for a client 100-102 East 120th st, two 4-sty brick tenement houses, each on a lot 18x72, near Park av.

126TH ST.—Charlotte Realty Corporation bought from John Gruber 207 East 126th st, a 3-sty factory building with garage, on a plot 32x99.11.

127TH ST.—Mrs. Anna McGuire sold 205 East 127th st, a 4-sty brick flat with store, on a lot 25x49.11, adjoining the northeast corner of Third av.

130TH ST.—Ernest T. Bower sold for the estate of Sarah C. Abrams 146 West 130th st, a 3-sty and basement stone dwelling, on a lot 18.4x99.11.

132D ST.—Fitzgerald Morris sold to Robert Hurry 144 West 132d st, a 3-sty and basement stone dwelling, on a lot 14.8x99.11.

134TH ST.—Nehring Bros. resold for Joseph Shenk 511 West 134th st, a 5-sty brick apartment house, on a plot 39.3x99.11.

177TH ST.—Isaac Lowenthal and William Prager, represented by Lind & Pfeiffer, resold through Charles Goldberg and James E. Barry the two 5-sty apartment houses 605 to 609 West 177th st, each on a plot 50x90. The houses adjoin the northwest corner of St. Nicholas av and were held at \$80,000 each. They house 40 families. The sellers purchased the property in December from the Schaeffler estate.

BROADWAY.—Charles F. Noyes Co. sold to Daniel B. Freedman for S. G. Granville Beals, executor, the 4-sty brick flat with store, on a lot 20x85, at 5222 Broadway, Marble Hill.

FIRST AV.—Alexander P. Knapp sold to George A. Cohan 2126 First av, a 6-sty brick tenement house with stores, on a plot 37.6x95.

FIRST AV.—John Finck sold for the estate of Mary F. Larkin 1697 First av, southwest corner of 88th st, a 5-sty brick tenement house with store, on a lot 25.2½x100.

LEXINGTON AV.—Joseph S. Guthorn sold to the Conwall Corporation the 2-sty building, on a plot 65x100.11, at the northwest corner of Lexington av and 120th st.

RIVERSIDE DR.—The 4-sty and basement stone dwelling 97 Riverside dr, on a lot 21.4x71.4½, has been sold by William H. and Henrietta Gentzlinger to Pauline G. Haywood and H. W. Gentzlinger.

SECOND AV.—Conrad Ludwig sold to Gottfried Eschler 1573 Second av, a 4-sty brick tenement house with store on a lot 19.1x61.8.

SECOND AV.—Onofrio Miceli sold for a client 2216 Second av, a 4-sty stone tenement house with store, on a lot 20x80, adjoining the southeast corner of 114th st.

ST. NICHOLAS AV.—Slawson & Hobbs sold for Joseph E. Marx, 1466-1468 St. Nicholas av, adjoining the southeast corner of 184th st, two 4-sty brick apartment houses with stores, on a plot 50x100.

THIRD AV.—Giebler estate sold through John Finck 1221 Third av, a 4-sty stone tenement house, on a lot 16.8x110.

VERMILYEA AV.—Charles S. Kohler, Inc., sold for Clara Beck 125 Vermilyea av, a 5-sty walk-up apartment house, on a lot 25x150.

WADSWORTH AV.—Nehring Bros. resold for a client the southeast corner of Wadsworth av and 179th st, a 5-sty brick apartment house, on a plot 45x100 and housing 20 families.

Bronx

KELLY ST.—Louis Gold & Co. resold to the Weingold Realty & Construction Co., of Brooklyn, the southwest corner of Kelly and 167th sts, a vacant plot 90x75, which the buyer will improve with a taxpayer containing 10 stores.

138TH ST.—Benjamin Englander sold for Harry Goodstein to the Bryant Avenue Realty Co., 635 East 138th st, a 5-sty and basement apartment house, on a plot 37.6x100. It is the last of a row of six similar buildings to be sold.

139TH ST.—Belwood Realty Corporation sold through B. Schildhaus to Samuel Erdheim and Jacob Drach 534 East 139th st, a 6-sty and basement brick apartment house, on a plot 37.5x100.

165TH ST.—B. Schildhaus sold for the 161st Street Realty Co. to Barnett Printzman 659 East 165th st, a 5-sty and basement brick apartment house, on a plot 37.5x100.4.

187TH ST.—G. Tuoti & Co. sold for M. Fein, 576 East 187th st, southeast corner of Hoffman st, a 5-sty brick apartment house with stores, on a plot 34x90.

200TH ST.—Edward Polak, Inc., sold for M. Meisel to Isidor Greenberg, 381 East 200th st (Bedford Park boulevard) a 3-sty brick flat with store, on a lot 18.9x75, adjoining the southeast corner of Decatur av.

BEAUMONT AV.—Schwab & Co. sold for the Edwardus Co., Inc., the vacant plot 50x144, on Beaumont av, running through to Cambreling av, 100 feet south of 189th st, to a builder who will improve same for business uses.

BOSTON RD.—Armstrong Bros. sold for a client to Louis Gold & Co., Inc. the plot, 65x164, on the northwest side of Boston rd, 113 feet northwest of East 167th st. Two frame detached dwellings are on the plot and they will be supplanted with 5 stores.

BROOK AV.—B. Schildhaus sold for Harry Lichtenstein to Ida Green 421 Brook av, a 5-sty brick apartment house with stores, on a lot 24.9x90.

CROTONA AV.—Mrs. Annie E. Neville sold through Edward Polak, Inc., to the Hesu Real Estate Co. the vacant plot, 50x70, on the east side of Crotona av, 150 feet south of Tremont av.

FORDHAM RD.—Nathan Wilson, operator, resold to a client the plot of over 5 lots on the south side of Fordham rd, between Davidson and Grand avs. It has a 28-foot frontage on Fordham rd, running through and having a 104 foot frontage on Davidson av. The purchaser will improve the Fordham rd side with stores and a business building, and the Davidson av side will be improved with stores.

JEROME AV.—Rosa Napoli sold to William Liebowitz the southwest corner of Jerome av and 169th st, a 5-sty apartment house, on a plot 45 x100.

NELSON AV.—Bronx Community Corporation, John J. Tully, president, purchased the southwest corner of Nelson av and Featherbed la, a vacant plot 49x120, which the buyer will improve with stores.

OGDEN AV.—Nehring Bros. sold for Mary Soeller 1380-1382 Ogden av, a 5-sty and basement brick apartment house, on a plot 50x110.5 and housing 25 families. It is the first sale of the property in 5 years.

PROSPECT AV.—Rubin Birnbach sold through B. Schildhaus to J. Lashinski 603-605 Prospect av, a 5-sty brick apartment house with stores, known as The Blanche, on a plot 37.6x100, adjoining the southwest corner of 151st et.

STEBBINS AV.—Tillie Fein sold through B. Schildhaus to Samuel Katz and Isaac Drobitch 1270-1272 Stebbins av, a 5-sty and basement brick apartment house, on a plot 50x122.9.

TREMONT AV.—Barnett & Smith sold for a client 25 East Tremont av, adjoining the northwest corner of Walton av, a 3-sty frame flat with store, on a lot 25x98.7.

WASHINGTON AV.—B. Schildhaus sold for the Tiffany Realty Corporation to Ida Levine, Barnard Cohen and Samuel Krivet 1647 Washington av, a 5-sty and basement brick apartment house, on a plot 40x140.

WEBSTER AV.—J. L. & R. W. Davis sold for Edward Robitzek the plot, 100x100, at the northeast corner of Webster av and 180th st for improvement with a garage.

WILLIS AV.—Stebbins Realty Co. sold through Kurz & Uren to the Dodge Realty Co., A. Miller, president, 449-457 Willis av, a 5-sty brick flat with store and old frame buildings, all on a plot 62.5x107.7. The site will be re-improved with a business building.

Brooklyn

MONTGOMERY ST.—Realty Associates sold to Gordon & Halperin the vacant plot, 200x100, on the south side of Montgomery st, from Stoddard pl to Ludlam pl, in the Crown Heights section, which the purchasers will immediately improve by erecting two-family semi-detached brick houses, with driveways and private garages.

2D ST.—E. R. Ruwe sold to a buyer, for occupancy, 600 2d st, on the Park Slope, a 3-sty and basement stone dwelling, on a lot 20x100.

PROSPECT PARK WEST.—Duross Co. sold

for Richard Fitzpatrick 278 Prospect Park West, a 4-sty brick apartment house with stores. The buyer is Gaspar Morice, a store tenant.

EAST 39TH ST.—Knox Realty Co. sold for James Weild to a buyer, for occupancy, 342 East 39th st, a detached frame and stucco dwelling, in course of construction.

LINCOLN PL.—Estelle Smith sold 127 Lincoln pl, a 3-sty and basement stone dwelling, on a lot 20x100.

LINCOLN PL.—Realty Associates sold to Elite Builders, Inc., the vacant plot, 30x100, on the north side of Lincoln pl, 545 feet east of Underhill av, which the purchasers will improve with a brick 2-family house with garage.

NEW UTRECHT AV.—Meister Builders, Inc., bought from Anna Crawford 7407-7411 New Utrecht av, two 3-sty brick business buildings, on a plot 44x199x irregular. Minnie Cohen was the broker.

OVINGTON AV.—William P. Jones sold for the Marpleck Land Corporation to Antonio de Falco the plot, 47.6x100, on the north side of Ovington av, 180 ft west of Tenth av.

WESTMINSTER RD.—Bulkley & Horton Co. sold for Mrs. Josephine Gross to a buyer, for occupancy, 423 Westminster rd, a detached 2-family house.

Queens

EDGEWARE.—Lewis H. May Co. sold for Bernard Gottehrer 20 lots on the north side of McKinley av, adjoining the Long Island Railroad, at Edgemere, to Barney Goldberg, who will immediately erect apartment houses with stores, for occupancy May 1, 1922.

EDGEWARE.—The Lewis H. May Co. sold for Everett, Heaney & Lawrence the northeast corner of Far Rockaway Blvd and Beach 37th st, Edgemere, a plot 175x117, to Oscar Mandel, who will improve the plot with apartment houses with stores.

FAR ROCKAWAY.—The Lewis H. May Co. sold for A. E. Kornfeld two plots of lots at Watjean Hill, Wave Crest, Far Rockaway, to Abraham Tannenbaum, who will improve the plots with all year houses.

FLUSHING.—Halleran Agency sold for the estate of Charles Seton Post to the Bowne Realty Co., W. W. Smith, president, the old Post homestead, at the southwest corner of Bowne av and Washington st, with a frontage on Lincoln st, Flushing. The plot fronts 270 feet on Bowne av, and a frontage of 150 feet each on Washington and Lincoln sts. It was owned by the Post family for 50 years. The house will be razed and four 4-sty double apartment houses will be built on the tract.

The buildings will be ready for occupancy October 1, next.

FLUSHING.—Halleran Agency sold for Caroline Hicks and Elizabeth Bell to Theodore M. Lay, Inc., the vacant plot, 43x129, on the east side of Whitestone av, between Chestnut st and Mitchell av, Flushing. The buyer will immediately improve the plot with 2-family houses to contain 6 rooms and bath on each floor.

JACKSON HEIGHTS.—Gordon Paterson, district manager for the Carbic Mfg. Co., of Duluth, Minn., who, during the World War had charge of the U. S. Shipping Board work at Duluth, has purchased a co-operative apartment at 143 23d st, Jackson Heights.

RECENT LEASES.

Notable Uptown Leasehold

The Prudence-Bonds Corporation, having outgrown its present quarters at 31 Nassau st, has, through Brown, Wheelock & Co., closed a long term lease of the Charles & Co. property, southeast corner Madison av and 43d st, where it will construct a suitable building to house its expanding business. William H. Beam, attorney, represented the Charles interests, and Stoddard & Mark acted for the Prudence Bonds Corporation.

The plot, now occupied by a group of three buildings, has a frontage on Madison av of 66.8 feet and of 100 feet on 43d st, the rest of the Madison av block to 42d st being occupied by the Winchester-Liggett Building. The lease involves a gross rental of \$7,000,000 for a period of 63 years, in three terms of 21 years each. The location selected for the future expansion of the Prudence-Bonds Corporation is in the heart of the new uptown financial district.

According to plans prepared by Severance & Van Alen, architects, the Prudence building will be 14 stories and of Roman classic design, constructed of steel with granite base and marble facade finished with bronze on the street level and banking floor 11 feet above. In architectural design and arrangement these floors will be a near replica of the Bankers Trust Company Building, corner of Fifth av and 42d st. Shops with show windows of bronze and marble will front on the street level, two of these on Madison av and five on 43d st.

Entrance to the main building will be on Madison av through antique bronze doors opening into a spacious marble corridor 16 feet wide serving the elevators, and from which a grand stairway 10 feet wide of Italian Travertine marble will lead to the banking floor. This

BURNALL FUEL SAVER

Cuts Coal Bills 25 to 40%

We will install a BURNALL on any low pressure heating plant, hot air furnace, or hot water heater, with a positive guarantee to save you at least 25% of your coal.

We will make the installation at our own expense, and if we fail to prove our claim to you, we will remove the BURNALL and replace the plant to its original condition without cost. The work is done without any inconvenience to the occupants of the building, and without changing your plant.

Among our clients are:

New York City—Columbia Trust Co.; Corn Exchange Bank (20 branches); Farmers Loan & Trust Co.; Joseph Shenk (over 70 Burnalls in apartment houses); J. L. Mott Iron Works; United Cigar Stores Co.; Colonial Hotel; Penn Post Hotel; Kips Bay Boys House; Childrens Aid Society; Jefferson Market Court.

Brooklyn—Mechanics Bank; Peoples Trust Co.; N. Y. & Queens Electric Light & Power Co.; Brooklyn Police Dept.; Brooklyn Fire Dept.; D. Price & Co.; B. R. T. Co.; Borden Milk Co.; Brooklyn Citizen Bldg.; Second Church of Christ Scientist; Prospect Heights Presbyterian Church, and thousands of others.

Phone or drop us a line and we will be glad to have our man call and inspect your plant, or give you any further information you may desire.

ROYAL BURNALL FUEL SAVER, INC.

140 NASSAU STREET

Covers 27 States

— DODGE REPORT SERVICE — Established January 1, 1892

Sound Business Planning

Those organizations which came through the year 1921 with a fair measure of prosperity were the ones which had accurate advance information for their guidance through the shoals of business depression.

Business is on the upward turn, but in the development of the new era of prosperity sound business information is needed every day.

Dodge Construction Reports are used for anticipating production requirements, establishing sales quotas, maintaining live mailing lists of prospects, intelligent direction of salesmen's efforts, follow-up of sales opportunities.

Business planning based on Dodge Reports is the solution of your present problems.

THE F. W. DODGE COMPANY

Have your stenographer fill out this form and mail to our New York office

WE ARE NOT OBLIGATED BY MAILING THIS FORM

THE F. W. DODGE CO.1922

Gentlemen:—We are interested in learning more about your Daily Construction Report Service for the increasing of sales in our line of business.

We operate in the following states:.....

.....

Name.....

Address.....

Business.....

Offices of

The F. W. Dodge Company

Boston - - - - 47 Franklin Street
 New York - - - 119 West 40th Street
 Buffalo - - - 409 Niagara Life Building
 Philadelphia - - 1821 Chestnut Street
 Pittsburgh - - - Bessemer Building
 Cleveland - 920 Citizens Bank Building
 Cincinnati - - - 301 Gerke Building
 Detroit - - - 860 Penobscot Building
 Chicago - - - 131 No. Franklin Street
 St. Louis - 600 Title Guaranty Building
 Minneapolis - 407 South Fourth Street

floor will be constructed of marble, with a 20-foot ceiling of Roman classic design, incorporating an indirect lighting system. An artistic screen of marble and statuary bronze will inclose the banking space.

According to the construction plans, the new building will incorporate the frame of the Charles & Co. 12-story building on the corner, involving a change of facade from brick to marble, a lifting of the cornice and a general rearrangement of architectural features. The building will be completed and ready for occupancy on or before October, 1923.

Charles & Co. will at once erect a 7-story building, designed for their exclusive use, at 43-50 East 43d st, a part of their present location. This is the site of the original Charles store of 51 years ago on this block. For many years they were the tenants of Joseph Milbank in a large store running through to 42d st, which was between the plots owned by Charles & Co. When the Milbank property was improved with the new Winchester-Liggett building the Charles properties became separated, so that it was necessary for them to operate two distinct stores on the same block. This also made it necessary for them to secure another property in order to handle their business. With this end in view they bought 106-108 East 41st st, which is used for a warehouse, assemblage of orders, and delivery.

The new building will eliminate a great deal of congestion and expensive duplication, and will provide more adequate facilities for customers, as all details of construction will be worked out with this end in view. It will also connect with a Charles & Co. store on Vanderbilt av, directly across from the Grand Central Terminal.

The business was established in 1848 in Delancy st, when that was a fine residential neighborhood. In 1860, it was moved to 28th st and Fourth av, which was then at its height as a residential section, and in 1871 it moved to 43-50 East 43d st, and later expanded to include the corner of Madison av and 43d st, where it has grown to its present importance, this location having been unusually well suited for the development of out of town as well as city business.

Scheier Leases Seventh Ave. Corner

John H. Scheier, architect and real estate investor, has leased from the owner, for a long term of years, the new 4-story building at the southwest corner of Seventh av and 49th st. in the heart of the motion picture, office building and amusement district. The aggregate rental to be paid during the term of the lease, 21 years with renewals, is approximately \$600,000.

The building contains a large store and basement, with an entrance into the B. R. T. Broadway subway station at 49th st. The upper floors are laid out as lofts. Mr. Scheier will immediately alter the building to contain a number of ground floor and basement stores, while the upper floors will be remodeled into offices and a large roof sign erected. Frederick Fox & Co. were the brokers.

A Lease That Smacks of the Sea

William A. White & Sons leased for Amos D. Carver to the Independent Wireless Telegraph Co., for a term of years, the 4th and 6th floors and Pent House at 35 Water st. This is the first lease made on this building, which was recently completed. The Independent Wireless Telegraph Co. is one of the prominent radio companies and is represented by branches in all parts of the world. In moving to Water st, the company is consolidating its various branches now at 42 Broadway, 18 Murray st, 6 West 48th st and Port Chester, N. Y., and is locating in the shipping district where it will be in closer touch with all the docks and steamship offices.

The premises just leased will be used for executive offices and the installation of powerful sending and receiving apparatus, both for wireless telegraph and wireless telephone; for the accommodation of ship owners there will be carried on the premises radio parts and supplies. On the roof of the building is being installed a complete wireless station (telephone Broad 6500) for communication with vessels at sea. The station will be open continuously.

It is interesting to note that only 90 years ago the first system of communication with ships at sea was operated in connection with Holt's Hotel at the southwest corner of Fulton and Water sts. The proprietor of that hostelry arranged to receive news of incoming vessels by means of flag signals sent in relays from Sandy Hook to Staten Island and thence to Governor's Island, from which point the news was wigwagged to the cupola of Holt's Hotel, which was the gathering place for men of the navy and shipping merchants.

Long Lease to Restaurateur

As a result of the relocation of the millinery trade uptown, Arnold Schliefer leased, for 12 years, the store and basement, 34x100, at 43-50 West 36th st and will open it as a restaurant on the plan of his establishment at 603 Broadway. Mr. Schliefer formerly operated the restaurant of the Aberdeen. The new lease was made by Cross & Brown Co. and is for a gross rental of more than \$125,000.

Long Lease Near Fifth Avenue

Clyde Martin and Sterling Martin leased to Joseph E. Marx for a term of 31 years at an aggregate rental of about \$300,000 the 5-story dwelling 42 West 50th st, on lot 20x100. It will be altered for business.

Leases in Hanover Square Section

Charles F. Noyes Co. leased for W. R. Grace & Co. the entire 3d floor in the Grace Building, 3-13 Hanover sq, to Sorenson & Neilson, now located at Maiden la and South st, for a long term of years, at a rental of about \$18,000 per annum. It is the most important lease negotiated for some time in the Hanover sq district. The Noyes Co. also rented the easterly portion of the 6th floor in the Terminal Warehouse Building, 25 South William st, to J. W. Jay & Co. at an aggregate rental of about \$25,000.

New Downtown Post Office Space

William A. White & Sons leased for the National Surety Co. to the Federal Government the entire ground floor and part of the 2d floor of the building in course of construction, by the lessor, on the Washington st block front from Albany to Carlisle st. The space will be used as a sub-distributing station. It is understood that the object is to promote better service in the westerly financial district, and to relieve the congested conditions existing in the Wall st sub-station at Pine and Pearl sts and Station P, in the Custom House.

China Firms Go Northward

Maddock & Miller and Herman C. Krupper, two of the largest importers of china, for many years located on Murray st, leased, for a long term of years, with a renewal privilege, the 6-story building, 39-41 West 23d st, extending through to 20 West 24th st, from Sheppard Knapp's Sons Co., Inc., who were compelled by the moving of the furniture district to locate uptown. The new tenants will occupy a large portion of the building and will sublease the balance for showroom space to representative dealers in china and glassware, after extensive alterations are made. The lease was negotiated by Cross & Brown Co., who have been appointed agents of the building.

Express Company Leases Space

The American Express Co. leased the entire 12th floor, comprising approximately 12,000 square feet, in 65 Broadway to the Asiatic Petroleum Company of New York, Ltd., for a long term of years at a gross rental of about \$600,000. Charles R. Hinerman was the broker.

Applications wanted for

First Mortgage Loans

(Building and Permanent)

Amounts from \$100,000 up on improved property in Greater New York.

(Send full details)

The PRUDENCE COMPANY, Inc.

162 Remsen Street

Brooklyn

An Opportunity For Real Estate Salesmen

We will make a liberal arrangement with really high grade men who can place contracts for a fuel saver sold with a positive guarantee to save 25% in coal, and now endorsed by banks and hundreds of users in Greater New York. For particulars apply

ROYAL BURNALL FUEL SAVER, Inc.

140 NASSAU STREET NEW YORK

MRS. GERRIT SMITH

Member Real Estate Board of New York

42 EAST 40th STREET

CITY DEPARTMENT

APARTMENTS AND HOUSES

SOUND SHORE PROPERTY A SPECIALTY

MONEY TO LOAN

on-Mortgages

Building Alterations

Leaseholds

Building Loans

BROKERS PROTECTED



Sterling Mortgage Company Inc.

135 Broadway, New York

TELEPHONE RECTOR 1228-3447

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 25c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

SITUATION OPEN

For experienced broker in well known real estate company specializing in business property in Grand Central Zone. Box 864, Record & Guide.

SITUATIONS WANTED

Contractor's Assistant wishes to connect with contractor who needs help in soliciting business, preparing estimates, handling business arrangements, following up work. American, 28, hustling, thorough worker. Technical education tempered by broad experience. Box 861, Record & Guide.

Reliable man wants position with firm, corporation, individual owner to take charge of

property, supervise repairs, collection rents and accounting; excellent references and bond furnished. Box 862 Record & Guide.

Engineer-Architect, good appearance, long experience, wishes position as superintendent and representative with contracting firm, salary expected reasonable. George Muller, 1526 No. 5th Street, Philadelphia, Pa.

WANTS AND OFFERS

PARTNER WANTED

Young man, many years' experience real estate business and a good business getter, wants to join partnership with firm that wants to build up their business, or may buy out business. Box 863, Record & Guide.

Philip A. Payton, Jr., Company

REAL ESTATE AGENTS AND BROKERS

New York's Pioneer Negro
Real Estate Agents

127 West 141st Street

Between Lenox and Seventh Avenues
Telephone: Audubon 0945

Member Brooklyn Real Estate Board
Money to Loan on First Mortgage

Joseph T. McMahon

REAL ESTATE and
MORTGAGE LOANS

188 and 190 MONTAGUE STREET
BROOKLYN
Main 0634

SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

East 34th St. Corner Leased

The newly formed Jacobs-Murray Realty Co. (Jacob and Lillian Jacobs and Murray and Anna Friedman) leased 122-128 East 34th st, south-west corner of Lexington av, three 7-sty elevator apartment houses, for two years and 7 months at an annual rental of \$65,000. The properties measure 117.6 feet on the avenue and 141 feet on the street. Irving G. Warshaw, attorney, represented the new company.

Fine Apartment Leased on Plans

Worthington Whitehouse leased to Marcus Daly, from the plans, a large special apartment in the building being erected by J. E. R. Carpenter on the southeast corner of Fifth av and 73d st, and known as 920 Fifth av. The structure, occupying a site 77.2x130, will have 26 apartments, two on each floor, and is scheduled for completion in October, 1922. The announcement has special interest in connection with the recent ruling of the Board of Estimate to restrict building on Fifth av, between 60th and 95th sts to 75 feet, as this is one of the last houses of this type which can be erected in the restricted zone.

J. K. Moors leased for Dr. A. E. Bieser, for a term of years, 312 West 58th st, a 4-sty and basement stone dwelling, adjoining the Hotel Traymore; and leased for Dr. Henry Moeller, for a term of years, the four 4-sty and basement dwellings 340-346 West 58th st.

Some Downtown Loft Leases.

Charles G. Edwards Co. leased for clients the store and basement in 87 Franklin st to S. E. Rains Co.; space in 170 Fifth av to S. Bach, Grisman & Malina and Adams & Co.; the 5-sty stone loft building 34 Greene st to the Borough Paper Co.; space in 425 Fifth av to Roberts & Burns; floor in 27-9 West 4th st to the Empire Tip Co.; 3d floor in 63 Leonard st and 4th floor in 85 Leonard st to M. Koblenzer & Son; 2d floor in 87-89 Leonard st to the Caesar Mills, Inc.; space in 66-72 Leonard st to the Economy Mercantile Co., Joseph Artau, Cecil Colcord, William H. Lawrence and H.

Sodwekson & Co., Inc.; and the 1st loft in 78 Franklin st to the Rugby Blouse Co.

Yorkville Corner Leased

George Ehret leased the two old frame buildings at the northeast corner of Third av and 86th st to the United Cigar Stores Co., which announces that it will improve the site with an office building. The lease is for a term of 21 years, with a renewal privilege. The net rental will amount to about \$500,000. Occupying a plot 50 feet on the avenue by 100 feet on the street, these buildings have been in existence for about 50 years.

Leases Large Downtown Store

James S. Anderson & Co. leased to the Silver Stationery Co., Harry Levy, president, for the Fulton Street Leasing Corporation, the large store at 116 Fulton st, for a term of years. After extensive alterations Mr. Levy will remove his retail stationery business, at present in 70 Fulton st, to the new location.

Strategic Brooklyn Point Leased

Tankos, Smith & Co., in conjunction with J. Gralla, leased for the Schulte Cigar Stores Co., to David Brill, for a long term of years, at a rental aggregating approximately \$75,000, the entire building 245-249 Flatbush av, at the junction of Bergen st and Sixth av. The B. R. T. subway station entrance is on the property and the corner is an important surface transfer point. The lessee will make alterations and improvements. The new Brooklyn Police Headquarters will be built on a nearby Bergen st corner.

ADAMS & CO. leased for Julius Libman the 2d and 3d floors, containing 20,000 square feet, at 48-56 West 38th st, to Heinsheimer Bros., importers and commission merchants, for a term of years, at an aggregate rental of \$125,000. The lease commences February 1, 1923, and the new rental is more than 100 per cent. increase over the present rental. Heinsheimer Bros. have been located at 621 Broadway for the last 27 years.

MEMBERS REAL ESTATE BOARD OF NEW YORK

ADAMS & CO., INC.

Real Estate
170 5TH AVE. Tel. Gramercy 3854
SPECIALIST IN BUSINESS PROPERTY

ALEXANDER BALTER

REAL ESTATE & INSURANCE
Management of Property a Specialty
152 W. 42nd St., Knickerbocker Bldg. Bryant 2042-3

BAUER, MILBANK & MOLLOY, INC.

REAL ESTATE

51 East 42nd Street Murray Hill 1936

CUSHMAN & WAKEFIELD, INC.

RENTING AND MANAGEMENT OF
BUSINESS BUILDINGS
50 EAST 42d ST. Murray Hill 7820

BILTMORE REALTY CORPORATION
REAL ESTATE—COMMERCIAL LEASING
MANAGEMENT
TIMES BUILDING PHONE: BRYANT 6868-6869

ALFRED P. COBURN

Real Estate—Appraisals—Insurance
Management of Estate a Specialty
159 W. 72nd St. Phones: Columbus 4256-2548

CUSACK COMPANY

Real Estate and Insurance Brokers
Specialists in West Side Properties
176 WEST 72nd STREET
Telephones: Columbus 6947-8179

CHAS. A. DUBOIS

REAL ESTATE
3551 BROADWAY
At 146th St. Established 1894

DUNLAP & LLOYD

INCORPORATED
Real Estate—Insurance
80 GROVE STREET Phone Spring 5518

ROYAL SCOTT GULDEN

REAL ESTATE, FIFTH AVE. SECTION
680 FIFTH AVENUE Phone: Circle 8315

CHARLES G. KELLER

Real Estate and Insurance
109 WEST 23RD STREET
Watkins 5336

ALBERT E. KELLY

Successor to Fredk. A. Booth
REAL ESTATE AND INSURANCE
50 Union Square Tel. Stuyvesant 1125

T. H. KELLEY

Specialist in Fordham Heights Property
158 East 188th St., at Grand Concourse
Phone: Fordham 2509

J. P. & L. A. KISSLING

Sales—Management—Appraisals
896 8TH AVE., NEAR 54TH ST.
Established 1870 Circle 0591 to 5

H. C. KOPP & COMPANY

Specialists in Retail Store Locations
MANAGEMENT and BROKERAGE
402 Madison Avenue Vanderbilt 4900

ROBERT LEVERS

Real Estate—Insurance
THE KNICKERBOCKER, 152 West 42nd Street
Uptown Office: 376 Lenox Avenue. Phone Connections.

HIRAM RINALDO

Specializing in the Sale and Leasing of
East Side Property
230 GRAND ST. Bowery Bank Bldg.

GEORGE S. RUNK

REAL ESTATE BROKER
Mortgage Loans—Management
1252 LEXINGTON AVENUE

SCHINDLER & LIEBLER

Real Estate and Insurance
Rhinelander 6122 1393 THIRD AVE., at 79th St.

SEAMAN & PENDERGAST

RENTALS—SALES—MANAGEMENT
RESIDENTIAL PROPERTIES
542 FIFTH AVENUE Vanderbilt 1389

Manhattan Office
1 WEST 125TH STREET
Tel. Harlem 8400

Bronx Office
1972 JEROME AVENUE
Tel. Connection

SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE
Successors to
SHAW & CO.

MALCOLM E. SMITH, INC.

Real Estate Agents and Brokers
185 MADISON AVE. Vanderbilt 7393

COMMERCIAL PROPERTY MANAGEMENT

Rentals—Sales—Appraisals
Insurance

Spears & Lee
REAL ESTATE

840 BROADWAY NEW YORK
Stuyvesant 0627

JACOB J. TABOLT

REAL ESTATE
558 EIGHTH AVE. Phone:
Above 37th St. Fits Roy 1366

WHITNEY-FOSTER CORP.

Real Estate Administrator
150 WEST 72nd ST. Columbus 6409

ALBERT B. ASHFORTH, INC., leased space at 127-129 West 24th st. for a term of years, for the 127-129 West 24th Street Corporation, E. F. Feickert, president, to the G. A. Bernheimer Co., Inc.

W. F. BRUNNER leased for M. Ochs a store at 92d st and the Boulevard, Rockaway Beach, to James Butler, Inc., for a term of 3 years at an aggregate rental of \$5,000.

BUTLER & BALDWIN, INC. leased for a client to John P. Mahoney the store and basement in 159 East 33d st. for a term of 10 years.

BUTLER & BALDWIN, INC., leased for William Goldstone the store in 62 West 47th st to Miss Manning, for a term of years.

EDMOND M. BRENNAN, INC., leased the George M. Cohan dwelling, 41 West 86th st, to a client of Slawson & Hobbs, and the parlor floor in 223 East 60th st to Charlotte Fairchild, Inc.

THEODORE ROGERS BRILL leased for the Marshall O. Roberts estate the store in 41 West 28th st to Jacob Schwartz; for the J. C. Buildings, Inc., lofts in 470 Sixth av to Gerba & Youngstrom, Tesler Bros. and Fleishman Bros.; in 49 West 28th st lofts to Kreitman & Telles, Strimban, Inc., Shapiro, Sanberg & Eisenberg and N. Tierler; in 51 West 28th st lofts to Peltz & Cohan, M. Ginsberg and S. Zweibach; in 53 West 28th st floors to Kline & Schechter and L. Bornstein; in 55 West 28th st stores to Delfik & Prufer and K. B. Silk Stores.

CHASE NATIONAL BANK leased for a term of years, part of the ground floor of the 75 Maiden Lane Building, where its branch now in 100 William st, will be established about May 1.

P. M. CLEAR & Co. leased for the Watson Electric Co. the store in 130 West 20th st to the Union Brooch Co., for a term of years.

CRUKSHANK CO. and Rice & Hill leased to D. & J. Faour, bankers, the 7-story loft building 108 Greenwich st for George E. Chisholm.

DUROSS CO. leased for the Railroad Stores, Inc., to Fabyan & Co., Inc., the store and basement of 457-461 West Broadway, for a term of years; and for the Carbondale Sponge Co., Inc., to Alfred Mayer and Sigmund Schoemann the 2d loft in 73 Warren st.

DOUGLAS L. ELLIMAN & CO., Inc., leased for the 45 East 57th street Corporation the store in 47 East 57th st to Hand Work Centre, who will occupy the premises for the sale of articles made by disabled soldiers. Huberth & Huberth represented the owner in the transaction.

J. ARTHUR FISCHER leased for Louis Fisher the 5-story loft building 413 West 16th st, on lot 25x100, to Charles A. Dean and Copeland Townsend, for a long term of years, at an aggregate rental of \$35,000.

J. ARTHUR FISCHER leased for Charles A. Spalding the two 4-story and basement dwellings, 205-207 West 22d st to Alfred M. Ginzel, for a term of years.

FOLSOM BROS., INC., leased the basement store of 127 East 34th st, for a term of 3 years, to David Greenberg, for his business as retail cigar store.

LOUIS GOLD & CO., INC., sub-leased to the Opportunity Construction Co., for a term of 42 years, the vacant plot, 75x100, on the east side Broadway, 24.11 feet south of 151st st.

HEIL & STERN, in conjunction with Marston & Co. leased, in 13-15 West 27th st, the 8th floor to Pansy Dress Co., Inc., and in 39-41 West 29th st the 7th floor to Hart Levvy.

HEIL & STERN leased in 1237 Broadway the 10th floor to Eureka Dress Co., Inc.; in 44-50 West 28th st, the 10th floor, to Queen Mfg. Co.; in 12-16 West 27th st, the 18th floor, to Siegel & Sandberg; in 520-22 Broadway, the 5th floor, to The Modern Traveling Leather Goods Co., Inc.; in 122-30 West 27th st, the 4th floor, to Jos. B. Friedman.

M. & L. HESS leased for clients to Melman Bros. the 11th floor in 34-36 West 32d st, and to Kohn-Goldsmith, Inc., the 5th floor in the same building.

Death of Andrew Cone

Andrew Cone, founder of the advertising agency that bears his name, died early last Monday of influenza. Illness, which began a week ago, developed into pneumonia. Mr. Cone's death occurred at his home, in East Front st, Red Bank, N. J., where he had lived for many years. He was in his 60th year and unmarried.

A son of the late Edward Payson Cone and Anna M. Cone, of Brooklyn, where the elder Cone was associated closely with Henry Ward Beecher, Andrew Cone was born in Nashville, Tenn., in 1862. Early in life he entered the advertising field in New York City, and more than 35 years ago established his own firm in the Tribune building, where it has been ever since.

Mr. Cone was prominently identified with patriotic societies, which told of his Revolutionary stock. He was a member of the Sons of the American Revolution and the Society of Founders and Patriots. He was a member also of the New York Club, the Rumson Club of New Jersey and of many of the more prominent clubs of the Shrewsbury section. He is survived by two brothers, Edward S. Cone, of Cone, Hunton & Woodman, and Frederick H. Cone, treasurer of the Andrew Cone General Advertising Agency. Funeral services were held at his late residence on Wednesday afternoon.

Commissioner Murphy Dead

Arthur H. Murphy, of the Bronx, a real estate operator and broker and a Commissioner of the Department of Taxes and Assessments under Mayor Hylan, died Monday morning in St. Vincent's Hospital, following an operation for gallstones. He had been a Tax Commissioner since January 1, 1918, and he was 53 years old. He was considered an authority on Bronx property values.

Residing in the northerly borough for 30 years, Mr. Murphy became a power in Democratic politics there. He was a strong Tammany man. He was the first Democratic county chairman of his party in the Bronx upon its becoming a separate county and he held the position until his death. He was a member of the Board of Aldermen in 1903 and in 1909. He was defeated by Cyrus C. Miller for the borough presidency of the Bronx. He was distinguished as a political conciliator.

Commissioner Murphy is survived by his widow, three sons and four sisters. His funeral took place Thursday morning, in St. Joseph's Catholic Church, Bathgate and Tremont avenues, and the interment was in St. Raymond's Cemetery, Bronx.

MONEY TO LEND ON BOND & MORTGAGE

LAWYERS MORTGAGE Co.

Capital and surplus \$9,000,000

59 Liberty Street, New York

184 Montague St., Brooklyn

4 Herriman Avenue, Jamaica

MANHATTAN BROKERS

ORVILLE B. ACKERLY
Appraiser of
LONG ISLAND REAL PROPERTY
Phone: Longacre 2280
243 West 34th Street, New York City

ERNEST N. ADLER

Upper East Side Property a Specialty

1506 FIRST AVE., at 79th St.

Established 1903 Phone: Rhineland 6125

ARMSTRONG & ARMSTRONG

Real Estate Agents and Brokers

212 ST. NICHOLAS AVE.—Near Eighth Ave. and
121st Street Phone: Morningside 1376

EDMUND M. BRENNAN INCORPORATED

Real Estate—Insurance

11 EAST 56th ST. Plaza 7004

JAMES A. DOWD

Real Estate—Insurance

Renting—Management

874 SIXTH AVENUE, above 49th Street

JACOB FINKELSTEIN & SON

Real Estate—Mortgages
Specialists in the Bowery Section
42 BOWERY Phone: Franklin 1810

ROBERT G. GRUNERT

Successor to the
D. A. CUSHMAN REALTY CORPORATION
Real Estate—Management
172 Ninth Ave., at 21st St. Phone: Chelsea 2841

HARRIS EXCHANGE

Real Estate—Mortgages
Renting and Leasing of Stores and Lofts
Times Building Broadway at 42d Street
Phone: Bryant 310-1134

HOLT & MERRALL, Inc.

Industrial Real Estate
342 MADISON AVE. Tel. Vanderbilt 4699

WM. P. JONES & SON

ESTABLISHED 1895
Real Estate & Insurance
1358 BROADWAY
Corner 36th St. Phone: Fitts Roy 6267

JOSEPH MILNER CO., Inc.

Real Estate
505 FIFTH AVE., NEW YORK
Vanderbilt 3607

LEONARD MORGAN CO.

Real Estate—Insurance—Estates Managed
Gotham Bank Building, Columbus Circle
Suite 504-5 Phone: Columbus 1646

JOHN CONSTABLE MOORE

REAL ESTATE
15 EAST 40th ST. Vanderbilt 8129

ARTHUR G. MUHLKER

Real Estate—Insurance
Yorkville Section
1112 PARK AVE., NEAR 90TH ST.
Phone: Lenox 2335

ARTHUR L. SHAW

Washington Heights Specialist
4032 BROADWAY, ABOVE 169TH STREET
Wadsworth 4150-4151

SHERMAN & KIRSCHNER

Real Estate and Insurance

54 E. 109th STREET
NEW YORK

Tel. Harlem 9028-5863

JAMES B. SPEYERS, INC.

Real Estate
CANADIAN PACIFIC BUILDING
342 Madison Ave. Suite 814-816

TANKOOS, SMITH & CO.

REAL ESTATE
11 JOHN STREET, CORNER BWAY
Cortlandt 6938-2372-1306

WILLIAMS-DEXTER CO., INC.

Greenwich Village Real Estate
Insurance
72 GREENWICH AVE. Chelsea 8096

Tenants Buy in Barclay Street

Daniel Birdsall & Co. sold for Katherine A. Weed to the Royal Ribbon & Carbon Co., 26 Barclay st., a 5-story stone mercantile building, on a lot 24.3x61.2, adjoining the southwest corner of Church st. The buyer also owns 28, adjoining.

REAL ESTATE NOTES.

JOSEPH MILNER has removed his office to 505 Fifth av from 8 East 41st st.

J. B. ENGLISH has been appointed agent for 313-317 West 48th st, for E. V. Snowden.

MORTON W. WEBB, formerly a member of the Dallard Realty Co., Inc., is now connected with the Federated Realty Brokers, Inc.

EDWARD J. McDONALD, formerly with Jacob M. Meyers, is now in charge of the appraisal department of Henry Brady's auctioneering and brokerage organization.

R. A. SPENCE has been appointed manager of the suburban department of T. A. & J. J.

Fogarty, specializing in West Chester and Long Island residential properties.

MAURICE COHEN, for many years identified with real interests of this city, has been admitted as a member of the firm of I. Lincoln Seide Co., where he will continue to transact a general real estate and insurance business.

MAX BERLEY, formerly known as Max Berlowitz, of the real estate firm of Berlowitz & Co., has reorganized his business under the name of Berley & Co., Inc., with offices at 1182 Broadway.

WEBB & KNAPP are the lessees of the 12-story building 681 Fifth av, from the estate of Levi P. Morton, the long lease of which was recently announced. The term is 21 years, at an aggregate rental of \$2,000,000.

GEORGE ASHFORTH, who for many years was associated with real estate firms in this city, has opened a real estate office of his own at 10 East 43d st.

SHAW, ROCKWELL & SANFORD have been appointed managing agents of the building at the northeast corner of Burnside and Jerome avs., recently bought by the Corn Exchange Bank through the same brokers.

REAL ESTATE STATISTICS**CONVEYANCES**

	MANHATTAN		BRONX		BROOKLYN	
	1922 Feb. 1 to Feb. 7	1921 Feb. 2 to Feb. 8	1922 Feb. 1 to Feb. 7	1921 Feb. 2 to Feb. 8	1922 Jan. 31 to Feb. 6	1921 Feb. 1 to Feb. 7
Total No.....	294	190	302	126	538	577
Assessed Value.....	\$19,131,600	\$9,808,850	.....	.....	.....	.....
No. with consideration	30	16	73	8	37	30
Consideration	\$2,291,750	\$1,729,500	\$405,132	\$134,575	\$473,425	\$817,537
Assessed Value.....	\$2,358,900	\$1,115,500	.....	.....	.....	.....
	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8	Jan. 1 to Feb. 6	Jan. 1 to Feb. 7
Total No.....	1,278	1,066	1,387	708	3,930	2,749
Assessed Value.....	\$94,636,150	\$61,057,850	.....	.....	.....	.....
No. with consideration	124	107	185	51	172	187
Consideration	\$6,302,158	\$7,478,432	\$1,273,349	\$366,845	\$2,647,438	\$2,333,673
Assessed Value.....	\$6,424,750	\$5,800,500	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Feb. 1 to Feb. 7	1921 Feb. 2 to Feb. 8	1922 Feb. 1 to Feb. 7	1921 Feb. 2 to Feb. 8	1922 Jan. 31 to Feb. 6	1921 Feb. 1 to Feb. 7
Total No.....	249	162	248	90	892	478
Amount	\$6,666,669	\$5,823,340	\$2,258,392	\$578,863	\$5,585,244	\$3,232,138
To Banks & Ins. Co.	32	31	7	4	158	69
Amount	\$1,511,756	\$3,336,500	\$260,250	\$60,488	\$1,269,450	\$711,250
No. at 6%	216	135	221	74	876	445
Amount	\$4,212,208	\$5,273,015	\$2,068,094	\$525,825	\$5,505,944	\$3,061,534
No. at 5½%	2	7	3	3	13	20
Amount	\$37,500	\$115,980	\$9,000	\$10,900	\$71,300	\$118,050
No. at 5% .....	.....	4	.....	2	2	5
Amount .....	.....	\$108,495	.....	\$6,300	\$6,000	\$31,155
No. at 4½% .....	.....	.....	.....	1	.....	.....
Amount .....	.....	.....	.....	\$1,488	.....	.....
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
Unusual Rates.....	4	.....	2	.....	1	2
Amount	\$1,805,000	.....	\$100,713	.....	\$2,000	\$7,500
Interest not given..	27	16	22	10	.....	6
Amount	\$611,961	\$325,850	\$80,585	\$34,350	.....	\$13,899
	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8	Jan. 1 to Feb. 6	Jan. 1 to Feb. 7
Total No.....	1,059	786	1,096	437	4,195	2,287
Amount	\$29,752,134	\$32,498,947	\$10,360,372	\$2,746,215	\$23,436,084	\$12,910,097
To Banks & Ins. Co.	127	115	70	24	821	34
Amount	\$6,120,056	\$13,502,150	\$1,559,010	\$346,988	\$6,623,320	\$3,735,34

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922 Feb. 1 to Feb. 7	1921 Feb. 2 to Feb. 8	1922 Feb. 1 to Feb. 7	1921 Feb. 2 to Feb. 8
Total No.....	60	35	16	10
Amount	\$2,854,950	\$2,341,750	\$467,800	\$195,150
To Banks & Ins. Companies...	35	18	10	4
Amount	\$2,232,500	\$2,081,250	\$416,000	\$75,200
	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8
Total No.....	311	239	107	74
Amount	\$16,138,225	\$14,864,372	\$3,274,900	\$1,360,180
To Banks & Ins. Companies...	216	147	65	32
Amount	\$13,855,100	\$12,901,775	\$2,503,000	\$737,700

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 Feb. 1 to Feb. 7	1921 Feb. 2 to Feb. 8	1922 Feb. 1 to Feb. 7	1921 Feb. 2 to Feb. 8	1922 Feb. 1 to Feb. 7	1921 Feb. 2 to Feb. 8	1922 Feb. 1 to Feb. 7	1921 Feb. 2 to Feb. 8	1922 Feb. 1 to Feb. 7	1921 Feb. 2 to Feb. 8
New Buildings...	12	8	74	15	322	82	394	114	81	31
Cost	\$3,550,000	\$629,975	\$2,424,810	\$111,520	\$3,402,315	\$765,195	\$2,356,525	\$813,680	\$247,730	\$59,750
Alterations	\$1,707,550	\$239,160	\$21,500	\$8,300	\$112,555	\$192,425	\$288,421	\$63,944	.....	\$1,761
	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8
New Buildings...	68	60	359	64	1,036	355	1,523	329	275	88
Cost	\$17,200,750	\$3,211,200	\$12,404,160	\$2,682,920	\$11,224,105	\$5,800,035	\$9,293,810	\$2,054,778	\$891,805	\$176,450
Alterations	\$3,014,845	\$2,088,745	\$218,100	\$91,800	\$550,675	\$1,175,415	\$709,368	\$211,939	\$79,565	\$14,876

J. CLARENCE DAVIES

Member Real Estate Board, N. Y.

BRONX REAL ESTATE

AUCTIONEER-BROKER

APPRAISER-MORTGAGE LOANS

Main Office: 149th St. and Third Ave.

BRANCHES:

32 Nassau Street 51 East 42nd Street

Phone Connections

Bronx Brokers**A. G. BECHMANN**

Real Estate and Insurance

Tel. Intervale 556 1065 SO. BOULEVARD

One block from Simpson Street Subway Station

WM. F. A. KURZ CO.

Bronx Real Estate

370 EAST 149TH STREET

Established 1897 Phone: Mott Haven 4910-4911

OTTO LACKMAN

Management of Properties my Specialty
2514 Grand Concourse, near Fordham Road
Phone: Fordham 5799

L. G. LOSERE

REAL ESTATE

Entire Charge Taken of Property

871 Brook Ave., at 161st St. Established 1899

FRED. OPPENHEIMER

Real Estate-Mortgage Loans

540 Bergen Av., at 149th St.

Phone: MELROSE 5397

JOHN F. PENDERGAST, Jr.

Real Estate-Estates Managed

340 WILLIS AVENUE

Phone Melrose 7328

ALBERT D. PHELPS

BRONX REAL ESTATE

554 Melrose Ave., near 149th St. and 3rd Ave.

PHONE MELROSE 4371

HENRY SCHWIEBERT

Real Estate-Insurance

261 EAST FORDHAM ROAD

Near Valentine Avenue Fordham 9345

Brooklyn Brokers**REAL ESTATE MUST BE SOLD**

Under present conditions, real energetic salesmanship is necessary to sell real estate. Our large organization and 50 years' experience assures efficient selling service.

BULKLEY & HORTON CO.

Member of Real Estate Board of New York

Member of Brooklyn Real Estate Board

G. S. HORTON 585 Nostrand Ave., nr. Dean St.

A. J. HORTON 414 Myrtle Ave., nr. Clinton Ave.

G. H. ROME 7520 Third Ave., nr. 76th St.

1214 Flatbush Ave., nr. Ditmas

Jamaica Office, about May:

Fulton St., cor. Union Hall St.

JAMES B. FISHER

Member of Brooklyn Real Estate Board

REAL ESTATE

174 MONTAGUE ST. Main 7267

QUELL & QUELL

REAL ESTATE INVESTMENTS

MANAGEMENT

518 Patchen Avenue Brooklyn, N. Y.

Telephone: Decatur 4931

BUILDING SECTION

Deny Lockwood Claim of 80,000 Housing Shortage

Practical Building Experts Also Question Whether "Untermeyer Plan" Apartments Can Be Constructed to Rent at \$9 Per Room

DESPITE repeated claims of the Lockwood Committee and other official and semi-official bodies that New York City is still short approximately 80,000 homes for about 400,000 persons, a wide difference of opinion on this subject prevails among practical building interests.

Speculative builders, who have been tremendously active during the past year on the construction of multi-family dwellings as well as rows of one- and two-story houses, are certain that the crisis is over, and that the supply and demand for living accommodations is rapidly being adjusted. One thing is certain and that is these builders have hundreds of completed buildings on their hands, erected during the past year under the Tax exemption ordinance and with material costs substantially lowered, and yet they are unable to sell or rent. Numerous vacancies exist in newly completed structures and rents in some districts are notably lower than they were one year ago and even considerably less than were being asked about October 1, 1921.

The claim of the Lockwood Committee that modern apartments can be erected that will rent for \$9 per room is not even seriously considered by builders of standing who have given thought to this subject. They all state that in order to erect such buildings it will be necessary to cut costs at least twenty-five per cent. under existing levels and that this is manifestly impossible.

Samuel B. Donnelly, secretary of the Building Trades Employers Association, declared that statements that the city is short "80,000 homes for 400,000 residents" and that "The Housing Shortage Menaces Life," are absurd and known to be so by every well informed resident of the city.

"Statistics compiled from the records of the building bureaus and from researches made by competent investigators conclusively prove that the assertions of the Lockwood Committee are not based upon facts," said Mr. Donnelly.

"The wage rates of all mechanics and workmen are still from fifty to one hundred per cent. above the pre-war rates, and the number of the unemployed is much less than it was in the years 1915 and 1916. We have no homeless people.

"The housing construction now under way and projected will exhaust the resources of the material and labor markets and create a surplus of accommodations greater than that which existed prior to the placing of the embargo on housing construction by the Government in 1918. The building industry is solving the problem.

"The fact that a great surplus of accommodations existed when the war embargo became effective was not referred to by the city officials who testified before the Lockwood Committee. That the population of the city increases at the rate of 85,000 a year does not mean that 17,000 apartments must be provided annually. It is not necessary that an additional apartment or house should be constructed whenever five babies are born. Babies are usually born in existing homes. The increase in population is not the only factor that must be considered in estimating the shortage or surplus of housing accommodations. The migration of people to and from the city, marriage rate, the demolition of existing habitations and many other factors must be considered.

"The report of the Lockwood Committee clearly conveys the impression that it wishes to create in the public mind hostility toward all domiciles erected prior to 1900 and destroy the value

of not only the cold water tenement but of all the comparatively old residences regardless of their sanitary condition.

The report of the Joint Legislative Housing Committee, read in the light of facts and figures in possession of the Real Estate Board of New York, demonstrates that the only housing shortage actually existing in New York City is confined to the supply of comfortable, convenient and thoroughly sanitary habitations within the means of the poorer classes. A statement issued by the Real Estate Board follows:

The claim of the Committee that there is locally a general shortage of housing to the extent of 80,000 living apartments is founded merely upon an estimate of the Tenement House Commissioner which was based upon the false presumption that during the period between January 1, 1917, and December 31, 1921, the increase in population of the City had been greatly in excess of the additional housing provided during that period.

Concerning the "Untermeyer Plan" for relieving the congestion in the slums, the Real Estate Board states:

Concerning the "Untermeyer Plan" for relieving the congestion in the slums, the Real Estate Board states: Locally, and in every large city, there is and always has been a shortage of comfortable housing available at rentals that the very poor can pay. No one familiar with local conditions believes that this situation will be remedied to any appreciable extent by the "Untermeyer plan," for it is generally recognized that, under existing construction handicaps, even "cold water flats" cannot be produced to rent for less than \$8 per room per month to pay a 6% return upon their cost. The average workingman's family requires at least four rooms, for which the rent would be at least \$32 per month, which is not only an overwhelming load for a family having an income of less than \$1,500 a year, but is a higher rent than is now being paid for the general run of "cold water" flats, especially in the congested sections of the city. Locally, mechanics, clerks and other wage-earners above the "just landed" type look askance upon living quarters not provided with steam heat, hot water supply and a bath tub. It is impossible to construct buildings containing apartments having such conveniences to rent for less than \$12 per month, per room, at a reasonable profit to the builder or owner. How many families of modest means can afford to pay a rent of \$48 per month?

The Real Estate Board of New York contends that the surest and swiftest way to provide for a substantial additional supply of desirable housing within the means of wage-earners would be to convert every available one-family house into living quarters for two or three families. To this end the Board has suggested that the Tenement House law be amended to render the statute inapplicable to buildings housing not more than three families.

G. E. Hardie, engineer of the Sage Foundation Homes Company of Forest Hills, L. I., says that the "Untermeyer Plan" is economically unsound and incapable of fulfillment and a "fool proposition that should be frowned upon by every one whose interest lies in bettering the home conditions of the city."

In a report to his company Mr. Hardie declares that the proposal is a retrograde movement in home building. He says:

Mr. Untermeyer should know, for he is in touch with proper information sources, what class of construction would go into such a building project as he proposes. He proposes high finance and low construction. He proposes \$8 a room apartments, that will be \$4 a room in five years, and possibly \$2 a room within fifteen years, for if he knows the building game he will have a knowledge of what will be taking place day by day in such a building, built along the lines he proposes.

"As the housing situation eases up the \$8 tenant will surely move, unless this "home" which the Lockwood committee has provided for him has degraded him in like manner as the building has degraded everything connected with the name of home. Then the \$6 tenant will move in and stay until decay's alarm chases him away also, and along down the scale of human desire and human endeavor, till we reach the low level of man and womanhood that knows not the finer feeling of home life and wants none of it—this will all surely happen inside of fifteen years and of human desire and human endeavor, till we reach the low level of Mr. Untermeyer knows it.

Mr. Hardie, in conclusion, says that the public is not yet informed as to the expense of financing the Untermeyer plan, the ultimate ownership and operation of the 1,500 apartment units proposed and the terms on which title to these may be secured by private individuals.

Building Totals for January Show Gain Over Last Year

Figures of F. W. Dodge Company Indicate Construction Revival Will Start Throughout United States Early Next Spring

JANUARY construction activity was 49 per cent. greater in volume than it was in the corresponding month of last year, according to the F. W. Dodge Company. The total amount of contracts awarded last month in the 27 northeastern states of the country was \$166,320,000. Although this represented a decline of 16 per cent. from the previous month, it was the second largest January total of the Dodge Company's statistical record, having been exceeded only in January, 1920.

Not only did the work actually started in January, as indicated by the awards of contracts, hold up exceedingly well for this season, but the volume of contemplated new work reported, amounting to \$435,859,000, was the largest monthly total of contemplated work reported since April, 1921, registering an increase of 3 per cent. over the amount reported in December, and 27 per cent. over the amount reported in January, 1921. All this indicates an increased volume of construction in 1922.

Residential building accounted for 45 per cent. of the January total, amounting to \$75,728,000. Business buildings amounted to \$23,694,000, or 14 per cent. of the total; industrial buildings, \$19,695,000, or 12 per cent.; public works and utilities, \$18,735,000, or 11 per cent. Industrial building, although small, showed a gratifying increase over the previous month.

Contracts awarded in the New England States during January amounted to \$16,005,000. Although this is a 40 per cent. decline from the preceding month, it is nearly double the figure for January, 1921.

Among the items included in the January, 1922, total was the following: \$5,090,000, or 32 per cent., for residential buildings; \$3,283,000, or 20 per cent. for industrial buildings; \$3,137,000, or 19 per cent., for business buildings, and \$1,307,000, or 8 per cent., for educational buildings.

Contemplated new work reported in January amounted to \$43,778,000, an increase of 40 per cent. over the volume of contemplated work reported in December.

In New York State and Northern New Jersey, January building contracts amounted to \$54,260,000, just two and a half times the amount for January, 1921. Although there was a decrease of 13 per cent. in January, 1922, from the previous month, the January total was equal to the average monthly figure for 1921, an unusually high January record. In fact, this is the second largest January figure for this district in the Dodge Company's record.

The month's figures included: \$35,330,000, or 65 per cent., for residential buildings, \$6,420,000, or 12 per cent., for business buildings, and \$4,724,000, or 9 per cent., for industrial buildings.

Contemplated new work reported during the month amounted to \$88,669,000, an increase of 4 per cent. over the amount reported in the preceding month.

January building contracts let in the Middle Atlantic States (Eastern Pennsylvania, Southern New Jersey, Delaware, Maryland, District of Columbia, Virginia and the Carolinas) amounted to \$24,237,000, a decrease of 24 per cent. from the preceding month, but a marked increase over the corresponding month of last year.

The January, 1922, total included the following items: \$12,849,000, or 53 per cent., for residential buildings; \$2,699,000, or 11 per cent., for business buildings, \$2,304,000, or 9 per cent. for public works and utilities; \$2,205,000, or 9 per cent., for educational buildings; and \$2,055,000, or 8 per cent., for industrial buildings.

Contemplated new work reported during the month amounted to \$65,795,000, an increase of 22 per cent. over the volume of contemplated work reported in December.

Contracts awarded during January in Western Pennsylvania, West Virginia, Ohio, Kentucky, and Tennessee, amounted to \$25,966,000, an increase of 16 per cent. over the preceding month, and a decrease of 6 per cent. from January, 1921.

Included in the January, 1922, figures were the following items: \$7,966,000, or 31 per cent., for residential buildings; \$5,203,000, or 20 per cent., for industrial plants; \$4,973,000, or 10 per cent., for public works and utilities; and \$2,697,000 for business.

Awards Announced in Tenement House Plan Competition

AWARDS have been announced in the final competition for model tenements which was held under the auspices of the Chamber of Commerce, the Merchants' Association, the Advisory Council of Real Estate Interests, the Real Estate Board of New York and the trustees of the Phelps-Stokes Fund. In the preliminary competition forty-nine architects submitted ninety-four plans, and from these the jury of award selected thirteen for final consideration at its recent session.

Seven of the plans were chosen for further development in accordance with the terms of the competition and from these the awards were made as follows: Class A, first prize, consisting of the commission to erect a model tenement house on a lot 100x100 feet, Sibley & Featherston, 101 Park Avenue; second prize, \$1,500 to Frank J. Schefcik, 4168 Park Avenue; third prize, \$1,000 to John Tompkins, 139 East Fifty-third street. In addition a supplementary prize of \$100 was awarded to Raymond M. Hood, 7 West Forty-second street, for his plan submitted in the preliminary competition, under Class B.

The purpose of the competition, which was open to all members of the New York and Brooklyn chapters of the American Institute of Architects and of the New York Society of Architects, is to take advantage of the development in scientific planning and economic construction which has taken place since the competition for model tenements held twenty-two years ago under the auspices of the Charity Organization Society and which later resulted in the appointment of the New York State Tenement House Commission and the drafting and enactment of the present Tenement House Law.

The Phelps-Stokes Foundation is planning to commence the construction of a model tenement from the prize-winning de-

sign and it was stated by officials of this fund that the structure could be erected at a cost that would permit four room apartments to be rented at \$31 per month, or a figure only 20 per cent. higher than pre-war rentals for living units of the same general character but with inferior equipment. Mr. Phelps-Stokes, in discussing the results of this competition, stated that the apartment could be erected on a cost basis that would net on the investment at least seven per cent. from rents less than \$7.50 per room per month.

This model tenement for workingmen's families will be erected on a plot 100x100 feet, with forty-six rooms, exclusive of baths, on each floor. For \$1.80 per room a week, plus 60 cents for bathroom, or \$16.80 a month for two rooms; \$24 for three rooms and \$31.20 for four rooms, a workingman will be able to rent a large, light apartment with hot water, steam heat, electric lights and janitor service.

Several prominent builders, with long experience in the construction of multi-family housing projects in this city, stated in discussing this projected operation with a representative of the RECORD AND GUIDE that the progenitors of the plan must have some entirely new scheme of building if the costs are to be kept down to a point where these extremely low rentals will provide any margin of profit at all. Some were positive in stating that it cannot be done and that the old-fashioned cold-water tenements could not be erected under present costs to rent at such figures as announced.

So far no responsible firm of builders has been quoted as willing to assume a contract for the construction of a building from these plans for the stipulated sum and until such a statement is forthcoming practical builders are likely to remain apathetic regarding this plan.

Report Shows Seasonal Drop in Building Commitments

Figures of F. W. Dodge Company Indicate Influence of Inclement Weather on Construction Industry Throughout Metropolitan Area

CONSTRUCTION records for the fifth week of 1922 show a slight drop in the total commitments in New York State and New Jersey, north of Trenton, when compared with the figures for the previous weeks but the decrease is largely attributed to inclement weather conditions that have prohibited work on new structures. The statistics of projected work indicate a steady increase in the volume of both building and engineering construction being planned for an early spring start and as a result the outlook for the coming season grows more promising each passing week.

According to figures compiled by the F. W. Dodge Company work on plans for 381 new building and engineering operations was reported in this territory during the week of January 28 to February 3, inclusive. These projects will involve a total expenditure of approximately \$15,798,800. During the same week 225 contracts were reported at an estimated total valuation of \$5,421,900.

Study of these figures shows a steady increase in residential construction throughout this territory with about two-thirds of the total of proposed building devoted to this type of

project. The ratio is not nearly so great when the totals for contracts actually awarded are analyzed, but this type of operation also continues to dominate recent commitments.

Among the 381 projects for which plans were reported during the fifth week of 1922 were 63 business buildings such as stores, offices, lofts, commercial garages, etc., \$1,684,500; 9 educational projects, \$1,707,000; 1 hospital, \$30,000; 15 factory and industrial buildings, \$972,400; 4 public works and public utilities, \$106,000; 5 religious and memorial projects, \$270,000; 268 residential operations, including apartments, flats and tenements and one and two-family dwellings, \$10,355,900 and 14 social and recreational projects, \$673,000.

The list of 225 projects for which contracts were awarded during the week of January 28 to February 3 inclusive was grouped as follows: 39 business buildings of various types, \$1,537,500; 4 educational projects, \$625,000; 4 hospitals and institutions, \$978,700; 9 factory and industrial buildings, \$224,000; 1 public building, \$50,000; 4 public works and public utilities, \$147,400; 1 religious edifice, \$125,000; 162 residential projects of various types, \$1,519,300 and 2 social and recreational buildings, \$215,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

New York Building Managers and Owners Association will hold its regular monthly dinner meeting at the Advertising Club, 47 East 25th street, Tuesday evening, February 14. The speaker of the evening will be Clarence H. Fay, former Commissioner of Public Works of the City of New York, who will discuss the advantages to be obtained by close co-operation between civic organizations and municipal government administration. After the regular business of the meeting W. C. McTarnahan will deliver a lecture on the "Conversion of a Coal Burning Plant to a Fuel Oil Plant." He will give an outline of the methods involved, cost and results.

Architectural League of New York will hold its annual exposition at the Fine Arts Building, 215 West 57th street, Sunday, February 5, to Saturday, March 4, from 1 P. M. to 10 P. M.

Building Trade Employers' Association will hold its annual election of officers at the association rooms, 30 West 33d street, Tuesday, February 21. The Nominating Committee has presented the following slate: For president, Walter S. Faddis; for vice-president, A. J. Rosenthal; for second vice-president, John J. Grace, and for treasurer, J. Odell Whitenack.

American Institute of Architects has selected Chicago as the city in which to hold its 1922 convention, which will be held early in the spring. Further details will be announced later.

New York State Retail Hardware Association will hold its annual convention and exhibition at Rochester, N. Y., February 21 to 24, inclusive. Exhibition at Exhibition Park; headquarters and sessions at the Powers Hotel.

National Metal Trade Association will hold its twenty-fourth annual convention at the Hotel Astor, New York City, April 19 and 20, inclusive. The program of this meeting will be announced later.

American Society for Testing Materials will hold its twenty-fifth annual meeting at the Chalfonte-Haddon Hall Hotel, Atlantic City, June 26 to July 1, inclusive.

New Jersey Lumbermen's Association will hold its annual meeting and convention at the Hotel Traymore, Atlantic City, March 9 and 10, inclusive.

American Lumber Congress is scheduled to hold its fourth annual meeting in Chi-

cago, April 6 and 7, inclusive. Interesting programs are being prepared for all sessions of this convention.

New York Building Superintendents Association.—Regular meeting, second and fourth Wednesday of each month.

Brooklyn and Queens Electrical Contractors and Dealers Association recently tendered a complimentary dinner to Louis Kalischer in recognition of his efforts in building up the organization's membership.

Cauldwell-Wingate Company Elects

The annual meeting of the Cauldwell-Wingate Company, building contractors, was held Wednesday, February 1, and the following officers were elected: President, George E. Hite, Jr.; Walter S. Faddis, vice-president; Butler Whiting, second vice-president; Roy W. Wingate, secretary and treasurer and M. H. Scott, assistant secretary and treasurer. Directors elected were Joseph F. Calvert, Walter S. Faddis, H. Oakey Hall, George E. Hite, Jr., Frank C. Poucher, Paul R. Towne and Roy W. Wingate.

Frank C. Poucher, who had been president of the Cauldwell-Wingate Company since the death of S. Millbank Cauldwell, resigned to assume the duties of treasurer of the Broadway Savings Institution.

George E. Hite, Jr., the newly elected president is a member of the firm of Masten & Nichols, attorneys, and has made a special study of real estate conditions and has been for some years closely associated with the building industry, during which time he has handled for his clients many important real estate and building operations, among which are the Astor Trust Building, Fifth avenue and 42d street; the Borden Building, Madison avenue and 45th street; the Henry Miller Theatre, West 43d street; the Bonwit-Teller Buildings, Fifth avenue and 37th street, and the Northern Insurance Building, Maiden Lane.

Evening Courses in Building

Evening building construction courses just announced by the authorities of the City College will be on a larger scale next term.

In addition to the courses already established there have been added new ones in architectural engineering, advanced plan reading, and estimating and architectural and structural steel drafting.

Registration for these courses, which began February 8, is now open and information may be obtained from Prof. F. O. X. McLoughlin by letter or by personal interview at the college any evening during the week.

PERSONAL AND TRADE NOTES.

Monroe Lamp & Equipment Corporation, 314 West 14th street, which formerly dealt only in Packard "Mazda" lamps, is now doing a general jobbing business in electrical supplies.

Gretsch Engineering Corporation, 103 Park avenue, announce that on or about March 15 the corporate name will be changed to the Commonwealth Engineering Corporation.

Patrick J. Carlin, prominent for many years as a building contractor in New York City, has resigned as Third Deputy Commissioner of Plant & Structures of the City of New York.

Kaufman & Albert, sales agents in lighting fixture and illuminating glassware, have opened an office and showroom at 605 Broadway and are representing several prominent manufacturers of these products.

C. F. Goodwin was recently appointed manager of New York district sales for the Sprague Electric Company. Mr. Goodwin has had a wide experience in the electrical industry in both the manufacturing and operating departments.

Reana Fireproofing Co., contractors for concrete arches and cement pavements, announces the removal of its office from 51 East 42d street to 30 East 42d street. Charles F. Rell is the president of this company and William Anagnost is the treasurer.

John P. Leo, former Commissioner of Street Cleaning, will open the discussion on the "Removal of Solid Wastes" at the meeting of the New York Section, American Society of Civil Engineers, to be held in the Engineering Societies Building, 25 West 39th street, Wednesday evening, February 15.

Watson Elevator Company, Inc., announces that they have secured the services of Donald V. Jenkins as chief engineer. Mr. Jenkins was for a number of years connected with the Watson Elevator Company and his return at this time is the result of the rapidly growing business of this company along its special line of new elevator equipment and service. Among the recent contracts obtained by this organization is included the installation of two large electric freight elevators for the Ault Wiborg Co., manufacturers of printing inks, in their new plant in Jersey City. Isaac Beers Co., Inc., are the engineers and contractors.

CURRENT BUILDING OPERATIONS

A STEADY improvement has been noticed since the first of the year in the local building situation, and both contractors and material dealers are confident that a season of unusual activity is rapidly approaching. During the past few weeks commitments for new projects have been numerous, and there is a large amount of proposed work being released for bids. The construction recently reported is excellently diversified as to character and although residential construction is in the majority, the proposed activity scheduled for the Metropolitan district includes a growing percentage of commercial and industrial work and a goodly number of theatres, schools, parish houses, etc., and several large private residences.

Reports from speculative interests both in New York City and in suburban districts indicate an early start on the 1922 residential building program. Architects have been exceptionally busy during the past few months on multi-family house projects, with the Bronx and Brooklyn as the most popular locations, but with Manhattan and Queens also showing considerable activity in this respect.

Although local building material markets are quiet at present, there has been a considerable amount of new inquiry current of late that indicates an early resumption of construction on a large scale. Some anxiety has recently been felt regarding the prospects of adequate material supplies to fill the building requirements of this city during the forthcoming season. At present there is no over-supply of common brick and other materials, notably Portland cement, lime, lath and lumber are not protected by heavy reserves and prices are very firm.

Common Brick—The New York wholesale market for Hudson River common brick has been very quiet during the past week, largely because there is so little brick on hand to be sold. The ice-bound condition of the river has prevented arrivals of new brick and at present there is a scarcity of brick in the wholesale market, although the dealers' yards are supplied with brick sufficient for any emergency. Reports have been current this week that common brick is coming into New York City by rail, but not in sufficient quantities to affect the market. Several of the inland plants, at Cohoes and Mechanicsville, have consigned brick to New York by rail and will in all probability continue to ship by this method as long as the river is closed to navigation. According to the condition of the ice up-river,

it is likely that brick barges will not be able to get through until the middle of March at least. Common brick prices are very firm in the wholesale market, with \$17 a thousand the base figure quoted.

Summary—Transaction in the North River brick market for the week ending Thursday, February 9, 1922. Condition of market: Demand light; prices very firm and with a tendency to advance. Quotations: Hudson River, \$17 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, none; sales, 4. Distribution: Manhattan, 2; Brooklyn, 2. Re-

maining unsold in the New York wholesale market, 4.

Face Brick—Demand is steadily growing for face brick, and New York dealers are confident that the early spring months will witness a tremendous improvement in this business. The large number of high-class apartments scheduled for erection next spring and summer and the large amount of office building and similar construction on the program indicates an active demand for face brick. Prices are very firm and in a number of instances showing an advancing tendency.

BUILDING COMMODITY PRICES

CURRENT prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York.

Note—Price changes are indicated by bold-face type.

Brick (Wholesale, on Dock, N. Y.), per thousand:

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

Hudson River best grades....\$17.00 to —
RaritanNo quotation
Second-hand brick, per load
of 3,000, delivered.....\$45.00 to —

Face Brick—Delivered on job in New York:

Rough Red.....\$45.00 to —
Smooth Red.....45.00 to —
Rough Buff50.00 to —
Smooth Buff50.00 to —
Rough Gray53.00 to —
Smooth Gray53.00 to —
Colonials45.00 to —

Cement—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Domestic Portland cement, per bbl..\$2.80
Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd.\$4.25
Bronx deliveries4.25
¾-in., Manhattan deliveries.....4.25
Bronx deliveries4.25

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water front, in which case prices will be slightly higher.

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries\$3.50
Bronx deliveries3.50

Hollow Tile—

Exterior—Not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring.....\$0.12 per sq. ft.
3x12x120.12 per sq. ft.
4x12x120.17 per sq. ft.
6x12x120.19 per sq. ft.

Note—For deliveries north of 125th st., Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens\$10.50 per 1,000

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Finishing Lime (Standard in 300-lb. barrel)\$4.70 per bbl.

Common Lime (Standard 300-lb. barrel)3.75 per bbl.

Finishing Lime (Standard in Hydrate Finishing, in paper bags24.00 per ton

Hydrate Common, in cloth bags22.50 per ton

Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth bags\$21.00 per ton

Brown Mortar, in cloth bags. 18.00 per ton

Lath Mortar, in cloth bags... 18.00 per ton

Finishing Plaster, in cloth bags24.50 per ton

Rebate for returned bags. 15c. per bag

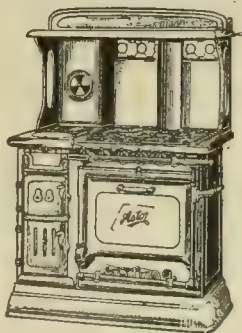
Finishing Plaster (250-lb. barrel)\$4.00 per bbl.

Finishing Plaster (320-lb. barrel)5.35 per bbl.

Plaster Blocks—

2-in. (solid) per sq. ft.....\$0.17 to 0.19

3-in. (hollow) per sq. ft.....0.17 to 0.19



The UNION STOVE WORKS

Headquarters for Builders for

Kitchen Ranges for Coal or Gas, Standard or
Pipeless Furnaces, Heating Boilers, Laundry
Apparati

THE GREAT "ASTOR" LINE

70 BEEKMAN STREET

Established 88 Years

Telephone: Beekman 2490

\$80,000

To loan on corner plot, 75x100 feet, in Norwood Gardens, Long Island City, for construction of 5-story walk-up with stores.

One Million Dollars

To loan on one and two-family houses.

**Rickert-Brown
Realty Co.**

52 VANDERBILT AVE., NEW YORK CITY
Tel. Vanderbilt 9484 4-6

Keen Competition and the Great Struggle for Business has brought into the New York Market a Light Weight Extra Heavy Cast Iron Pipe.

We are selling Full Weight, New York Regulation, Extra Heavy, Cast Iron Pipe.

We do not Substitute, but sell Full, Honest Weight.

JOHN A. MURRAY & SONS, INC.

"The House of Reliability"

310-312 WEST 39TH STREET, NEW YORK

MATERIALS AND SUPPLIES

Lime—The market is dull at present, but the anticipated revival of building next spring will materially change conditions for the better. Announcement has been made this week that common lime prices, with the exception of New Milford brands, have been reduced by the manufacturers. The new price on common lime, in three hundred pound barrels, delivered, is \$3.75 per barrel.

Lumber—Demand for lumber is increasing slightly as a result of retail yards buying stocks so as to be ready for the early spring demand. Retailers throughout the

Metropolitan district report excellent prospects for a vast amount of business from speculative building interests who are preparing for an unusually busy season. Although the wholesale movement of lumber has been showing some improvement, there is no increase in the amount of this material coming in from production points. As a matter of fact the mill situation is quiet and the production is considerably under the rate of consumption at present. Lumber prices are very firm and several important items have recently advanced.

Electrical Supplies—Increased business has marked the past week or so and both manufacturers and dealers feel that a real buying movement has started. Demand for wiring materials for new construction projects is steadily improving, and as there is every likelihood of a steady increase in the number of active building operations the future of the market is bright. Prices are fairly steady, with several slight reductions reported, but which were not sufficient to affect the market. Supplies are adequate for all immediate demands, and manufacturers are in a position to fill orders promptly.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.

27x48x½ in.	.....\$0.38 each
32x36x¼ in.	.....0.22 each
32x36x½ in.	.....0.24 each
32x36x¾ in.	.....0.30 each

Sand—

Delivered at job in Manhattan	.....\$1.80 to — per cu. yd.
Delivered at job in Bronx	.....1.80 to — per cu. yd.

White Sand—

Delivered in Manhattan....\$5.00 per cu. yd.

Broken Stone—

1½-in., Manhattan delivery.	\$4.00 per cu. yd.
Bronx delivery.....	4.00 per cu. yd.
¾-in., Manhattan delivery..	4.00 per cu. yd.
Bronx delivery.....	4.00 per cu. yd.

Building Stone—

Indiana limestone, per cu. ft.	.....\$1.62
Kentucky limestone, per cu. ft.	.....2.27
Briar Hill sandstone, per cu. ft.	.....1.63
Gray Canyon sandstone, per cu. ft.	.....1.65
Buff Wakeman, per cu. ft.	.....1.90
Buff Mountain, per cu. ft.	.....1.80
North River bluestone, per cu. ft.	.....1.85
Seam face granite, per sq. ft.	.....1.20
South Dover marble (promiscuous mill block), per cu. ft.	.....2.25
White Vermont marble (sawed) New York, per cu. ft.	.....3.00

Structural Steel—

Plain material at tidewater; cents per pound:	
Beams and channels up to 14 in.	.....1.88c. to 2.03c.
Beams and channels over 14 in.	.....1.88c. to 2.03c.
Angles, 3x2 to 6x3.	.....1.88c. to 2.03c.
Zeas and tees.	.....1.88c. to 2.03c.

Lumber—

Wholesale prices, New York.	
Yellow pine, merchantable 1905, f. o. b. N. Y.:	

3x4 to 14x14, 10 to 20 ft....\$41.00 to \$51.00

Hemlock, Pa., f. o. b., N. Y., base price, per M..... 37.50 to —

Hemlock, W. Va., base price, per M..... 37.00 to —

(To mixed cargo price add freight, \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered).. 30.00 to —

Wide cargoes 33.00 to —

Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.

Cypress Lumber (by car, f. o. b., N. Y.):

First and seconds, 1-in....\$110.00 to —

Cypress shingles, 6x13, No. 1 Hearts..... to —

Cypress shingles, 6x13, No. 1 Prime to —

Quartered Oak..... to \$166.00

Plain Oak..... to 136.00

Flooring:

White oak, quart'd sel.... to \$87.50

Red oak, quart'd select.. to 87.50

Maple No. 1..... 71.00 to —

Yellow pine No. 1 common flat 55.00 to —

N. C. pine flooring Norfolks 65.00 to —

Window Glass—

Official discounts from manufacturers' lists:

Single strength, A quality, first three brackets 85%

B grade, single strength, first three brackets 85%

Grades A and B, larger than the first three brackets, single thick..... 85%

Double strength, A quality..... 85%

Double strength, B quality..... 87%

Linseed Oil—

City brands, oiled, 5 bbls. lot..\$0.77 to —

Less than 5 bbls..... 0.80 to —

Turpentine—

Turpentines\$0.92 to \$0.95

Structural Steel—Tonnage commitments for fabricated structural steel have improved materially during the past week or so, and according to all reports the local market is now on a sound basis. There is every probability that demand for fabricated steel will continue to gain in intensity, as there is a large amount of important construction for which plans are rapidly maturing and which will be released for bids within the next few weeks at most. Recent commitments have ranged from 8,000 to 1,000 tons for individual projects and include several office building operations and multi-family house jobs in Manhattan. Prices are fairly steady and quotations are holding at \$60 to \$65 per ton, fabricated and erected.

Cast Iron Pipe—Manufacturers are fairly well satisfied with conditions, as the demand has been excellent throughout the winter, and prospects for early spring business are better than they have been for several years. At present municipal demand is dull, but private buying is quite active. Prices are steady and show no change since last week.

Window Glass—Some of the important manufacturers recently announced a reduction of approximately twenty-two per cent. in their price lists and the new schedule will in all probability remain in force until a protective tariff schedule can be worked out to give adequate protection to American glass industries. This reduction in glass prices was largely the result of the thirty per cent. wage cut that has been agreed upon as a compromise measure by representatives of the National Window Glass Workers' Association. This measure will affect approximately 100,000 glass workers. The original demand of the manufacturers was for a reduction of forty-five per cent., but the unions seriously opposed this, and as a result of a general conference with union officials the compromise offer of the unions was finally accepted by the employers.



Face
Enameled
Fire

BRICK

As manufacturers of BRICK for thirty years, we have a record of repeat orders that affords you a 100% guarantee of satisfactory service. To the service given by our Face, Enameled and Fire BRICK, is added the service we render in shipment and delivery. Prompt shipments on any size contracts in any range of shade or texture, at fair prices and of first-class quality.

We are BRICK SPECIALISTS. We do nothing else but make brick and ship brick. Consequently we are able to assure you absolute satisfaction on every order, whether large or small. FACE BRICK in Buffs, Reds, Ironspots, Browns and Mingled Effects. High grade FIRE CLAY. ENAMELED BRICK in White and Mottled Effects, first and second quality for interiors, exteriors and courts. Write or phone for immediate attention.

American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 8767-8768

J. P. Duffy Co.

Flue Pipe
Terra Cotta Blocks
Gypsum Blocks
Masons' Materials
138th Street and Park Avenue

BROOKLYN
50th-51st Streets and 2nd Avenue
QUEENS
Jackson Avenue and Madden Street

POMEROY

FIRE RETARDANT WINDOWS

Built in the belief that the BEST hollow metal fire retardant window is the only SAFE fire retardant window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

282-96 East 134th Street NEW YORK
Phone Melrose 6104

TELEPHONES: HARLEM { 2345
3280

FRANK U. ROSS

Contractor and Dealer in
TILE and MARBLE

80 EAST 116TH STREET NEW YORK

HOUSE MOVERS and SHORERS

House Moving, Shoring and Jobbing
Promptly Attended to

Christian Vorndrans Sons

413 E. 147th St., Bronx Tel. Melrose 454

A. J. SIMBERG ARCHITECT

1133 BROADWAY, N. Y.
AT 26th STREET. Phone: Watkins 1877

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street

BROOKLYN, N. Y.

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phone: { 1270
Mott Haven { 1271

Office and Factory: River Ave. and East 151st St.

CONTEMPLATED CONSTRUCTION.

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

26TH ST.—A. E. Ramhurst, 47 West 42d st, has completed preliminary plans for alterations to the 4-sty brick apartment, 49x90 ft, at 233-5 West 26th st for Hugh Gordon Miller, 220 Broadway, owner. Cost, \$40,000.

BANKS.

3D AV.—Holmes & Winslow, 134 East 44th st, have preliminary plans in progress for alterations and addition to the 2-sty brick and limestone bank, 66x105 ft, at 3230 3d av for North Side Savings Bank, John H. Borgstede, president, 3230 3 av, owner. Cost, \$150,000.

STORES, OFFICES AND LOFTS.

MADISON AV.—Dietrich Wortmann, 116 Lexington av, has plans in progress for a 5-sty brick office and loft building, 75x100 ft, at the northwest corner of Madison av and 28th st for Roy Realty Co., Louis C. Raegner, president, Seville Hotel, southwest corner Madison av and 29th st, owner. Lessee, E. & B. Levy, Inc., Armory Building, 4th av and 26th st.

BROADWAY.—Sommerfeld & Steckler, 31 Union sq, have plans in progress for a 16-sty fireproof store and office building, 107x173 ft, at 1364 Broadway, southeast corner of 37th st, for Fischel & Ravitch, 276 5th av, owner and builder. Owner of land, Root Hoe Estate, care of Fred Fox & Co., 297 Madison av. Consulting engineer, Chas. Mayer, 120 West 40th st.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

MORRIS AV.—Chas. Schaefer, 394 East 150th st, has completed plans for two 5-sty brick and limestone apartment houses, 63x80 ft, on the east side of Morris av, 249 ft south of 170th st, for Abraham Hockrott, 3548-50 Park av, owner and builder. Cost, \$180,000.

SHAKESPEARE AV.—Chas. Schaefer, 394 East 150th st, has completed plans for a 5-sty brick and limestone apartment, 75x86 ft, irregular, on the east side of Shakespeare av, 141 ft north of 172d st, for Maywill Operating Co., 80 Featherbed lane, owner and builder. Cost, \$95,000.

DWELLINGS.

BENEDICT AV.—Anton Pirner, 2069 Westchester av, has completed plans for a 2-sty brick dwelling, 21x55 ft, on the north side of Benedict av, 432 ft west of Olmstead av, for Adam Fecher, 366 East 183d st, owner and builder. Cost, \$10,000.

BENEDICT AV.—Anton Pirner, 2069 Westchester av, has completed plans for a 2-sty brick and stone dwelling, 20x40 ft, on the north side of Benedict av, 389 ft west of Olmstead av, for A. and W. Heidt, 4360 Verio av, owner and builder. Cost, \$10,000.

VALENTINE AV.—Chas. Schaefer, 394 East 150th st, has plans in progress for two 3-sty stucco dwellings, 22x55 ft each, on the east side of Valentine av, 77 ft north of 184th st, for Guidara & Tivolacci, 406 East 149th st, owner. Total cost, \$30,000. Owner will take bids on separate contracts about February 15.

FACTORIES AND WAREHOUSES.

WHITLOCK AV.—Ophuls, Hill & McCreery, 112 West 42d st, have been retained to prepare plans for a 2-sty reinforced concrete ice plant, 140x150 ft, at the southwest corner of Whitlock and Bryant avs for Columbia Ice Corp., Mr. Friske, president, 406 East 149th st, owner. Cost, \$335,000. Engineers will take bids on general contract about February 15.

3D AV.—Max Hausle, 3307 3d av, has com-

SPRINKLER SUPERVISORY SERVICE AUTOMATIC SPRINKLER VALVE ALARM SERVICE INTERIOR FIRE ALARM EQUIPMENT

INSTALLED AS A LOCAL SYSTEM
OR FOR CENTRAL OFFICE SERVICE

AUTOMATIC FIRE ALARM SERVICE SPECIAL BUILDING SIGNAL SERVICE

Automatic Fire Alarm Co.
416 Broadway New York City
CANAL 5188

pleted plans for an addition to the 2-sty brick warehouse, 38x124 ft, on the east side of 3d av, 170 ft north of 168th st, for David Mayer Brewing Co., 3560 3d av, owner and builder. Cost, \$35,000.

STABLES AND GARAGES.

PARK AV.—John E. Kirby, 4487 Park av, has completed plans for a 1-sty brick garage, 77x126 ft, on the west side of Park av, 206 ft north of 179th st, for Henry J. Semke, 1662 Boston rd, owner. Cost, \$30,000.

180TH ST.—John J. Dunnigan, 394 East 150th st, has completed plans for a 1-sty brick garage, 103x103 ft, at the northeast corner of 180th st and Webster av for Max Cohen, 2403 Creston av, owner and builder. Cost, \$30,000.

STORES, OFFICES AND LOFTS.

SOUTHERN BLVD.—Chas. Kreymborg, 2534 Marion av, has completed plans for eight 1-sty brick and stone stores, 85x50 ft, on the west side of Southern blvd, 50 ft south of Longwood av, for Frederick Johnson, 30 East 42d st, owner and builder. Cost, \$15,000.

TREMONT AV.—James A. Tuck, room 3523, Grand Central Terminal, has plans in progress for twelve 2-sty brick and architectural terra cotta store and office buildings, 200x60 ft, on Tremont av for Robert Allen, 1948 Prospect av, owner. Cost, \$100,000. Architect will take bids on general contract about February 20.

BURNSIDE AV.—I. Margon and C. Glaser, 2806 3d av, have completed plans for alterations to the 2-sty brick store building, 126x56 ft, at the southwest corner of Burnside and Jerome avs for Beachnut Realty Co., Martin Silverman, president, 554 Melrose av, owner and builder. Cost, \$40,000. Owner will take bids shortly.

THEATRES.

WEBSTER AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for a 1-sty brick and limestone moving picture theatre, 100x100 ft, with stores, on the west side of Webster av, 100 ft north of 204th st, for West 190th Street Construction Co., Harry Gillman, president, 1703 Montgomery av, owner and builder. Cost, \$50,000.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

31ST ST.—Samuel L. Malkind, 16 Court st, has completed plans for a 4-sty brick apartment, 46x103 ft, at 2929-2934 West 31st st for J. Greenberg, 36 West 19th st, Manhattan, owner and builder. Cost, \$60,000.

2D ST.—Cohn Bros., 361 Stone av, have completed plans for two 4-sty brick apartments, 40x88 ft each, in the east side of East 2d st, 120 ft south of Av D, for Alex McDonald, 735 East 3d st, owner and builder. Cost, \$60,000.

SCOTT ST.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty brick and limestone apartment, 88x100 ft, with stores, at the southeast corner of Scott st and Sutter av for Abraham L. Schulman, 1356 51st st, owner and builder. Cost, \$100,000.

5TH AV.—B. W. Dorfman, 26 Court st, has completed plans for a 4-sty brick apartment, 20x90 ft, with stores, at the northeast corner of 5th av and 61st st for Kaufman & Glucko, 5204 5th av, owner and builder. Cost, \$35,000.

4TH ST.—Samuel L. Malkind, 16 Court st, has completed plans for two 4-sty brick apartments, 41x100 ft each, at the southwest corner of East 4th st and Av C for Rosenberg & Greenberg, 214 New Lots av, owners and builders. Cost, \$60,000 each. Owner will take bids on separate contracts.

CHURCHES.

WARREN ST.—Jallade, Lindsay & Warren, 129 Lexington av, Manhattan, have plans in

progress for alterations to the brick church at 307 Warren st for Warren Street M. E. Church, Rev. E. L. Fox, pastor, owner, on premises. Cost, \$30,000.

DWELLINGS.

AV C.—Holler & Kleinhenz, 1012 Gates av, have completed plans for a 2-sty frame dwelling, 18x50 ft, on the north side of Av C, 70 ft west of East 28th st, for Thos. F. Corr, 836 Gates av, owner and builder. Cost, \$10,000.

30TH ST.—Adolph Goldberg, 164 Montague st, has plans in progress for twenty-four 2-sty brick dwellings, 16x30 ft each, in 30th, 32d and 33d sts, between 4th and 5th avs, for Realty Associates, 162 Remsen st, owner and builder. Cost, \$4,000 each.

MONTGOMERY ST.—B. W. Dorfman, 26 Court st, has completed plans for five 2-sty brick dwellings, 20x64 ft, at the northwest corner of Montgomery st and Brooklyn av for Marbenheim Building Corp., Marcy Rosenblum, president, 250 Argyle av, owner and builder. Cost, \$15,000 each.

OCEAN PKWAY.—E. M. Adelson, 1778 Pitkin av, has completed plans for seven 2-sty brick dwellings, 20x60 ft, on the west side of Ocean pkway, 100 ft south of Av O, for Sarah Silverman, 329 Stone av, owner. Cost, \$105,000.

FACTORIES AND WAREHOUSES.

14TH AV.—Chas. I. Cannella, 1163 Herkimer st, has completed plans for a 3-sty and basement brick factory, 30x87 ft, on the east side of 14th av, 40 ft south of 64th st, for La Barbiero & Sons, 6405 14th av, owner. Cost, \$25,000.

SCHOOLS AND COLLEGES.

LINDEN AV.—C. B. J. Snyder, room 2800, Municipal Bldg., Manhattan, has plans in progress for a 5-sty brick and limestone public school No. 135, 193x92 ft, on Linden av, between East 48th st and Schenectady av, for City of New York, Board of Education, Anning S. Prall, president, Park av and 59th st, Manhattan, owner. Cost, \$1,000,000.

74TH ST.—McCarroll, Murphy & Lehman, 852 Monroe st, have completed plans for a 2-sty brick and stone school, 100x167 ft, with convent, at the corner of 74th st and 15th av for Our Lady of Guadalupe, Rev. Father F. J. Hentz, rector, owner, care of architects.

Queens

DWELLINGS.

HOLLIS, L. I.—W. Halliday, Union Hall st, Jamaica, has plans in progress for a 2-sty frame and stucco dwelling, 44x28 ft, on Hollis Park blvd, north of 90th av, Hollis, for John J. Goett, 366 Morgan av, Brooklyn, owner. Cost, \$15,000. Owner will take bids on general contract about February 15.

JAMAICA, L. I.—E. Jackson, Herriman av, Jamaica, has completed plans for a 1-sty frame dwelling, 22x38 ft, on the north side of Martha av, 100 ft north of Remsen av, Jamaica, for Otto Kissling, 499 South st, Jamaica, owner and builder. Cost, \$6,000.

EASTHAMPTON, L. I.—Scott & Prescott, 34 East 23d st, Manhattan, have plans in progress for a tennis house, farm building, two canals, swimming pool, greenhouse and two bath houses at Easthampton for Walter Roberts, Georgica rd, Easthampton, owner. Cost, \$500,000. Landscape architect, Geo. F. Pentecost, Jr., 15 East 40th st, Manhattan. Architect will take bids about March 12.

JAMAICA ESTATES, L. I.—Walter I. Halliday, 28 Union Hall st, Jamaica, has completed plans for a 2-sty brick and frame dwelling, 30x29 ft, at the southwest corner of Dalmv and Avon rds, Jamaica Estates, for C. Leslie Miller, 16 Derrow av, Jamaica, owner and builder. Cost, \$12,000.

JAMAICA, L. I.—H. Jeffrey, Jr., 300 Fulton st, Jamaica, has plans in progress for four 2-sty brick dwellings, 20x55 ft, at Napier pl and Beaufort st, Jamaica, for Cospoto & Howley, Sutphin blvd, near railroad station, Jamaica, owners and builders. Cost, \$12,000 each.

FLUSHING, L. I.—R. Lukowsky, 49 Stevens st, Astoria, has plans in progress for a 2½-sty brick dwelling, 22x28 ft, on Flushing Heights, Flushing, for Frank Steffek, Flushing Heights, owner and builder. Cost, \$7,000.

RICHMOND HILL, L. I.—L. Berger & Co., Myrtle av, Ridgewood, have completed plans for a 2-sty frame dwelling, 20x55 ft, in the west side of 117th st, 100 ft south of Metropolis av, Richmond Hill, for Jacob and Clara Smuck, 513 Grandview av, Ridgewood, owners and builders. Cost, \$7,000. Owner will take bids on separate contracts.

KEW GARDENS, L. I.—Walter I. Halliday, 28 Union Hall st, Jamaica, has completed plans for a 2½-sty frame and shingle dwelling, 24x43 ft, on the east side of Kew Gardens rd, 50 ft north of Muller av, Kew Gardens, for Mrs. Robert W. Nassauer, 219 Telford av, Richmond Hill, owner and builder. Cost, \$10,000.

ELMHURST, L. I.—A. Brems, Corona av, Corona, has plans in progress for a 2-sty frame dwelling, 22x50 ft, on the south side of Laurel blvd, 40 ft west of Baxter pl, Elmhurst, for Miss Minnie Dunsby, 35 Corona av, Corona, owner and builder. Cost, \$10,000.

HALLS AND CLUBS.

GLEN HEAD, L. I.—Lawrence G. White, 101

Park av, Manhattan, has been retained to prepare plans for alterations to a dwelling at Glen Head, which is to be converted into a country club for the Glen Head Golf & Tennis Club, Miss Marion Hollins, 903 Park av, Manhattan, owner. Architect for golf course, Devereaux Emmet, St. James.

HOTELS.

FAR ROCKAWAY, L. I.—Henry J. Van Der Lieth, 128 West 124th st, Manhattan, has completed plans for a 3-sty frame hotel, 140x66 ft, at the southwest corner of Rockaway turnpike and Norton av, Far Rockaway, for Wavercrest Hotel, Inc., Norton av, Far Rockaway, owner. Cost, \$55,000. Architect will take bids on separate contracts.

Nassau

DWELLINGS.

ELMONT, L. I.—S. Person, Floral Park, has completed plans for four 2-sty frame dwellings, 20x26 ft, at Elmont, for J. Farrell, Hempstead, owner and builder. Cost, \$8,000.

Suffolk

DWELLINGS.

AMITYVILLE, L. I.—Plans have been prepared privately for twelve contemplated 2½-sty frame dwellings, 25x32 ft, at Breezy Point, Amityville, for Rockwood Realty Co., 197 Ralph av, Brooklyn, owner and builder. Cost, \$5,000 each.

Westchester

DWELLINGS.

NEW ROCHELLE, N. Y.—Henry A. Koelble, 114 East 28th st, Manhattan, has plans nearing

completion for a 2½-sty brick dwelling, 60x20 ft, with garage, on Pintard av, New Rochelle, for Jos. Mattern, 215 West 53d st, Manhattan, owner. Cost, \$20,000.

NEW ROCHELLE, N. Y.—D. A. Summo, 280 Huguenot st, New Rochelle, has been retained to prepare plans for a 2½-sty frame dwelling, 26x45 ft, at Woodacres, New Rochelle, for Frederick H. Waldorf, owner, care of architect. Cost, \$15,000.

NEW ROCHELLE, N. Y.—A. Sundberg, 236 Huguenot st, New Rochelle, has plans in progress for a 2½-sty brick veneer and frame dwelling, 30x34 ft, on Webster av, New Rochelle, for owner, to be announced later. Cost, \$13,000.

BRONXVILLE, N. Y.—James A. Tuck, room 3523, Grand Central Terminal, Manhattan, has plans in progress for six 2-sty brick and frame dwellings, 30x24 ft, near Bronx Parkway, Bronxville, for Van Wein Realty Co., room 3523, Grand Central Terminal, Manhattan, owner. Cost, \$10,000 each.

LARCHMONT, N. Y.—Plans have been prepared privately for two contemplated 2½-sty frame dwellings, 21x29 ft, at Manor and Harris pl, Larchmont, for James Isbister, 49 Monroe av, Larchmont, owner and builder. Cost, \$12,000 each.

WHITE PLAINS, N. Y.—Plans have been prepared privately for a 2-sty frame dwelling, 24x30 ft, on Alexander av, White Plains, for A. B. Platt, 174 Martine av, White Plains, owner and builder. Cost, \$8,500.

SCHOOLS AND COLLEGES.

RYE, N. Y.—Tooker & Marsh, 101 Park av,

The Reason Behind the Demand

The dependable service rendered by this Company is one of the reasons for the ever increasing demand on the part of big buildings for electrically operated elevators, house pumps, and ventilating systems

The current supplied is uniform and steady and immeasurably surpasses in dependability and consistency of quality that supplied by a private plant. If you have not already consulted with our engineers, telephone and we shall be glad to make an appointment with you to study your problem

Big Buildings Use Edison Service

The New York Edison Company

At Your Service

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



Manhattan, have plans in progress for alterations and an addition to the 2-sty brick and stone school at Milton Point, Rye, for the Town of Rye, Milton School District, Henry Bird, president of board, Milton Point, Rye, owner. Cost, approximately \$135,000. Bids will be advertised for about March 1.

STORES, OFFICES AND LOFTS

WHITE PLAINS, N. Y.—B. H. & C. N. Whinston, 2 Columbus Circle, Manhattan, have completed plans for a group of 1-sty brick stores, 50x100 ft, at 138-142 Main st, White Plains, for Morris Ginsberg, 360 South 3d st, Mt. Vernon, owner. Cost, \$25,000. Architect will take bids on general contract about February 15.

New Jersey

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Nathan Siegler, 164 Market st, Newark, has completed plans for a 2-sty frame, shingle and siding flat, 39x62 ft, at 47-49 Homestead Park, Newark, for Harry Jacobs, 531 South 19th st, Newark, owner and builder. Cost, \$20,000.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, Newark, has completed plans for three 3-sty frame, clapboard and shingle flats, 22x53 ft, at 192-198 Clinton pl, Newark, for A. Rudnevitz and D. Steinberg, 306 Seymour av, Newark, owners and builders. Cost, \$12,000 each.

BANKS.

BAYONNE, N. J.—Donald G. Anderson and S. Edson Gage, 28 East 49th st, Manhattan, and 42 Broadway, Bayonne, have been retained to prepare plans for a 3-sty brick branch bank, with stores and offices, at the southwest corner of Broadway and 22d st, Bayonne, for Union Trust Co., Frank C. Ferguson, president, 75 Montgomery st, Jersey City, owner. Cost, \$150,000.

NEWARK, N. J.—Guilbert & Betelle, Aldene Bldg., Newark, have plans in progress for a brick and stone bank building, on plot 54x100 ft, at 464-466 Broad st, Newark, for the Third Ward National Bank, John W. Lushear, president, 445 Broad st, Newark, owner.

DWELLINGS.

VERONA, N. J.—John E. Baker, Jr., 10 Orange rd, Montclair, has completed plans for two 2½-sty frame dwellings, 25x48 ft, on Claremont av, Verona, for G. Abramson & Co., 23 St. Lukes pl, Montclair, owner and builder. Cost, \$10,000 each.

ORANGE, N. J.—Hobart A. Walker, 336 Main st, East Orange, has completed plans for a 2½-sty frame dwelling, 33x36 ft, on Irving ter, Orange, for James H. Clinchy, 210 North Grove st, East Orange, owner. Cost, \$20,000. Architect will take bids on separate contracts in the spring.

CALDWELL, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 24x48 ft, on Bloomfield av, Caldwell, for P. J. Van Note, Mountain av, West Caldwell, owner and builder. Cost, \$11,000.

MONTCLAIR, N. J.—Douglas Fitch, 8 West 33d st, Manhattan, has completed plans for a 2½-sty frame semi-attached dwelling, 33x50 ft, at 12 Appleton rd, Montclair, for Ash-Wikstrom & Associates, 58 James st, Montclair, owners and builders. Cost, \$16,000.

CRANFORD, N. J.—C. C. Bell, 8 South av, West Cranford, has completed plans for a 2½-sty frame dwelling, 28x28 ft, at the corner of Lincoln av and High st, Cranford, for L. G. Kitchel, Cranford, owner and builder. Cost, \$6,000.

CRANFORD, N. J.—C. C. Bell, 8 South av, West Cranford, has completed plans for a 2½-sty frame dwelling, 22x30 ft, on Springfield av, Cranford, for John C. Jussel, 25 Bloomfield av, Cranford, owner and builder. Cost, \$5,500.

ENGLEWOOD, N. J.—R. C. Hunter & Bros., 501 5th av, Manhattan, have completed plans for a 1½-sty frame and shingle dwelling, 20x28 ft, with garage, at Englewood, for Alex Livingston, Dean st, Englewood, owner. Cost, \$10,000.

WEST HOBOKEN, N. J.—Geo. Willaredt, 411 23d st, West New York, has plans in progress for a 2-sty brick dwelling, 24x45 ft, in Syms st, West Hoboken, for Mrs. Kate Hillis, owner, care of architect. Cost, \$9,000. Architect will take bids about February 15.

WOODCLIFF, N. J.—Geo. Willaredt, 411 23d st, West New York, has plans in progress for a 2-sty brick dwelling, 25x52 ft, in 30th st, near Broadway, Woodcliff, for Silvio Lavino, owner, care of architect. Cost, \$12,000.

NEWARK, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 22x46 ft, at 220 Custer av, Newark, for Benedict Acker-

man, 184 Renner av, Newark, owner and builder. Cost, \$14,000.

INTERLAKEN, N. J.—Clinton B. Cook, Asbury Park Trust Co. Bldg., Asbury Park, has plans in progress for a 1½-sty frame dwelling, 30x40 ft, at Interlaken for F. W. Wells, 225 Cookman av, Asbury Park, owner. Cost, \$8,000. Architect will take bids on general contract about February 17.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Harry Adelman, United Cigar Store Building, Bayonne, has plans nearing completion for a 3-sty brick storage warehouse, 63x100 ft, with garage, at Ocean and Woodlawn avs, Jersey City, for Sklar Bros., 16 West 18th st, Bayonne, owner. Cost, \$40,000. Owner will take bids about February 10.

NEWARK, N. J.—J. B. Accolla, Union Building, Newark, has completed plans for a 2-sty and basement common brick factory, 75x100 ft, at 223-231 Morris av, Newark, for Giorgio Bros., 187 Bruce st, Newark, owner. Cost, \$50,000.

NEWARK, N. J.—Frank V. Nickels, 4400 Manayunk av, Philadelphia, has completed plans for a 2-sty and basement brick factory, 75x200 ft, at Newark for A. B. Nassib, 27 East 21st st, Manhattan, owner. Cost, \$100,000.

HALLS AND CLUBS.

ASBURY PARK, N. J.—Wm. Neuman, Lerner Bldg., Hudson Blvd, Jersey City, has plans in progress for an addition to the 4-sty brick club house, 25x100 ft, on Munroe av, Asbury Park, for Asbury Park Lodge, B. P. O. Elks, George J. Daley, chairman building committee, Munroe av, Asbury Park, owner. Cost, \$150,000. Architect will take bids about April 1.

MONTCLAIR, N. J.—John T. Folk, 452 Market st, Paterson, has plans in progress for a 3-sty brick clubhouse, 52x100 ft, in Park st, Montclair, for Montclair Lodge B. P. O. Elks, Robert J. Taylor, chairman building committee, 162 Walnut st, Montclair, owner. Cost, \$85,000. Bids will be taken in spring.

HOMES AND ASYLUMS.

BELLEVILLE, N. J.—Wm. J. Fitzsimons, 207 Market st, Newark, has been retained to prepare plans for a 2-sty brick and stone Elks' home at the corner of Washington av and Van Houten pl, Belleville, for Belleville Lodge of Elks, No. 1123, Geo. H. Davis, exalted ruler, 199 Main st, Belleville, owner. Cost, \$75,000.

HOTELS.

PLAINFIELD, N. J.—Oakley & Son, 1259 Clinton pl, Elizabeth, have been retained to prepare plans for a contemplated brick hotel with stores and offices on Park av, Plainfield, for Queen City Hotel, John Staats, proprietor, owner, on premises. Cost, \$750,000.

SCHOOLS AND COLLEGES.

FANWOOD, N. J.—Hollingworth & Bragdon, 17 West 45th st, have completed plans for a 2-sty common brick and hollow tile grade school on South av, Fanwood, for Scotch Plains Township, Board of Education of the School District of Scotch Plains—Dr. F. W. Westcott, president—Martine av, Fanwood, owner. Cost, \$110,000. Bids will be taken soon.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

BANKS.

OYSTER BAY, L. I.—Matinecock Construction Co., Locust Valley, has the general contract for alterations to a 2-sty brick bank, 53x56 ft, at Oyster Bay, for North Shore Bank, W. F. Johnson, president, South st, Oyster Bay, owner, from plans by Dennison & Hiron, 288 Lexington av, Manhattan, architects.

DWELLINGS.

JAMAICA, L. I.—H. P. Englehardt, 10222 86th av, Richmond Hill, has the general contract for twenty-one 2-sty frame dwellings, 16x36 ft, in 125th st and Metropolitan av, Jamaica, for John Roethliien, 230 Graham av, Brooklyn, owner, from plans by A. P. Soric, 363 Fulton st, Jamaica, architect. Cost, \$5,000 each.

NEW ROCHELLE, N. Y.—J. Hayden, 189 Church st, New Rochelle, has the general contract for a 2-sty frame dwelling, 28x29 ft, on Lincoln av, New Rochelle, for J. J. Rall, 503 Main st, New Rochelle, owner, from plans by S. S. Calafati, 502 Main st, New Rochelle, architect. Cost, \$10,000. Mason work, Dominick Calgi, 124 2d st, New Rochelle.

WOODCREST, N. Y.—Frank Spallone, 149th

st and 3d av, Manhattan, has the general contract for a 2-sty brick and tapestry brick dwelling, 27x36 ft, with garage, at Woodcrest, for L. Valentino, 2027 Monterey av, Manhattan, owner, from plans by Della Penna & Erickson, 289 East 149th st, Manhattan, architects. Cost, \$12,000.

RYE, N. Y.—M. Mezzullo, 128 Pearl st, Portchester, has the general contract for a 2½-sty brick and stucco dwelling, 43x71 ft, with garage, at the corner of Evergreen av and Broadway, Rye, for Louis E. Hatzfeld, care of Henderson & Co., 24 Nassau st, Manhattan, owner, from plans by Kenneth M. Murchison, 101 Park av, Manhattan, architect.

PLAINFIELD, N. J.—C. S. Rollerson, 37 Chatham st, Plainfield, has the general contract for a 2½-sty frame dwelling, 24x28 ft, at 39-41 Compton st, Plainfield, for Edwin M. Jackson, 233 Somerset st, Plainfield, owner, from plans prepared privately. Cost, \$6,000.

PLAINFIELD, N. J.—G. W. Hansen, 728 West 4th st, Plainfield, has the general contract for a 2½-sty frame dwelling, 22x24 ft, at 15 Compton av, Plainfield, for J. F. McKeen, 596 Darrow av, Plainfield, owner, from plans prepared privately. Cost, \$7,000.

RUTHERFORD, N. J.—W. J. Burke, 301 Stuyvesant av, Rutherford, has the general contract for two 2½-sty frame, clapboard and white pine dwellings, 24x28 ft, on Rutherford av, Rutherford, for F. C. Ogden, 139 Ridge rd, Rutherford, owner, from privately prepared plans. Cost, \$6,000 each.

MANHATTAN.—John T. Brady, 103 Park av, has the general contract for a 5-sty and basement limestone front dwelling, 60x112 ft, on the east side of 5th av, between 71st and 72d sts, for Dr. Alex Hamilton Rice, 39 Beacon st, Boston, owner, from plans by Horace Trumbauer, Land Title Bldg., Philadelphia, architect. Cost, \$500,000.

BELLE HARBOR, L. I.—W. T. Kennedy & Co., 222 Beach 82d st, Rockaway Beach, has the general contract for a 2-sty frame dwelling, 26x32 ft, with garage, in the east side of Beach 135th st, 300 ft south of Washington av, Belle Harbor, for Mrs. M. B. Stumpf, owner, care of architect, from plans by A. E. Fischer, 373 Fulton st, Brooklyn, architect. Cost, \$14,000.

BELLE HARBOR, L. I.—W. T. Kennedy & Co., 222 Beach 82d st, Rockaway Beach, has the general contract for a 2½-sty frame and siding dwelling, 30x33 ft, in 136th st, Belle Harbor, for Mrs. M. B. Stumpf, owner, care of architect, from plans by A. E. Fischer, 373 Fulton st, Brooklyn, architect. Cost, \$14,000.

WHITE PLAINS, N. Y.—J. B. Mitchie, 144 North Broadway, White Plains, has the general contract for a 2½-sty frame, shingle and siding dwelling, 29x56 ft, at the corner of Mamaroneck rd and Doyer st, White Plains, for G. A. Arbogast, White Plains, owner, from plans prepared privately. Cost, \$30,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—J. T. Woodruff & Son, 1 Bridge Plaza, L. I. City, has the general contract for a 1-sty brick factory, 100x100 ft, in the east side of Buckley st, north of Queens Blvd, L. I. City, for W. H. Murphy, 404 Jackson av, L. I. City, owner, from plans by Baker & Koester, 9 Jackson av, L. I. City, architects. Cost, \$25,000.

HOTELS.

LONG BRANCH, N. J.—Lakewood Construction Co., 712 Madison av, Lakewood, has the general contract for a top addition to the 4-sty frame and stucco on metal lath hotel, 60x216 ft, irregular, at the west end of Ocean av, Long Branch, for Hotel Vendome, Mrs. B. Schneider, proprietor, owner, on premises, from plans by Clarence D. Wilson, Woolworth Bldg., Long Branch, architect. Cost, \$60,000.

SCHOOLS AND COLLEGES.

WOODHAVEN, L. I.—John Kennedy & Co., 1133 Broadway, Manhattan, have the general contract for a 2-sty and basement brick parochial school, 60x130 ft, at 92d st and Rockaway Blvd, Woodhaven, for Nativity of Our Blessed Lady, Rev. J. B. Garbotting, pastor, owner, on premises, from plans by Emil G. Perrot, 233 Broadway, Manhattan, architect. Cost, \$150,000.

STORES, OFFICES AND LOFTS.

BROOKLYN.—Seymour Schampain, 316 West 42d st, Manhattan, has the general contract for alterations to the store at 386-390 Fulton st for Cammeyer Shoe Co., 677 5th av, Manhattan, owner, Harold Hart in charge, from plans prepared privately. Cost, \$20,000.

THEATRES.

MANHATTAN.—O'Day Construction Co., 1639 Broadway, has the general contract for a 3-sty fireproof theatre, 89x120 ft, with stores, at 154-58 Houston st, through to 61-67 MacDougal st, for Humbert J. Fugazy and Anthony Risetti, 203 Thompson st, owners, from plans by Relfly & Hall, 405 Lexington av, architects. Cost, \$150,000.

MANHATTAN.—Schroeder & Koppel, Inc., 347 Madison av, have the general contract for a 2-sty and mezzanine theatre, 84x140 ft, with stores, at the northwest corner of 9th av and 55th st for Merrimills Holding Corp., Max E. Kaplan, president, 1540 Broadway, owner, from plans by Geo. Keister, 56 West 45th st, architect. Cost, \$200,000.

TELEPHONE: MANSFIELD 2300

RETAIL LUMBER

CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

A SIGN POST OF SAFETY

The record of S. W. Straus & Co., now 40 years without loss to any investor, is a sign post pointing the way to safe January investments.

Our booklet, "Common Sense in Investing Money," tells the reasons for this record and shows how investors may profit by it. Write for it today, and specify

Booklet A-1202

S.W. STRAUS & CO.
Established 1882 Incorporated

STRAUS BUILDING
565 Fifth Ave., at 46th St., NEW YORK

Offices in 15 Principal Cities
Telephone—Vanderbilt 8500

**40 Years Without Loss
to Any Investor**

Copyright, 1922, by S. W. Straus & Co.

SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



F. J. KLOES

Established 1872

243 Canal St., New York

Telephone: Franklin 2216

H. W. BELL CO.

Gypsum Blocks
Terra Cotta Blocks
Plaster Boards
Dumbwaiter Blocks
Flue Pipe
Firebrick

Park Ave. & 139th St.

Phone—Mott Haven 3134
BROOKLYN

KENT AVENUE & MORTON STREET

BUILDERS

LITTLE CASH REQUIRED

We can subordinate entire purchase price of several well-located plots and obtain liberal building and permanent loans.

S. Osgood Pell & Co. 15 & 17 West 44th St.
Tel. Vanderbilt 5610

FOR
PAINTING, DECORATING
and PLASTERING

Consult

LESCH & JOHNSON

261 East Fordham Road New York
Telephone: Fordham 9345

PLANS FILLED FOR NEW CONSTRUCTION IN ALL BOROUGHES OF NEW YORK CITY

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

WADSWORTH TER., e s, 304 n w 190th, 5-sty bk tnt, 105x68, slag rf; \$125,000; (o) Crimison Rlty. Co., 132 Nassau; (a) Gronenberg & Leuchtag, 450 4 av (57).

190TH ST., 600-6 W, 5-sty bk tnt, 89x90, plastic slate rf; \$175,000; (o) Hudson Bldrs. Corp., 712 E 136th; (a) Springsteen & Goldhammer, 32 Union sq (61).

LEXINGTON AV., 1790, 6-sty bk tnt, 90x65, slag rf; \$150,000; (o) Isidor Williams, 103 W 116th; (a) Geo. G. Miller, 1482 Bway (60).

DWELLINGS.

5TH AV., 901, 3-sty bk dwg, 60x112, slag, slate & lead rf; \$500,000; (o) Mrs. Alex. H. Rice, 59th & 5 av; (a) Horace Trumbauer, Land Title Bldg., Broad & Chestnut sts, Philadelphia, Pa. (59).

STABLES AND GARAGES.

145TH ST., W, n s, 225 e Lenox av, 1-sty bk garage, 100x74, plastic slate rf; \$15,000; (o) Bernard Levin, 102 West 144th st; (a) Louis A. Sheinart, 194 Bowery (55).

STORES, OFFICES AND LOFTS.

36TH ST., 142-8 W, 16-sty bk offices, 75x98, slag rf; \$700,000; (o) Jatison Const. Co., 18 E 41st; (a) Schwartz & Gross, 347 5 av (62).

BROADWAY, 3650, 2-sty bk str & offices, 25x80, Barrett spec rf; \$17,000; (o) Opportunity Const. Co., 56 W 46th; (a) Ralph H. Segal, 56 W 46th (63).

BROADWAY, 1364 to 70, 16-sty bk stores, offices, 105x173, slag rf; \$75,000; (o) Bway and 37th St Corp., 276 5th av; (a) Sommerfeld & Stecker, 31 Union Sq (56).

MADISON AV., 395, 13-sty bk str & offices, 100 x215, plastic slate rf; \$1,000,000 (o of land) N. Y. & Harlem R. Co., N. Y. Rlty. & Term. Co., Grand Central Term; (o bldg, lessee of land) The 395 Madison Av., Inc., 681 5 av; (a) Cross & Cross, 681 5 av (52).

STORES AND TENEMENTS.

SPRING ST., 211, 3-sty bk str & apts, 22x72, Barrett spec tar, felt & slag rf; \$18,000; (o) Clementina Franchi, 21 MacDougal; (a) Harold Birkmire, 1133 Bway (53).

WORTH ST., 201-3, 4-sty bk str & apts, irregular, slag rf; \$25,000; (o) Edw. Sautagata, 1 Mott; (a) John A. Rofrano, 1 Mott (54).

MISCELLANEOUS.

ATTORNEY ST., 33, 2-sty bk transformer station, 25x100; tile on conc arch rf; \$75,000; (o) The N. Y. Edison Co., 130 E 15th; (a) Wm. Whitehill, 41st & 6 av (53).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

BOSTON RD., w s, 166.8 n 166th st, 5-sty br tnt, 75.9x100, plastic slate rf; \$175,000; (o) 1077 Boston Road Corp., Morris Chodor Kow, 1077 Boston Road, pres; (a) Chas. Kreymborg, 2534 Marion av (277).

GUN HILL RD., n s, 101.10 e DeKalb av, 5-sty bk tnt, 76.4x93, rubberoid rf; \$120,000; (o) eGo. Coburn Const. Co., Geo. Coburn, 3191 Grand Course, Pres; (a) John P. Boyland, 120 E Fordham rd (265).

188TH ST., s s, 116.3 e University av, 5-sty br tnt, 75x89.7, plastic slate rf; \$150,000; (o) Chas. Mark Const. Co., Chas. Mark, 370 e 149th st, pres; (a) Chas. Kreymborg, 2534 Marion av (278).

ANDERSON AV., n w c, 164th st, 5-sty br tnt, 50x78.3, slag rf; \$75,000; (o) Robt. A. Wynne, 979 Anderson av; (a) Lloyd I. Phyfe, 156 West 170th st (276).

DAVIDSON AV., e s, 150 n 184th st, 5-sty br tnt, 75x103, slag rf; \$120,000; (o & a) Noslef Const. Co., Inc., J. M. Felson, 1133 Bway, pres (274).

HULL AV., n w c Mosholu Pkway N., 6-sty bk tnt, 119.8x181.3, slag rf; \$250,000; (o) Valhalla Corp., Jacob C. Pederson, 3 av & 148th, Pres; (a) Moore & Londsiedel, 3 av & 148th (238).

PERRY AV., n e c Mosholu Pkway N., 6-sty bk tnt, 119.8x181.3, slag rf; \$250,000; (o) Valhalla Corp., Jacob C. Pederson, 3 av & 148th, Pres; (a) Moore & Londsiedel, 3 av & 148th (239).

WALTON AV., n e c Tudor pl, 5-sty bk tnt, 101.5x91.5, slag rf; \$150,000; (o) Tudor Bldg. Corp., S. C. Davis, 1192 Walton av, Pres; (a) Margon & Glaser, 2804 3 av (240).

WALTON AV., e s, 168.9 s Fordham rd, 2½-sty bk dwg, 19.4x46, 1-sty bk garage, 10x17, Spanish tile rf; \$12,350; (o) Dominick J.

Napoli, 132d & Lincoln av; (a) Moore & Londsiedel, 3 av & 148th (237).

WALTON AV., s w c 181st, 5-sty bk tnt, 75x90, slag rf; \$150,000; (o) Surnel Realty Co., Lazarus Levy, 47 Ft. Washington av, Pres; (a) Gronenberg & Leuchtag, 450 4 av (271).

DWELLINGS.

GUN HILL RD., s s, 25 w Paulding av, 2-sty bk dwg, 20x34, tar & felt rf; \$5,500; (o) Victor Valjin, 99 MacDougal; (a) Jos. Ziccardi, 912 Burke av (246).

JARVIS ST., s w c Eastern blvd, 2-sty fr dwg, 16x35, shingle rf; \$5,000; (o) V. Green Const. Co., Vivian Green, 45 W 34th, Pres; (a) A. H. Zacharius, 45 W 34th (273).

227TH ST., s s, 205.9 e White Plains av, 2-sty bk dwg, 21x45, slag rf; \$8,000; (o) Vincenzo Cecere, 655 E 189th; (a) M. W. Del Gaudio, 158 W 45th (267).

BRYANT AV., w s, 250 s Lafayette av, 2-2-sty fr dwgs, 20.6x63, 1-sty fr garage, 18x20, asphalt shingle rf; \$20,000; (o) John Rosen, 2152 3 av; (a) Fein & Rosen, 1709 Pitkin av, Bklyn (261).

BRYANT AV., e s, 375 n Spofford av, 2-2-sty bk dwgs, 21.4x56, 2-1-sty bk garages, 20x20, tar & gravel rf; \$20,000; (o) Henry Promer, 1304 Park av; (a) Fein & Rosen, 1709 Pitkin av, Bklyn (259).

BRYANT AV., w s, 325.1 s Lafayette av, 2-2-sty bk dwgs, 20.6x63, 2-1-sty bk garages, 18.6x18, asphalt shingle rf; \$20,000; (o) John Adelson, 589 Bway; (a) Fein & Rosen, 1709 Pitkin av, Bklyn (260).

CLAFIN AV., w s, 225 s 197th, 2½-sty fr dwg, 20.6x27.6, shingle rf; \$4,800; (o) John Ryan, 2307 Creston av; (a) Jos. H. Walsh, Riverdale (266).

CLARENCE AV., e s, 45 n Randall av, 1½-sty fr dwg, 17x40, shingle rf; \$3,500; (o & a) Nathan Aronowitz, 4485 3 av (270).

CROSBY AV., w s, 160 s La Salle av, 1-sty fr dwg, 21x32, rubberoid rf; \$4,800; (o) Pedrio De Falco, 1200 Crosby av; (a) M. A. Buckley, 32 Westchester sq (244).

ELLSWORTH AV., n s, 217.6 e Randall av, 2-sty h. t. dwg, 21x35, rubberoid rf; \$5,000; (o) Jos. Kirschenman, 132 Brown pl; (a) Starling Archt. Co., 154 Nassau (251).

FARADAY AV., n w c Newton av, 2-sty fr dwg, 35x16, shingle rf; \$5,000; (o) V. Green Const. Co., Vivian Green, 45 W 34th, Pres; (a) A. H. Zacharius, 45 W 34th (272).

LIEBIG AV., w s, 34.4 n 261st, 4-2-sty fr dwgs, 18x32.3, rubberoid rf; \$18,000; (o) M. S. Const. Co., Marcus Singer, 54 Saratoga av, Yonkers; (a) Max Kreindel, 81 E 125th (258).

PLIMPTON AV., e s, 225 s 170th, 2-2-sty bk dwgs, 26x48, tin rf; \$24,000; (o) Jorgensen Realty Co., Chas. G. Jorgensen, 3382 Bronxwood av, Pres; (a) Geo. Jorgensen, 3302 Bronxwood av (242).

PHILIP AV., n w c Logan av, 2-sty fr dwg, 20x24, shingle rf; \$6,710; (o) John J. Martin, 512 East 159th st; (a) Chas. A. Newburgh, Grand Central Terminal (275).

POWELL AV., n s, 179.2 w Castle Hill av, 2-2-sty bk dwgs, 18x60, plastic slate rf; \$22,000; (o) N. B. M. Const. Co., Salvatore Natale, 191 Lexington av; (a) John Brandt, 271 W 125th (257).

THROGGS NECK BLVD., n e c Schley av, 2½-sty fr dwg, 22x28, shingle rf; \$5,000; (o & a) Jas. K. Hearn, 5228 Bway (254).

SEXTON PL., e s, 478.2 s Gun Hill rd, 2-sty bk dwg, 20x34, tar & felt rf; \$5,500; (o) Susie Rivello, 437 Pleasant av; (a) Jos. Ziccardi, 912 Burke av (247).

SPENCER AV., s e c Spencer pl, 2½-sty fr dwg, 29x28, shingle rf; \$11,000; (o) John Lalrd, 220 E Tremont av; (a) B. P. Wilson, 1705 Busing av (269).

FACTORIES AND WAREHOUSES.

CANAL PL., w s, 30 s 141st, 1-sty bk storage, 95x75, tin rf; \$8,000; (o) Haiss Realty Co., on prem; (a) Geo. Haiss Mfg. Co., on prem (252).

STORES, OFFICES AND LOFTS.

BOSTON RD., s e c 168th, 1-sty bk str, 67.7x81.1, plastic slate rf; \$30,000; (o) Louis E. Kleban, 1714 Crotona Park E; (a) Zipkes, Wolff & Rudloff, 432 4 av (250).

FEATHERBED LA., n s, 117.3 w Macombs rd, 1-sty bk str, 25x100, plastic slate rf; \$23,000; (o) Hyman Berman, 198 Bway; (a) Nathan Ratholz, 3295 Bway (236).

BELMONT AV., sw c Townsend av, 1-sty bk str, 100x50, slag rf; \$20,000; (o) Marion Bldg. Co., Morris Bogdemon, 2038 Ryer av, Pres; (a) Chas. Kreymborg, 2534 Marion av (264).

FULTON AV, n e c 169th, 1-sty fr str, 45x 96.11, rubberoid rf; \$15,000; (o) Lewmarn Realty Co., Max Goldberg, 1185 Washington av, Pres; (a) Chas. Schaefer, Jr., 394 E 150th (249).

PLYMOUTH AV, e s, 100 s Roberts av, 2-sty bk str, 21x46, tar & gravel rf; \$7,500; (o) Geo. Furlong, 394 E 184th; (a) R. J. & F. J. Johnson, 475 E Fordham rd (248).

SOUTHERN BLVD, e s, 25 n 167th, 1-sty bk str, 25x100, slag rf; \$15,000; (o) Foxvale Realty Co., Frank Starkman, 198 Bway, Pres; (a) Chas. Kreyborg, 2534 Marion av (253).

WESTCHESTER AV, s w c Trinity av, 1-sty bk str, 108x56, slag rf; \$25,000; (o) Ebling Realty Co., Philip E. Ebling, 156th & St. Anns av, Pres; (a) M. W. Del Gaudio, 158 W 45th (268).

WHITE PLAINS AV, w s, 25.1 s 233d, 1-sty bk str, 39.5x35, tin rf; \$6,500; (o) Geo. Sunderman, 4189 White Plains av; (a) B. F. McGurk, 500 5 av (255).

MISCELLANEOUS.

SOUTHERN BLVD, w s, 200 n Barretto, 1-sty bq str & market, 163.6x105, slag rf; \$50,000; (o) The Dochterman Realty Co., Louis H. Dochterman, 465 E 101st, Pres; (a) J. M. Feison, 1133 Bway (262).

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

TAPSCOTT ST, 91-101, s e c Sutter av, 4-sty bk tnt, 100x90; \$150,000; (o) Abraham L. Schulman, 1356 51st; (a) Cohn Bros., 361 Stone av (1447).

E 2D ST, 553-61, e s, 120 s Cortelyou rd, 2-4-sty bk tnts, 40x88.4; \$120,000; (o) Alex. McDonald, 714 E 14th; (a) Cohn Bros., 361 Stone av (1440).

ATLANTIC AV, 2182-4, s s, 50 w Hopkinson av, 4-sty bk tnt, 50x89; \$48,000; (o) Harry Rubin, 317 Bradford; (a) S. Millman & Son, 1780 Pitkin av (1459).

BLAKE AV, 1268, s w c Pine, 2-sty bk tnt, 20x69; \$18,000; (o) Max Seidman, 1463 St. Marks av; (a) S. Millman & Son, 1780 Pitkin av (1392).

BLAKE AV, 1245, n e c Euclid av, 2-sty bk tnt, 20x69; \$18,000; (o & a) same as above (1393).

BLAKE AV, 1246, s e c Euclid av, 2-sty bk tnt, 20x69; \$18,000; (o & a) same as above (1394).

EASTERN PKWAY, 1335-45, 377.11 e Buffalo av, 4-sty bk tnt, 100x105.6; \$140,000; (o) Harry C. Merowitz, 1612 President; (a) Cohn Bros., 361 Stone av (1446).

UTICA AV, 321-33, s e c President, 4-sty bk tnt, 100x104.3; \$150,000; (o) Jacob Siegel, 209 Rochester av; (a) Cohn Bros., 361 Stone av (1312).

DWELLINGS.

AMHERST ST, 51, e s, 380 n Hampton av, 1½-sty fr 1 fam dwg, 24x45; \$7,500; (o) Frank D. Homan, 137 W 24th, Manhattan; (a) Verlyn A. Trussell, 101 Park av, Manhattan (1395).

GLENWOOD RD, 8914-16, s s, 60 w Remsen av, 2-2-sty fr 2 fam dwgs, 17x36; \$12,000; (o) Salvatore Morgani, 8819 Glenwood rd; (a) G. I. Prowler, 367 Fulton (1416).

E 7TH ST, 1145, e s, 340 n Av K, 2½-sty fr 1 fam dwg, 21.6x48.6; \$15,000; (o) Morris Kleinfeld, 1096 President; (a) Irving Brook, 26 Court (1398).

E 37TH ST, 977-9, e s, 247.6 n Av H, 2-2-sty fr 1 fam dwgs, 32x37.6; \$13,000; (o & a) Robt. Mayer, 942 E 37th (1438).

55TH ST, 1133-71, n s, 100 w 12 av, 13-2-sty bk 2 fam dwgs, 20x58; \$195,000; (o) Greene, 44 Court; (a) Seelig & Finkelstein, 44 Court (1401).

61ST ST, 2084, s w c 21 av, 2-sty bk 2 fam dwg, 20x58; \$15,000; (o) Ramal Bldg. Corp., 44 Court; (a) Seelig & Finkelstein, 44 Court (1399).

61ST ST, 2028-82, s s, 22 w 21 av, 18-2-sty bk 2 fam dwgs, 20x58; \$270,000; (o & a) same as above (1400).

72D ST, 1446-52, s s, 270 w 15 av, 2-2-sty bk 2 fam dwgs, 20x55; \$20,000; (o) Pasquale Seccia, 1180 75th; (a) M. W. Del Gaudio, 158 W 45th, Manhattan (1434).

87TH ST, 35-81, n s, 31 e Narrows av, 14-2-sty fr 1 fam dwgs, 22x45.6; \$112,000; (o) Fred Stumann, 1815 72d; (a) John Ingwersen, 390 Bergen (1422).

87TH ST, 31, n e c Narrows av, 2-sty fr 1 fam dwg, 22x45.6; \$5,000; (o & a) same as above (1423).

BROOKLYN AV, 1463-9, e s, 220 n Av F, 3-2-sty fr 1 fam dwgs, 20x53; \$30,000; (o) Kristian A. Nostrom, 1821 Nostrand av; (a) Matthew Ossmund, 3020 Av D (1417).

FACTORIES AND WAREHOUSES.

62D ST, 602-34, s e c 6 av, 2-sty bk factory, 36x52; \$16,000; (o) Jos. M. Huber, 65 W Houston, Manhattan; (a) Brutus Gundlach, 22 E 17th, Manhattan (1418).

STABLES AND GARAGES.

62D ST, 2027-79, n s, 22 w 21 av, 18-1-sty

conc garages, 20x20; \$18,000; (o) Ramal Bldg. Corp., 44 Court; (a) Seelig & Finkelstein, 44 Court (1396).

WILSON AV, 598-600, w s, 49.6 s Schaeffer, 1-sty bk garage; \$2,800; (o & a) Christian Werst, 599 Wilson av (1315).

WILLIAMS AV, 611-15, e s, 72.1 n New Lots av, 2-sty bk garage & 1 fam dwg, 46x27.6; \$10,000; (o) Morris Hessel, 662 Williams av; (a) Jack J. Feinberg, 695 Georgia av (1364).

STORES, OFFICES AND LOFTS.

PARK PL, 237-45, n w c Vanderbilt av, 1-sty bk str, 60x45; \$15,000; (o) Brooklyn Saengerbund, 241 Park pl; (a) Chas. Werner, 316 Flatbush av (1329).

GATES AV, 832-6, s s, 150 w Reid av, 2-sty bk office & market, 62.6x100; \$20,000; (o) Saml Agaloff, 126 Reid av; (a) Murray Klein, 37 Graham av (1318).

MONTRON AV, 71, n s, 100 w Leonard, 2-sty bk office & storage, 25x100; \$15,000; (o) Korchin Bros., 24 Moore; (a) Shampan & Shampan, 50 Court (1321).

NOSTRAND AV, 1010-32, w s, from Empire blvd to Sterling, 2-sty bk offices & strs, 200x23.9; \$30,000; (o) Nostrand Melborne Co., Inc., 798 Nostrand av; (a) Clarence L. Seifert, 206 W 76th, Manhattan (1325).

4TH AV, 605, e s, 60.2 s 17th, 1-sty bk str, 20x80; \$8,000; (o) Jos. Ekhaus, 570 4 av; (a) Paul Lubroth, 26 Cortlandt, Manhattan (1405).

STORES AND DWELLINGS.

BAY RIDGE AV, 439-55, n s, 236.11 w 5 av, 8-2-sty bk str & 2 fam dwgs, 19x72; \$60,000; (o) Harry Haneroff, 436 Hopkinson av; (a) Jas. J. Millman, 26 Court (1462).

BRIGHTON BEACH AV, 205, n s, 36.10 e E 2d, 2-sty bk str & 2 fam dwg, 20x70; \$15,000; (o) Isidore Fuss, 1672 Union; (a) E. M. Adelsohn, 1778 Pitkin av (1387).

BRIGHTON BEACH AV, 201-3, n e c E 2d, 2-sty bk str & 2 fam dwg, 30.10x62.8; \$12,000; (o & a) same as above (1388).

LIBERTY AV, 1220-28, s s, 20 e Forbell av, 4-2-sty bk str & 2 fam dwgs, 20x68.9; \$48,000; (a) Abraham Metrick, 361 Stone av; (a) Cohn Bros., 361 Stone av (1448).

LIBERTY AV, 1218, s e c Forbell av, 2-sty bk str & 2 fam dwg, 20x90; \$15,000; (o) Abraham Metrick, 361 Stone av; (a) Cohn Bros., 361 Stone av (1449).

5TH AV, 6013-21, e s, 20 n 61st, 4-3-sty bk str & 2 fam dwg, 20x76; \$72,000; (o) Kauffman & Gluckow, Inc., 5204 5 av; (a) Boris W. Dorfman, 26 Court (1413).

STORES AND TENEMENTS.

ATLANTIC AV, 2186-8, s w c Hopkinson av, 4-sty bk str tnt, 50x90; \$60,000; (o) Harry Rubin, 317 Bradford; (a) S. Millman & Son, 1780 Pitkin av (1458).

BEDFORD AV, 1596, w s, 40 s President, 4-sty str tnt, 22x85; \$28,000; (o) Louis Oxfield, 361 Stone av; (a) Cohn Bros., 361 Stone av (1310).

BRIGHTON BEACH AV, 239, n e c Ocean pl, 2-sty bk str & tnt, 20x72; \$15,000; (o) Morris Metzler, 241 Brighton Beach av; (a) Morris Perlstein, 49 Fulton av (1433).

FT. HAMILTON AV, 4502, s w c 45th, 4-sty bk str & tnt, 20.6x100; \$40,000; (o) 5th Ave. Development Corp., 5204 5 av; (a) Boris W. Dorfman, 26 Court (1278).

VAN SICLEN AV, 512, s w c Dumont av, 3-sty bk str & tnt, 25x95; \$26,000; (o) Israel Diamond, 25 Bay 23d; (a) S. Millman & Son, 1780 Pitkin av (1390).

MISCELLANEOUS.

19TH AV, 5608-24, n s, 307.6 w 55th, 2-sty bk housing station, 151x199; \$131,500; (o) City of New York (1439).

Queens

APARTMENTS, FLATS AND TENEMENTS.

L. I. CITY.—Hunterspoint av, s s, 100 w Van Alst av, 5-sty bk tnt, 100x88, slag rf, 60 families, elec, steam heat; \$140,000; (o) Tubes Realty & Terminal Co., 51 E 42d, Manhattan; (a) Shampan & Shampan, 50 Court, Bklyn (994).

L. I. CITY.—Jamaica av, n s, 57 w 5 av, 5-sty bk tnt, 80x87, slag rf, 41 families, elec, steam heat; \$135,000; (o) Stanis Bros. Co., 43 7 av, L. I. City; (a) Frank J. Schefcik, 4168 Park av, Manhattan (1043).

DWELLINGS.

JAMAICA.—Baisley av, n e c Putnam, & Baisley av, s w c Betarice, & Baisley av, s e c Mager, 15-1-sty fr dwgs, 22x30, shingle rf, 1 family, gas; \$45,000; (o) Harris Nevins, 44 Court, Bklyn; (a) Louis Dannacher, 328 Fulton, Jamaica (1018 to 1032).

JAMAICA.—Baisley av, n w c Putnam, & Baisley st, n e c Beatrice, 5-1-sty fr dwgs, 22x30, shingle rf, 1 family, gas, hot air heat; \$15,000; (o) Harris Nevins, 44 Court, Bklyn; (a) Louis Dannacher, 328 Fulton, Jamaica (1013-14-15-16-17).

RICHMOND HILL.—Metropolis av, n s, 47 e 115th, 3-2-sty fr dwgs, 20x62, shingle rf, 2 families, gas; \$24,000; (o) Phillip H. Stern-

feld, 2 E 2d, Manhattan; (a) Sylvan Bein, 154 Nassau, Manhattan (1118-19).

RIDGEWOOD.—Woodbine st, s s, 245 e Forest av, 2-sty bk dwg, 18x56, slag rf, 2 families, gas, steam heat; \$8,500; (o) John Eisenhauer, 2311 Woodbine, Ridgewood; (a) Henry C. Brucker, 2549 Myrtle av, Ridgewood (1117).

HOTELS.

FAR ROCKAWAY.—Rockaway tpke, s w c Norton av, 3-sty fr hotel, 140x86, slag rf, steam heat, elec; \$55,000; (o) Wavercrest Hotel, Inc., Norton av, Far Rockaway; (a) Henry J. Von DerLeith, 128 W 124th, Manhattan (979).

STABLES AND GARAGES.

RICHMOND HILL.—Jerome av, s e c Spruce, 1-sty bk garage, 65x90, slag rf, steam heat; \$18,000; (o) Ezra Mott, 1049 131st, Richmond Hill; (a) Louis Dannacher, 328 Fulton, Jamaica (1039).

STORES AND DWELLINGS.

CORONA.—Gunter st, n e c Alburtis av, 2-3-sty bk str & dwgs, 20x60, slag rf, 2 families, gas, steam heat; \$26,000; (o) Raffae Mascucci, 58 Alburtis av, Corona; (a) A. De Blasi, 94 E Jackson av, Corona (953).

CORONA.—41st st, s e c, Polk av, 3-sty bk store and dwg, 25x53, slag rf, 2 fam, gas, steam heat; \$14,000; (o) Robert Fraser, 76 Kingsland av, Corona; (a) Alfred De Blasi, 94 East Jackson av, Corona (1134).

QUEENS.—Jamaica av, n w c Queens rd, 5-2-sty bk str & dwgs, 20x55, slag rf, 2 families, gas, steam heat; \$40,000; (o) Ridgewood Holding Co., 282 Jerome, Bklyn; (a) Louis Dannacher, 328 Fulton, Jamaica (1121).

ROCKAWAY BEACH.—Undine av, n e c Boulevard, 2-sty fr str & dwg, 25x55, slag rf, steam heat, gas; \$11,000; (o) Mrs. Mary E. Roberts, Rockaway Beach; (a) J. Powers, Rockaway Beach (996).

STORES, OFFICES AND LOFTS.

EDGEMERE.—McKinley av, n s, 140 w Cedar av, 1-sty fr str, 105x50, slag rf, steam heat, elec; \$20,000; (o) B. Goldberg, 2023 Park av, Far Rockaway; (a) Jos. P. Powers, Rockaway Beach (997).

MISCELLANEOUS.

RIDGEWOOD.—Metropolitan av, s s, 180 w Admiral st, 1-sty bk shop, slag rf; \$10,000; (o & a) Gretnpoint Structural Iron Works, Inc., 306 Greenpoint av, Bklyn (1143).

WOODHAVEN.—85th st, n e c 86th av, 1-sty fr auditorium & gym, 38x92, shingle rf, elec, steam heat; \$12,000; (o) Forest Port Dutch Reformed Church, Church av & Bklyn; (a) Walter B. Will, Inc, 115 Myrtle av, Bklyn (923).

PLANS FILED FOR ALTERATIONS

Manhattan.

BOND ST, 19, 2 new tanks on 5-sty bk loft; \$3,000; (o) 19 Bond St. Corp., 27 Great Jones st; (a) Reliance Tower & Steel Const. Co., 94 Mangin st (251).

ELDRIDGE ST, 44, remove partitions, new stairs in 5-sty bk store & tnt; \$1,500; (o) Est. Solomon Bachrach, 16 E 96; (a) Jacob Fisher, 25 Av A (215).

FRANKFORT ST, 55-7-9, remove stairs, new elevator & shaft, fire-escapes, doors, stairs in 2 ½ & 6½-sty bk warehouses; \$10,000; (o) Jacob Rossbach, 100 Gold; (a) Geo. M. McCabe, 96 5 av (219).

GREENWICH ST, 323, remove wall, new elev shaft, wall, extension, raise floor beams in 4-sty bk store, office, dwg, storage; \$15,000; (o) Morris Roth, 185 Duane; (a) Jacob Fisher, 25 Av A (216).

HESTER ST, 196, new windows in 6-sty bk factory, stores; \$1,000; (o) Lebertan Corp., 1 Madison la; (a) Jos. Martine, 31 Union Sq (230).

MACDOUGAL ST, 44, remove wall, new front, lower beams in 3-sty bk res; \$5,000; (o) Peter Nervo & Jos. Balbani, 46-48 Macdougall; (a) Frank E. Vitolo, 56 W 45th (220).

NASSAU ST, 76, remove shop front, new orn shop front on 3-sty bk str & office bldg; \$2,000; (o) Weber & Heilbronner, 215 4 av; (a) Starrett & Van Vleck, 8 W 40th (259).

NORFOLK ST, 75, remove partition, new f. p. passage in 5-sty bk tnt; \$1,000; (o) Tecor Mold. Co., 1497 Lincoln pl, Bklyn; (a) Saml. Cohen, 32 Union sq (254).

PARK PL, 38, new copper front, toilets, partitions, arrange str for lunch room in 6-sty bk str & lofts; \$15,000; (o) 416 W. 215th St. Corp., 128 Bway; (a) Saml. Carner, 118 E 28th (258).

PINE ST, 40-44, new stairs in 10-sty bk offices; \$1,500; (o) Mrs. Angelica L. Morgan, 26 Washington Sq; (a) Bertram Cunyngnam, 25 W Bway (233).

WASHINGTON ST, 807, remove walls, raise 1 and 2 tier beams, new extension, tile floors, girders, beams in 4-sty bk stores and apart; \$4,000; (o) Jos. B. Wohltman, 86 Gansevoort

st; (a) Chas. H. Briggs, 504 East 4th st, Bklyn (252).

WOOSTER ST, 62, excavate cellar, new retaining wall, cellar floor in 6-sty bk store & factory; \$9,000; (o) Majestic Paper Mills Co., 464 Broome; (a) Yipkes, Wolf & Kindroff, 432 4 av (212).

13TH ST, 208 W, remove wall, partitions, new partitions, doors, rooms, beams in 3-sty bk P. S. 16; \$2,000; (o) City of N. Y., Bd. of Ed., Municipal Bldg; (a) C. B. J. Snyder, Municipal Bldg. (234).

15TH ST, 12 W, new fire-escape on 5-sty bk factory; \$1,000; (o) Gustave Sattler, 18 W 31st, Anthony G. Imhoff, 249 W 18th; (a) Louis A. Hornum, 405 Lexington av (256).

27TH ST, 414-16 W, remove wall & 1/2 2 sty, new extns, toilets, t. & g. rf on 2-sty bk wagon shop; \$5,000; (o) Saml. Greenstein, 203 W 29th; (a) Chas. M. Straub, 147 4 av (218).

27TH ST, 436 W, new platform, raise floor in 5-sty bk club house; \$1,000; (o) Hudson Guild, 436 W 27th; (a) Clarence S. Stein, 56 W 45th (221).

28TH ST, 160 E, remove partitions, new toilets, extensions, store front, lower 1st floor in 4-sty bk store & res; \$2,500; (o) Jacob Klein, 388 3 av; (a) J. M. Felson, 1133 Bway (208).

28TH ST, 4 W, remove ext, fire-escape, columns, girders, new ext, stairs, girders, fire-escape, rearrange partitions in 5-sty bk str & apts; \$25,000; (o) Samuels Const. Co., 23 W 27th; (a) M. Jos. Harrison, 110 E 31st (257).

34TH ST, 21-3 W, new door, exits in 5-sty bk salesrooms & mfg; \$1,000; (o) Holberta Rity. Corp., 32 Liberty; (a) Chas. P. H. Gilbert, 1 Madison av (261).

36TH ST, 48-50 W, remove party wall, new ext, stairs, fire escapes, elev, toilets in 4-sty bk office & factory; \$15,000; (o) Morris Ladzin, 48-50 W 36th st; (A) Saml Brenner, 2860 Creston av (206).

51ST ST, 220 E, new elevator & stair enclosure, fire passage, connecting platform in 2-4-sty bk factory; \$15,000; (o) John H. Hut-off, Inc., 101 Park av; (a) Henry H. Dean, 44 W 44th (244).

51ST ST, 458 W, rearrange toilet, new tubs, sinks in 4-sty bk dwg; \$1,800; (o) Stryker Rity. Corp., Hollis, L. I.; (a) Chas. J. Jordan, 413 W 51st (240).

57TH ST, 201-11 W, remove partitions, new partitions, rooms in 11-sty bk apts & offices; \$5,000; (o) Alfredo S. G. Taylor, North Litchfield, Conn., Grace T. Ely, 51 Trumbull st, New Haven, Conn., Henrietta T. Freeman, 211 W 57th; (a) Jos. Kleinberger, 20 W 43d (239).

58TH ST, 517-9 W, new elevator shaft in 4-sty bk factory; \$5,000; (o) Wm. Zinsser & Co., 195 William; (a) Mott B. Schmidt, 14 E 46th (246).

69TH ST, 40 W, remove stoop, new partitions, plumbing, entrance, offices in 5-sty bk boarding house; \$10,000; (o) Dr. Abraham O. Wilensky, 1200 Madison av; (a) Bloch & Hess, 18 E 41st (255).

77TH ST TO 81ST ST, 8TH AV TO COLUMBUS AV, new 5-sty s e wing, new inner hall of ocean life in 5-sty bk Museum of Natural History; \$1,500,000; (o) City of N. Y. through Dept. Parks, Municipal Bldg; (a) Trowbridge & Livingston, 527 5 av (260).

115TH ST, 449 E, remove wall, new extension, door, steel beams, wood beams, partitions, arched ceilings, marble altar & steps in 1-sty bk church; \$35,000; (o) Church of Our Lady of Mt. Carmel, 449 E 115th; (a) Anthony F. A. Schmitt, 604 Courtlandt av, Bronx (242).

AMSTERDAM AV, 1224, enlarge store front, skylight, change stairs, new gallery, beams, gallery in 10-sty fp stores & apts; \$5,000; (o) Teachers' College, 525 W 120th; (a) May & Hillard, 15 E 40th (210).

BROADWAY, 1212, shift columns, new str fronts, toilet in 3-sty bk str & offices; \$2,000; (o) Ward Est., 30 Broad; (a) Geo. & Edw. Blum & S. W. Katz, 505 5 av (245).

BROADWAY, 1462-70, new fuel oil tank & equip in 15-sty bk office bldg; \$5,000; (o) Knickerbocker Co., Inc., 152 W 42d; (a) Petroleum Heat & Power Co., 511 5 av (243).

BROADWAY ES, 85 to 86 St, new marquise on 12-sty bk hotel; \$3,500; (o) Anderson & Price Co., Bway and 86th st; (a) Denby & Nute, 33-4 av (231).

COLUMBUS AV, 451-7, new toilet, partitions in 5-sty bk str & tnt; \$1,000; (o) Ellen A. Slaven, Bluehill, Me.; (a) Frank Hausle, 81 E 125th (247).

MADISON AV, 26 (Madison Sq. Garden), new fr bicycle track in 1-sty brick amphitheatre; \$6,000; (o) Mutual Life, Inc., 32 Nassau; (a) Wm. W. Smith, 79 Decatur, Bklyn (253).

MADISON AV, 1543, remove wall, stoop, partitions, stairs, new stairs, girders, toilets, scuttle, show windows in 3-sty bk club rooms & apts; \$3,000; (o) Boris Dimondstein, 1544 Madison av; (a) Chas. M. Straub, 147 4 av (217).

MADISON AV, 347-53, remove radiator, partitions, new heating & ventilating equip, shelving, mezzanine, cagework, metal screening, heating stacks in 20-sty bk banks, str & offices;

\$22,000; (o) Cenallima Rity. Corp., 40 E 42d; (a) York & Sawyer, 50 E 41st (238).

WASHINGTON SQ, 32, new partitions, bath rooms, in 4-sty bk dwg; \$1,000; (o) Paul Toarmina, 193 Bleeker st; (a) Jos. Martine, 31 Union Sq (228).

NINTH AV, 562, remove columns, girders, stairs, new columns, girders, stairs, in 4-sty bk store, offices and apts; \$4,000; (o) Mandel Rity. Co., 60 Bway; (a) Chas. Volz, 371 Fulton st, Bklyn (250).

PARK AV, 1546, remove wall, excavate cellar, lower beams, new str, girders, columns in 5-sty bk tnt; \$2,000; (o) Benj. Simon, 1546 Park av; (a) Geo. G. Miller, 1482 Bway (224).

3D AV, 2028, remove floor, picture booth, new floor, rearrange seats in 1-sty bk m p theatre & stores; \$5,000; (o) B. L. & R. Realty Co., 1457 Bway; (a) Saml Levingson, 156 E 43d (214).

5TH AV, 106, new fire-escape, f. p. windows on 4-sty bk factory; \$1,000; (o) Rothchild Rity. Co., 79 5 Av; (a) Sidney Daub, 217 Bway (235).

7TH AV, 2223-7, new str, rearrange exits on 2-sty bk str & theatre; \$2,500; (o) Barson Amuse. Corp., 305 Bway; (a) H. I. Feldman & H. Ginsberg, 17 W 42d (237).

9TH AV, 250-2, remove show windows, entrance, partitions, new beams, wall, hoist, marquise, toilet, stairs, columns in 2-3-sty bk str & apts; \$3,500; (o) Coffey Realty Co., 517 W 113th; (a) Chas. Sheres, 56 W 45th (209).

Bronx

OAK TER, 604, new stairs, new plbg, new partitions to 3-sty fr dwg; \$4,000; (o) Jos. & Benj. Punsky, on prem; (a) M. J. Harrison, 110 E 31 (57).

TIFFANY ST, 848, new doors, new str front to 1-sty bk garage & str; \$1,000; (o) Jos. W. Rodmann, on prem; (a) Chas. Schaefer, Jr., 394 E 150 (53).

161ST ST, 850 E, new str front, new partitions, to 6-sty bk str & tnt; \$1,500; (o) B. Klionsky, on prem; (a) A. S. Deserty, 110 W 34 (54).

173D ST, 491-93 E, 2-2-sty bk extns, 19x13, 16.6x20, new str fronts, new partitions to 2-2-sty & attic fr str, offices & dwgs; \$7,500; (o) Jacob Klein, on prem; (a) B. H. & C. N. Whinston, 2 Columbus Circle (49).

197TH ST E, s s, 27.9 e Briggs av, move 2 1/2-sty fr dwg; \$2,000; (o) Denwood Realty Co., 509 Willis av; (a) Chas. Schaefer, Jr., 394 E 150 (55).

BOSTON RD, 2019, 1-sty metal ext, 3x20, to 2-sty fr str & dwg; \$1,500; (o) Morris Mutman, on prem; (a) Chas. S. Clark, 441 Tremont av (50).

HAMILTON AV, 542a, s w c, 443.6 n Third av ext, 1-sty bk shop; \$6,000; (o) Alderton Dock Yards, Ltd., 518 Hamilton av; (a) F. P. Kelly, 477 5th av, N Y (1603).

TINTON AV, 861, 3-sty bk ext, 18.4x15, to 3-sty fr str & dwg; \$5,000; (o) Rose Albert, on prem; (a) M. J. Harrison, 110 E 31 (56).

TREMONT AV, 753, 1-sty bk ext, 25x33, new plumbing, new partitions to 2-sty bk str & dwg; \$10,000; (o) Bodenstein & Schorn, on prem; (a) L. B. Santangelo, 2364 8 av (47).

UNION AV, 843, two 3-sty bk ext, 20.8x11.6 & 20.8x56.0, & new partitions to 3-sty fr str & dwg; \$8,000; (o) Barnet Berenson, on prem; (a) Carl J. Itzel, 1365 Prospect av (52).

WASHINGTON AV, 1484, 1-sty bk ext, 25x4, new str fronts, new plumbing, new partitions to 3-sty fr str & dwg; \$6,000; (o) Louis Rosen, 19 E 114th; (a) L. B. Santangelo, 2364 8 av (46).

Brooklyn

BOWERY, 1101-19, n w c Jones Walk, int 1-sty business bldg; \$5,000; (o) Board Walk Amusement Co., Inc., Bowery, C. I.; (a) Jos. J. Galizia, 1 Webers Walk (1808).

ESSEX ST, 501, n e c, Sutter av, ext int & pl 3-sty bk stores and 2-fam dwg; \$5,000; (o) Sam Rich, 924 Blake av; (a) Harry Brodsky, Jr., 583 Sutter av (1487).

HAVEMAYER ST, 219, e s, 60 s So 5th, 2-sty st ft & int store & office; \$2,000; (lessee) H. & G. Buffet Lunch Co., premises (a) Levy & Berger, 395 So 2d st (1286).

HENRY ST, 610-30, s w c Rapelye, int 4-sty bk school; \$7,000; (o) City of N. Y., City Hall, N. Y.; (a) A. W. Ross, 131 Livingston st (1307).

LIVINGSTON ST, 261, n s, 60 e Bond, int str & office; \$2,000; (o) Brooklyn Shade Co., premises; (a) Benj. Driesler, Jr., 153 Remsen (1279).

LOMBARDY ST, 25-37, n s, 211.10% e Kingsland av, ext & pl 2-sty bk str & Factory; \$25,000; (o) Max Trunz, premises; (a) Louis Allmendinger, 20 Palmetto st (1291).

NASSAU ST, 89-91, n e c, Pearl st, ext and int, 4-sty br stores, 3-fam dwg; \$12,000; (o) Max & Katie Jaffe, 49 Sands st; (a) E. Madelsohn, 1778 Pitkin av (1479).

SMITH ST, 137, e s, 50 s Dean, int & f e 3-sty bk str & 2-fam dwg; \$2,200; (o) Alfred Tafari, premises; (a) C. E. Murray, 301 Atlantic av (1288).

WILLOW ST, 104, w s, 65 s Clark, ext to 3 1/2-sty fr 1 fam dwg; \$5,000; (o) Agnes G. Reid,

prem; (a) Chas. H. Richter, 96 5 av, Manhattan (1654).

BAY 13TH ST, 146-56, w s, 100 n Bath av, ext & plumbing in 2-sty fr 2 fam dwg; \$3,000; (o) Paul Pirino, prem; (a) Isaac Kallich, 8609 Bay pkway (1323).

14TH ST, 210, s s, 172.10% e 4th av, int & pl 3-sty bk, 3-fam dwg; \$2,500; (o) A. Chate-lan, 409 East 64th st; (a) McCarroll, Murphy & Fehman, 852 Monroe st (1441).

W 17TH ST, 2902-4, s w c Mermaid av, ext, add sty & int alts to 3-sty fr str & 2 fam dwg; \$12,000; (o) Abraham Greenhouse, 2949 W 30th; (a) Morris Perlestein, 49 Fulton av, Middle Village (—).

WEST 30TH ST, 3032-48, s w c, Edward pl, int & pl 3-sty fr rest and fur rms; \$3,000; (o) Breaker Baths Corp. Co., 4th av; (a) B. W. Dorfman, 26 Court st (1412).

65TH ST, 514-20, s s, 100 e 5 av, move 2 1/2-sty fr 2 fam dwg; \$3,000; (o) Edw. T. Minor, 530 67th; (a) Harry Bayer, Grove st, Valley Stream, L. I. (1655).

AV K, 3801-23, n s, bet E 38th & E 39th, int 3-sty bk school; \$8,000; (o) City of N. Y., City Hall, N. Y.; (a) A. W. Ross, 131 Livingston (1306).

BEDFORD AV, 1025, e s, 40 n Clifton pl, exterior & int alts & plumbing in 3-sty fr str, offices & 2 fam dwg; \$7,500; (o) Harry Aarnstein, 598 Lafayette av; (a) Levy & Berger, 395 S 2d (1634).

BUSHWICK AV, 1664-74, s e c Rose pl, ext 1-sty fr storage; \$4,000; (o) John F. Trommer, Inc., 1632 Bushwick av; (a) John P. Voelker, 979 3 av, N. Y. (1303).

BROADWAY, 89, n e c Berry, int alts & plumbing in 3-sty bk str & 2 fam dwg; \$2,000; (o) Bernstein Bros., 2571 Pitkin av; (a) Gibson & Kay, 312 Milford (1340).

HOWARD AV, 787-845, s e c Dumont av, exterior & int alts to 3-sty bk home; \$2,500; (o) The Brooklyn Hebrew Home & Hospital for the Aged, prem; (a) Louis A. Abramson, 46 W 46th, Manhattan (1650).

KNICKERBOCKER AV, 495-517, e s, bet Menahan & Grove sts, int 4-sty bk school; \$14,000; (o) City of N. Y., City Hall, N. Y.; (a) A. W. Ross, 131 Livingston (1305).

MERMAID AV, 2024, s s, 39.10 e West 27th st., ext 3-sty bk str & 2-fam dwg; \$5,500; (o) Philip Yanowitz, 637 Bway; (a) Benj. Goldberg, 50 Chester av (1429).

MESEROLE AV, 135, n s, 50 e Leonard, ext to str & 3-fam dwg; \$1,500; (o) S. Wagner, premises; (a) Murray Klein, 37 Graham av (1317).

NOSTRAND AV, 767-75, n e c Lincoln pl, str fronts & int alts to 3-sty bk str & 2 fam dwg; \$3,000; (o) Wm. A. Meyer, prem; (a) Wm. H. Ludwig, 801 Eastern pkway (1642).

ST MARKS AV, 1731, n s, 432 e Rockaway av, ext to str & 2-fam dwg; \$1,800; (o) Antonina M Bruna, 1893 E New York av; (a) Wm. A. Lacerenza, 16 Court (1314).

15TH AV, 7101-23, e s, bet 71st & 72d sts, windows, doors, etc, 3-sty bk school; \$8,500; (o) City of N. Y., City Hall, N. Y.; (a) A. W. Ross, 131 Livingston (1304).

Queens

CORONA.—Jackson v, an s, 20 e 40th, 1-sty bk garage, 1-sty bk ext, 10x46, side, tar & gravel rf; \$5,000; (o) Oliver Chatfield, 15 W Jackson av, Corona; (a) Al L. Marinell, 15 West Jackson av, Corona (213).

EAST ELMHURST.—Butler st, e s, 220 n Lyons av, 3-sty fr ext, 7x7, front, tar roof, int alt, dwg; \$1,000; (o & a) Mrs. Frederick Swenson, prem (212).

EDGEWARE.—Boulevard, s e c Beach 52d, int alt to public garage & poultry market; \$3,000; (o) Jacob Seidman, 2502 Cedar av, Edgemere; (a) Philip Caplan, 16 Court, Bklyn (221).

EVERGREEN.—Wyckoff av, 466, 1-sty bk ext, 20x30, rear store and dwg, int lat; \$3,800; (o) Edw. Schulteis, prem (207).

FLUSHING.—Broadway, s s, 490 e Main st, 3-sty bk ext, 39x54, rear telephone exchange, int alt; \$75,000; (o) N. Y. Telephone Co., 15 Dey st, N Y; (a) Edw. A. Munger, 104 Broad st, N Y (202).

FLUSHING.—Main st, w s, 25 n Bradford av, int alt to store; \$1,200; (o) George Xanthos, 129 Lawrence, Flushing; (a) A. E. Richardson, 100 Amity, Flushing (214).

FRANKLIN AV, 631, n e c, Bergen st, ext 3-sty bk stores and 2-fam dwg; \$3,000; (o) Armand Wormser, 778 Nostrand av; (a) Gilbert I. Prowler, 367 Fulton st (1620).

JAMAICA.—Tyndal st, 262, w s, 74 n South, int alt; \$1,200; (o) Lawrence Ryan, 8011 7th av, Bklyn; (a) Chas. Infanger & Son, 2634 Atlantic av, Bklyn (234).

JAMAICA.—Fulton st, s s, 46 e Washington, 3-sty bk ext, 47x153, side, tar & gravel rf, band, int alt; \$200,000; (o) Title Guarantee & Trust Co., Jamaica; (a) Severance & Van Alen, 372 Lexington av, N. Y. C. (256).

LONG ISLAND CITY.—Wilbur av, 39, n s, 100 e Sunswick st, foundation (stone); \$1,300; (o & a) Ralph Marino, 693 Payntar av, Long Island City (253).

John P. Kane Company

TROWEL
PORTLAND CEMENT

MASONS'
BUILDING MATERIALS

MAIN OFFICE: 103 PARK AVENUE, NEW YORK

DISTRIBUTING YARDS: { FOOT EAST 14TH ST., NEW YORK
FOOT WEST 96TH ST., NEW YORK
145TH ST. AND HARLEM RIVER, NEW YORK
6TH ST. AND GOWANUS CANAL, BROOKLYN

Empire Brick & Supply Co.

YARDS
12th Ave., 47th to 48th Sts., Manhattan
138th and Exterior Sts., Bronx
Morgan Avenue and Newtown Creek
(near Stagg St.), Brooklyn

MANUFACTURERS OF BRICK AND DEALERS IN

MASONS' BUILDING MATERIALS
Executive Offices: 103 PARK AVE., NEW YORK

WORKS
STOCKPORT, N. Y.
GLASCO, N. Y.

MURTHA & SCHMOHL CO. MASONS' BUILDING MATERIALS

OFFICE: FOOT 109TH STREET, EAST RIVER

YARDS

Foot 14th Street, East River
Foot 108th and 109th Sts., East River

A Service Record
of 45 Years

139 CENTRE STREET
Day Tel.: Franklin 6030

HOLMES PATROL

Holmes Electric Protective Company

Carefully Selected, Trained, Reliable
and Efficient Men, Adequately Supervised,
Insure High Grade Patrol Service.

Night Tel.: Murray Hill 3830
66 WEST 39TH STREET

MISSISSIPPI WIRE GLASS COMPANY

St. Louis Office
4070 North Main St.

220 FIFTH AVENUE
NEW YORK

Chicago Office
7 West Madison St

M. F. WESTERGREN, INC.

FIREPROOF DOORS AND WINDOWS

213-31 EAST 144th STREET

'Phone 0770-1-2 Mott Haven

Builders Brick and
Supply Co., Inc.

Mason's
Building Materials

172d St. and West Farms Road
Telephone: Intervale 9100



PORTLAND CEMENT

302 BROADWAY, NEW YORK

The Lawrence
Cement Company

WATSON

New Electric Elevators

All makes and types repaired and altered. Estimates free. Weekly or monthly inspections by competent elevator men keep elevators safe and reduce repair bills.

Phone: Longacre 0670, 0671, 0672
Night and Sunday: Westchester 3521
WATSON ELEVATOR CO., INC.
407-409 WEST 36TH STREET, NEW YORK

LOUIS C. ANDERSON, Pres.
THE ANDERSON BRICK
AND
SUPPLY COMPANY, Inc.

MASONS' AND PLASTERERS'
SUPPLIES

YARD and OFFICE
201 East 129th Street, New York
Telephone
Harlem 0285

A.B.S.E.E.

ELECTRIC
ELEVATOR
COMPANY

52 VESEY STREET
NEW YORK

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; E. S. DODGE, Vice-President; J. W. FRANK, Secretary-Treasurer

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

Copyright, 1922, by The Record and Guide Company,

119 West 40th Street, New York (Telephone: Bryant 4800)

VOL. CIX
NO. 7 (2814)

NEW YORK, FEBRUARY 18, 1922

25c. A COPY
\$12.00 A YEAR

Advertising Index	Page
A. B. See Electric Elevator.4th Cover	
Ackerly, Orville B.....	209
Adams & Co.....	208
Adler, Ernest N.....	209
American Bond & Mortgage Co.219	
American Bureau of R. E.....	206
American Enameled Brick & Tile Co.....	215
Ames & Co.....	2d Cover
Amy & Co., A. V.....	2d Cover
Anderson & Co., James S.....	2d Cover
Anderson Brick & Supply Co.....	4th Cover
Armstrong & Armstrong.....	209
Ashforth & Co.....	2d Cover
Atlantic Terra Cotta Co.....	216
Automatic Fire Alarm Co.....	216
Balter, Alexander.....	208
Bauer, Milbank & Molloy.....	208
Bechman, A. G.....	210
Bell Co., H. W.....	219
Boyd, James.....	204
Boylan, John J.....	2d Cover
Brenner, Samuel.....	204
Brennan, Edmund M.....	209
Brett & Goode Co.....	Front Cover
Brook, Inc., Louis.....	218
Brooks & Momand.....	204
Brown, Frederick.....	204
Brown Co., J. Romaine.Front Cover	
Builders' Brick & Supply Co.....	4th Cover
Bulkley & Horton Co.....	210
Busher & Co., Eugene J.....	2d Cover
Butler & Baldwin.....	Front Cover
Cammann, Voorhes & Floyd.....	2d Cover
Carpenter, Leonard J.....	2d Cover
Chauncey Real Estate.....	2d Cover
City Investing Co.....	196
Classified Advertisements.....	207
Coburn, Alfred P.....	208
Cross & Brown.....	Front Cover
Cruikshank Co.....	Front Cover
Cruikshank Sons, Wm.....	Front Cover
Cudner R. E. Co.....	2d Cover
Cusack Company.....	208
Cushman & Wakefield.....	208
Cutler & Co., Arthur.....	2d Cover
Cutner, Harry B.....	2d Cover
Davies, J. Clarence.....	210
Day, Joseph P.....	2d Cover
Dean & Co., W. E.....	2d Cover
Dike, O. D. & H. V.....	2d Cover
Dodge Co., F. W.....	223
Dowd, James A.....	209
Dubois, Chas. A.....	208
Duffy Co., J. P.....	216
Dunlap & Lloyd.....	208
Duross Co.....	2d Cover
Edwards Co., Charles G.....	2d Cover
Edwards, Dowdney & Richart.....	196
Elliman & Co., Douglas L.....	204
Ely & Co., Horace S.....	Front Cover
Empire Brick & Supply.....	4th Cover
English, J. B.....	2d Cover
Finch & Co., Chas. H.....	218
Finkelstein & Son, Jacob.....	209

TABLE OF CONTENTS

Editorials.....	197
Lockwood Report Arrives From Florida in Sections	199
Many Amendments to Emergency Rent Laws Proposed.....	200
Up-to-Date Developments of Land for Industrial Use.....	201
Renew Fight for Fifth Avenue Apartments Above 60th Street.....	202
Review of Real Estate Market for the Current Week	203
Private Sales of the Week.....	203
Statistical Table of the Week.....	210
Contract Awarded for \$5,000,000 Addition to Macy's Store.....	211
Architecture League's Exhibition of Unusual Interest.....	212
Early Spring Building Revival is General Prediction	213
Personal and Trade Notes.....	213
Trade and Technical Society Events.....	213
Building Materials Markets.....	214
Current Building Operations.....	214
Contemplated Construction.....	216
Plans Filed for New Construction.....	219

Page	Page
Fischer, J. Arthur.....	2d Cover
Fisher, James B.....	210
Fox & Co., Fredk.....	2d Cover
Goodwin & Goodwin.....	2d Cover
Grunert, Robert G.....	209
Gulden, Royal Scott.....	208
Harris Exchange.....	209
Hecla Iron Works.....	218
Hess, M. & L., Inc.....	Front Cover
Holmes Elec. Protective.....	4th Cover
Holt & Merrill, Inc.....	209
Home Title & Insurance Co.....	196
Hubbard, C. Bertram.....	2d Cover
Jackson, Daniel H.....	204
Jones & Son, William P.....	209
Kane Co., John P.....	4th Cover
Keller, Charles G.....	208
Kelley, T. H.....	208
Kelly, Albert E.....	208
Kempner & Son, Inc.....	Front Cover
Kilpatrick, Wm. D.....	196
Kissling, J. P. & I. A.....	208
Kloes, F. J.....	219
Kohler, Chas. S.....	196
Kopp & Co., H. C.....	208
Kurz Co., Wm. F. A.....	210
Lackmann, Otto.....	210
Lawyers Mortgage Co.....	205
Lawyers Title & Trust Co.....	205
Lawrence, Blake & Jewell.....	196
Lawrence Cement Co.....	4th Cover
Leaycraft & Co., J.....	Front Cover
Leist, Henry G.....	2d Cover
Lesch & Johnson.....	219
Livers, Robert.....	208
Losere, L. G.....	210
Manning & Trunk.....	2d Cover
Martin, Samuel H.....	2d Cover
May Co., Lewis H.....	2d Cover
McMahon, Joseph T.....	206
Milner, Joseph.....	209
Mississippi Wire Glass.....	4th Cover
Monell, F. Bronson.....	2d Cover
Moore, John Constable.....	209
Moore's Sons, Morris, Inc.....	2d Cover
Moors, J. K.....	2d Cover

Advertising Index	Page
Morgan Co., Leonard.....	209
Muhiker, Arthur G.....	209
Murray & Sons, Inc., John A.....	214
Murtha & Schmohl.....	4th Cover
Nail & Parker.....	196
Natanson, Max N.....	206
Nehring Bros.....	2d Cover
New York Edison Co., The.....	217
New York Title & Mortgage Co.....	196
Niewenhaus Co., Inc.....	205
Noyes & Co., Chas. F.....	Front Cover
Ogden & Clarkson Corp.....	2d Cover
O'Hare, Geo. L.....	196
Oppenheimer, Fred.....	210
O'Reilly & Dahn.....	2d Cover
Payton, Jr., Co., Philip A.....	206
Pease & Elliman.....	Front Cover
Pell & Co., S. Osgood.....	219
Pencoyd Steel & Iron Co.....	216
Pendergast, John F., Jr.....	210
Pepe & Bro.....	206
Pfommm, F. & G.....	Front Cover
Phelps, Albert D.....	210
Pomeroy Co., Inc., S. H.....	216
Porter & Co.....	Front Cover
Prudence Co., Inc.....	207
Quell & Quell.....	210
Read & Co., Geo. R.....	Front Cover
Realty Co. of America.....	196
Rickert-Brown Realty Co.....	214
Rinaldo, Hiram.....	208
Royal Burnall Fuel Saver Co.....	207
Runk, Geo. S.....	208
Ryan, George J.....	2d Cover
Schindler & Liebler.....	208
Schweibert, Henry.....	210
Seaman & Pendergast.....	208
Shaw, Arthur L.....	209
Shaw, Rockwell & Sanford.....	208
Sherman & Kirschner.....	209
Simberg, A. J.....	205
Smith, Gerritt, Mrs.....	207
Smith, Inc., Malcolm E.....	208
Solar Engineering Co.....	218
Spears & Co.....	208
Speyers, Inc., James B.....	209
Spotts & Starr.....	2d Cover
Sterling Mortgage Co.....	207
Tabolt, Jacob J.....	208
Tankos, Smith & Co.....	209
Title Guarantee & Trust Co.....	196
Tyng & Co., Stephen H., Jr.....	196
Union Stove Works.....	214
United States Realty & Improvement Co.....	196
Van Valen, Chas. B.....	204
Walsh, J. Irving.....	2d Cover
Watson Elevator Co., Inc.....	4th Cover
Weill Co., H. M.....	204
Wells Architectural Iron Co.....	216
Wells Sons, James N.....	2d Cover
Westergren, Inc., M. F.....	4th Cover
White & Sons, Wm. A.....	Front Cover
Whiting & Co., Wm. H.....	Front Cover
Whitney-Foster Corp.....	208
Williams-Dexter Co.....	209
Winter, Benjamin.....	204
Wood-Dolson Co.....	Front Cover
Wyckoff, Walter C.....	2d Cover
Zittel & Sons, Fredk.....	2d Cover

The Record and Guide Annual for 1921

is now ready for distribution—the earliest this valuable publication has been issued in many years. If you have not ordered your copy you should do so at once, as the edition is limited.

This authoritative book saves time, trouble and expense both to the broker who maintains an elaborate system of realty records and to the man who must condense his plant.

PRICE \$60

THE RECORD AND GUIDE COMPANY

119 WEST 40TH STREET

'Phone Bryant 4800

Title Insurance and
Mortgage Loans
for the Real Estate Owner

Protection in
Placing Loans
for the Broker

Guaranteed First Mort-
gages and Certificates
for the Investor

New York Title
& Mortgage Company

Manhattan	-	135 Broadway
Brooklyn	-	203 Montague St.
Jamaica	-	375 Fulton St.
Richmond	-	24 Bay St.
White Plains	-	163 Main St.
Mt. Vernon	-	3 South 3d St.

**EDWARDS,
DOWDNEY & RICHART**
REAL ESTATE
AND
**MORTGAGE
LOANS**

156 Broadway, New York

Tel. Cortland 1571-1572
Member Real Estate Board, N. Y.

STEPHEN H. TYNG H. OAKEY HALL

Stephen H. Tyng, Jr., & Co.

Incorporated

Member Real Estate Board, N. Y.

**REAL ESTATE
MANAGEMENT OF
BUSINESS PROPERTY**

41 Union Square West

22 EAST 17TH STREET
Telephone: Stuyvesant 4000

Established 1887
CHAS. S. KOHLER, Inc.
**Real Estate
Insurance**

**Broker and Manager of
Estates**

MAIN OFFICE:
901 Columbus Ave.—Corner 104th St.
BRANCH OFFICE:
1428 St. Nicholas Ave.—Near 181st St.
NEW YORK

Lawrence, Blake & Jewell
Mortgage Loans

115 Broadway

Tel. 4080 Rector
Member Real Estate Board, N. Y.

GEORGE L. O'HARE
MEMBER REAL ESTATE BOARD OF N. Y.
REAL ESTATE

EXCEPTIONAL INVESTMENTS
SELLING—RENTING—BUSINESS AND
APARTMENT BUILDINGS

SPECIALIZING IN LEASEHOLDS
MORTGAGE LOANS
FULL EQUIPPED DEPT. FOR EXCHANGING

489 FIFTH AVE.
TEL. VANDERBILT 5092-6441

**Specialists in Harlem
and
Colored Tenement
Properties**
NAIL & PARKER
REAL ESTATE

145 West 135th Street
New York City

JOHN E. NAIL Telephone 7682
HENRY C. PARKER Morningside 7683

**TITLE GUARANTEE
& TRUST CO**

Capital \$7,500,000
Surplus \$11,000,000

176 BROADWAY, NEW YORK
175 REMSEN STREET, BROOKLYN
350 FULTON ST., JAMAICA

**The
Realty Company
of America**

FRANKLIN PETTIT
President

TRANSACTS A GEN-
ERAL BUSINESS IN
THE PURCHASE AND
SALE OF NEW YORK
CITY REAL ESTATE

2 WALL STREET, NEW YORK CITY
Rector 0275-0276

William D. Kilpatrick

**REAL ESTATE
OPERATOR**

149 BROADWAY

SAMUEL KILPATRICK

WE have several well-located in-
vestment properties on easy
terms at pre-war prices.

For details apply to

United States Realty
AND
Improvement Company

115 BROADWAY Rector 4300

Full Commission to Brokers

HOME TITLE INSURANCE CO.

HENRY J. DAVENPORT, President

Insures Titles Makes Loans
Sells Guaranteed Mortgages

Capital and Surplus over \$1,500,000

51 Willoughby Street
Brooklyn

Post Office Building
Jamaica

**City Investing
Company**

61 Broadway, New York

Telephone: Bowling Green 2530

Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

Lockwood Report in Serial Form

The publicity managers of the Lockwood Committee usually so adept, evidently slipped a cog somewhere in announcing that the report of that committee would be submitted to the Legislature at Albany last Monday evening. The Lockwood report which Chief Counsel Untermeyer has been preparing aboard the houseboat Nirodha, cruising in the vicinity of Palm Beach, was not presented when the legislators reconvened, but in its stead Senator Lockwood submitted a brief statement which had for its high spot the claim that the committee has saved \$280,000,000 for tenants in New York City. Any committee which has saved \$280,000,000 for anybody in these hard times, the statement seemed to intimate, ought to have an extension of life so it could save \$280,000,000 more for somebody. Suing actions to words, Senator Lockwood on Tuesday offered a concurrent resolution extending the life of his committee until March 1, 1923, and providing an appropriation of \$79,000 to cover its deficit and \$50,000 for paying the freight on the committee's further activities.

There was disappointment in the legislative halls when the Lockwood Committee's report failed to make its appearance as scheduled on Monday evening. The claim that the committee had saved \$280,000,000 got big headlines in all the newspapers, of course, and some thoughtless persons immediately jumped to the conclusion that Chief Counsel Untermeyer, even though way down South in the houseboat, had been heard from and had lost none of his genius for holding the newspaper spotlight. A little further along, however, the Monday-night statement declared that the work of the Lockwood Committee, to be done successfully, "had, and has to be, under the direction of a lawyer of great experience and ability and of wonderful industry," and, furthermore, that "the people of the state have been most fortunate that the committee has as counsel the Hon. Samuel Untermeyer." As the reading proceeded there naturally arose a question if Senator Lockwood was submitting to the Legislature the real, blown-in-the-bottle report of the committee as prepared by Chief Counsel Untermeyer aboard the houseboat Nirodha. There must be some mistake, the thought evidently ran through the minds of the legislators, for certainly Mr. Untermeyer, even though glowing in the warm rays of the Florida sun, hardly would feel called upon to pay, in a report of his own preparation, such a handsome tribute to the Lockwood Committee's Chief Counsel. Mr. Untermeyer's modesty, it was all too apparent, would have prevented.

Upon second thought, therefore, the members of the Legislature must have realized that what they were hearing was not Mr. Untermeyer's report for the Lockwood Committee but a little curtain-raiser prepared by the committee itself. And such proved to be the case. That the legislators were disappointed is clear, for Albany dispatches state that they received in silence this preliminary report from Senator Lockwood, not going wild over the

news that the Lockwood Committee had saved New York tenants \$280,000,000, and not cheering madly the revelation that the committee stands ready to save hundreds of millions more if given a new lease of life.

Later advices from the State Capital are to the effect that the real thing in the way of a Lockwood Committee report is yet to come. It won't all come at once, it seems, but will be administered to the legislators in homeopathic doses. Chief Counsel Untermeyer was not ready with the real report last Monday night, but he has now sent to Senator Lockwood Chapter 1, and it is announced that the report will be submitted to the Legislature from time to time in serial form, each chapter presumably to be closed with the phrase, (in italics and enclosed in parentheses), "To be continued in our next." This novel arrangement should stimulate interest and arouse, in increasing ratio, the curiosity of the Lockwood Committee members and the other legislators. When Chief Counsel Untermeyer has finished his labor it is to be expected that the Legislature will have before it a Lockwood Committee report which will be recognized at once as the genuine article. The preliminary report submitted by Senator Lockwood last Monday night perhaps will seem like a Florida zephyr as compared with a West Indian typhoon when the real report comes along.

And in the meantime, while the Legislature is waiting to hear from Mr. Untermeyer, might it not be proper to suggest that, if the Lockwood Committee really has saved \$280,000,000 for New York tenants, the committee takes steps to have this vast sum utilized for the immediate construction of additional homes for the homeless. It seems hardly fair that the Lockwood Committee should be struggling to get \$100,000,000 from the insurance companies for building more homes if this \$280,000,000 already saved is floating around in the hot air somewhere.

Interests of Public Should Come First

Without taking time to thoroughly digest the provisions of several bills recently introduced in the Legislature, designed to bring about the settlement of industrial disputes without resort to strikes and lockouts, labor leaders have expressed alarm and indignation that this effort should be made to protect the public from the serious consequences of disputes between labor and capital, for the arbitrament of which there is no established court of last resort. Employers have not yet publicly expressed approval or disapproval of the measure introduced by Senator Duell, which provides for an Industrial Term of the Supreme Court, or the plan sponsored by Assemblyman Miller, proposing the creation of an industrial trial jury panel of 100 representative citizens from which may be drafted three members to act as a board of mediation and conciliation.

The New York State Federation of Labor denounces the bills as revolutionary; as Bolshevism; as unfair to employer and employee alike, in that the measures would prevent a private settlement between these two interested

parties; that the bills emanate from advocates of the "open shop" who seek to defeat trades unionism in the courts, knowing organized labor cannot bear the enormous expenses of extended litigation.

Governor Miller, on the other hand, before committing himself to any specific method for settling industrial disputes, reserves the right to examine the question of the establishment of a tribunal for the weighing and final decision of questions constantly arising between employers and employees, to which representatives of capital, of labor and of the public shall state their cases and the decisions of which must be based on the rights of, and justice to, every member of the community.

Of the three chief parties interested in the matter, numerically the strongest, the general public has recently shown unmistakable signs of impatience with the methods heretofore indulged in by the other two, the employers and employees, in their clashes over wages and working conditions.

The street-car magnate in an Ohio city is just as much incensed by the absurd prolongation of a strike in the shoe factories of Massachusetts which sends the price of footwear soaring as is the shipyard worker along the Delaware, or the Kansas farmer. All suffer alike. Each realizes that the Boston shoe manufacturers and their employees should use a little common sense, get together and compromise their difficulties, or at least seek immediate arbitration with complete acquiescence in the award. The street-car magnate, the shipyard worker and the farmer can all see what is the right thing to do in the shoe strike, but when it comes to a question of wages of conductors and motormen the magnate is unwilling to listen to reason;

when the shipyard worker's pay is cut he resorts to violence; and when the price of wheat falls declivitously the farmer reduces his acreage and holds his crop in the granaries until quotations rise.

The fault lies in the fact that each man wants to be exempt from the regulations which he feels are justifiable for the concerns of other men. The antithesis of this is the realization that only by the enforcement of general laws and regulations can the rights of the whole people be safeguarded and their interests enhanced in value. This is why eventually there must be established a tribunal of some sort to inquire into and decide judicially all industrial disputes. There is much to be said for the Grand Jury idea latent in Assemblyman Miller's bill, and there is more to be praised than criticised in many of the provisions of the Duell bill. Certainly this bill, upon which the maledictions of organized labor are especially centered, does not, as is asserted, prevent employers and employees from getting together and settling their own differences. On the other hand, it specifically enjoins such action, and not until after the parties to the dispute have exerted every effort to come together does it lay down a course of action finally reaching the Industrial Relations Term of the Supreme Court.

It is not to be expected that either of the measures now before the Legislature is perfect. They both merit, however, that attention which Governor Miller proposes to give them, and they should be carefully studied by the representatives of labor and by employers, neither of whom can much longer withstand the demand for the inauguration of some system by which the public shall cease to be the chief sufferer from strikes and lockouts.

Propose to Levy Cost of Removal of 42d Street "L" Spur on Taxpayers

REPRESENTATIVES of property owners on Forty-second Street have appealed to the Legislature for relief from a peculiar situation which prevents the removal of the elevated spur from Third Avenue to Grand Central station.

A law which was enacted with that end in view during the 1917 session, representatives of the property owners asserted, has remained ineffective because of the impossibility of tracing \$325,000 out of a total of \$800,000 raised by railroad promoters to indemnify owners of abutting property when the elevated structure was set up in Forty-second, in 1870.

When the proposal to discontinue the Third Avenue-Grand Central link was first broached the company demanded that the city pay to it \$1,250,000 in return for what it had spent, as indemnity. The city, it was stated, started out to levy assessments against the properties involved in amounts identical with those received in indemnity by the owners forty years ago. Search in the County Clerk's office, according to the story told here, however, showed

that only \$475,000 actually had been paid to the owners of adjoining property. Where the rest of the money went remains an enigma.

In making its new fight, the Forty-second Street Association has caused to be introduced a bill which would permit the Board of Estimate to levy the cost of removing the structure, including the payment of any claim advanced by the railway company, against the entire city instead of against property owners within the area originally defined as specially benefited by the removal of the elevated structure. The members of the Forty-second Street Association vigorously oppose the proposal to honor the claim of the railway company. The company, however, insists on getting its original \$800,000 back.

Assemblyman John J. O'Connor, representing Tammany Leader Murphy's district, is sponsor for the new bill, which has been approved by the Hyman administration as part of a plan to beautify Pershing Square.

Production of Fabricated Steel in 1921 Was Low

THE records of the Bridge Builders and Structural Society, from reports collected by its secretary, George E. Gifford, 50 Church Street, New York, show that in December 71,500 tons of fabricated steel was contracted for throughout the United States. This is roughly equivalent to 40 per cent. of the capacity of the bridge and structural shops of the country, put at 180,000 tons per month.

The total fabricated steel business for 1921 appears thus to be 758,000 tons or 35 per cent. of annual capacity. This exceedingly low performance of slightly over 63,000 tons per month compares with about 90,000 tons per month in the two poor years of 1913 and 1914 and with nearly 105,000 tons per month for the nine years of 1912 to 1920 inclusive. Whereas

normally the tenth year of the decade should, other things being equal, show a large total, as a mark of the expansion of the country, the 1921 volume is in fact only 70 per cent. of either of the two poorest years for which records are available. The foregoing recapitulation is merely another commentary on a year which furnishes many records for low production.

Electrical exports for the calendar year 1921 are reported by the Department of Commerce at \$97,935,597, compared with \$102,870,434 in 1920. Chief among the items recording losses were batteries, interior wiring and fixtures, magnetos and spark plugs and electric locomotives. Increases were made in motors, telephones and transformers.

REAL ESTATE SECTION

Lockwood Report Arriving from Florida in Sections

Housing Chairman Says It Will Be Presented Next Week, When Fight to Continue Committee Another Year Will Start at Albany

(Special to the Record and Guide.)

Albany, Feb. 16.

SENATOR LOCKWOOD, Chairman of the Legislative Committee on Housing, presented on Tuesday a concurrent resolution to extend the life of that committee until March 1, 1923, and making an additional appropriation of \$129,000 for committee expenses. Of this total, \$50,000 is intended for future expenses of the committee, and \$79,000 is needed to cover a deficit already incurred. Senator Lockwood's resolution was referred to the Senate Committee on Finance, which will consider it next week.

"A week or so should be enough time for deliberation by the committee on a resolution of this kind," Senator Lockwood declared. "Should there be any further delay, I am prepared to make a fight to have the resolution taken from the committee and brought before the Senate, where we can have it out in the open."

Senator Lockwood announced that the report of the Housing Committee would be received at Albany in sections. The first section, he announced, already has been received from Chief Counsel Untermeyer, who is in Florida, while four other sections, which are to complete the report, are on the way from Palm Beach.

"This report," the Senator said, "will show in more detail than has been shown to date, accomplishments by the committee fully to justify its existence and the money that has been spent to keep it going. The report will also show in some detail the reasons that impel us to ask that the life of the committee be extended. We believe that our arguments made in that connection are unanswerable."

There is a strong division in the Legislature as to the wisdom of granting further time to the Lockwood Committee or to any other of the committees which have been investigating various subjects. Speaker Machold, when asked about Senator Lockwood's resolution, replied:

"Whether the time of the Lockwood committee is to be extended and whether we are to give that body more money to spend is a question I would not care to answer, one way or the other, right now," he replied. "In a general way I believe all existing legislative committees should be required to make their final reports and go out of existence with the present session. But the question is to be taken up at a conference which will be held within the next few days. It will be determined then, and not before, whether there is merit in the demand that the life of the Lockwood committee be extended."

When the Legislature met on Monday evening it had been expected that the report of the Lockwood Committee would be presented. The report not being ready, however, Senator Lockwood submitted a preliminary report in which the committee claimed to have saved \$280,000,000 to tenants in New York City by curbing profiteering landlords. This estimate, it was explained, had been worked out by real estate statistical experts not friendly to the investigation.

Senator Lockwood's preliminary report also asserted that, as a result of the committee's activities, fines aggregating \$502,550 had been turned into the public treasury, that on one State construction job \$450,000 had been saved, that the City of New York saved \$13,000,000 through the committee's work

on contracts for public school buildings, and that \$800,000 more had been saved through the annulment of the limestone contract for the proposed new County Court House. Credit for a saving of \$2,000,000 on school contracts in Buffalo also was made by the committee, the grand total of these savings being placed at \$16,752,550.

The Lockwood Committee, which was originally appointed in 1919, has had total appropriations of \$152,500, of which it has spent \$150,651. About \$50,000 has been used for counsel fees. The committee has unpaid bills totaling \$78,975. The report added:

"The saving in money to the tenants cannot be compared to the satisfaction of mind, the alleviation of mental distress and worry of thousands of mothers and fathers in the city that followed the enactment of the rent laws. Threatened with loss of home because of demands for unjust increases in rents they were unable to pay, and, knowing that no vacancies could be found anywhere, one can imagine their state of mind and the relief that came from assistance that they could not be dispossessed under the new laws."

During the past year nine legislative committees, including the Lockwood Committee, incurred expenses of approximately \$750,000.

The belief prevails here that the Lockwood committee bill to give life insurance companies the right to invest up to 10 per cent. of their assets in real estate is practically dead. The measures introduced in the Senate and Assembly were referred to the insurance committees, of which the chairmen are Senator James E. Towner, of Dutchess, and Assemblyman Eberly Hutchinson, of the Fulton-Hamilton district. Neither committee has received a letter in favor of the measure. No request for a hearing has been presented. Senator Towner declared today that he did not believe the bill should pass until it is proven conclusively that the building program proposed by Samuel Untermeyer, counsel for the housing committee, and endorsed by all members of that body, is financially sound. He expressed the opinion that before the measure gets through some direct figures will have to be submitted showing that insurance companies can realize a profit from the proposed investment in real estate and construction of tenements. Another question to be considered, he said, was whether it would be right to have ten per cent of the assets of a company—money collected from all its policyholders—spent in a housing program centered in New York City.

As a successor to their State-wide License bill, which was passed by the Legislature last year but vetoed by Governor Miller, the New York State Association of Real Estate Boards today had introduced a measure under which real estate brokers and salesmen would be licensed if doing business in cities or in the counties of Westchester and Nassau.

Licenses would be issued by the State Tax Commission. The fees would be \$25 in cities of the first class, \$15 in cities of the second and \$10 in cities of the third class. It is estimated that it would bring in approximately \$300,000 in annual revenue to be divided between the State and localities.

The annual appropriation bill was offered in Senate and Assembly.

(Continued on page 212)

Many Amendments to Emergency Rent Laws Proposed

Real Estate Board Sends to Lockwood Committee Suggestions Intended to Simplify and Eliminate Worst Features of Existing Statutes

THE following amendments to the existing landlord and tenant laws have been recommended by the Real Estate Board to the Joint Legislative Committee on Housing, with brief statements giving reasons for their adoption. The changes proposed are in italics:

First:—Amend Subdivision 1-a of Section 1410 of the Civil Practice Act as follows:

(a) A proceeding to recover such possession upon the ground that the person (is) holding over (and), or an occupant of the demised premises, is objectionable, in which case the landlord shall establish to the satisfaction of the court, that the person holding over or such occupant is objectionable.

The present law permits the recovery of property if the hold over tenant is objectionable. As there have been many cases where hold-over tenants have sublet to objectionable persons, it is necessary to extend the exemption to include objectionable sub-lessees as well. Many tenants have profited on sub-tenants.

(b) Or a proceeding in which the owner of record of the building seeks *IN GOOD FAITH* to recover possession of the demised premises for immediate and personal occupancy of the superintendent or janitor of said building as a dwelling.

Subdivision (b) is designed to remedy a defect in the rent laws which has compelled property owners to violate the tenement house law (Section 110) providing that a janitor or superintendent must be housed on the premises if the building contains eight or more apartments.

(c) Or a proceeding where the petitioner shows to the satisfaction of the court that he desires in good faith to recover premises for the purpose of demolishing the same with the intention of constructing a new building; or for the purpose of making such substantial alterations in a building, other than an existing tenement house, as will make it suitable for two or more families to dwell therein independently of each other, plans for which new building or alterations shall have been duly filed and approved by the proper authority.

Much can be done toward relief of the "housing shortage" by the alteration of old buildings in such a way as to make them accommodate more families. When such an alteration is contemplated there is as much reason for exempting the building from the operation of the rent laws as for the exemption of an entirely new building, as is done by the existing law.

(d) Or a proceeding to recover premises constituting a part of a building and land which has been in good faith sold to a corporation formed under a co-operative ownership plan [whereof the entire stock shall be held by the stockholders in proportion to the number of rooms occupied or to be occupied by them in such building and all apartments or flats therein have been leased to stockholders of such corporation for their own personal, exclusive and permanent occupancy, to begin immediately upon the termination of any tenancy of the apartments or flats leased by them, existing on the date when this subdivision takes effect] under which plan the entire stock of such corporation shall be held by the stockholders in proportion to the value, as agreed upon under such plan, of the portions of the building occupied or to be occupied by them respectively, and in which proceedings it shall be established that the particular apartment constituting the demised premises has been leased to one of such stockholders who seeks in good faith to recover possession of such demised premises for immediate and personal occupancy as a dwelling by himself and his family.

It is an established fact that a man who owns his own home is a better citizen. This is because property ownership encourages economy and thrift.

In the laws previously adopted, the co-operative ownership plan was indorsed with the limitation, however, that all apartments in the building must be sold. This is the so-called one hundred per cent. plan. Such plan must, of necessity, have very restricted use, for it is usually impossible to "sell" the ground floor, or otherwise unattractive apartments.

This amendment will enable them to obtain possession of those few apartments, but it will be impossible for the purchaser of an apartment to secure possession for any other purpose than the personal occupancy of himself and his family. Tenants occupying unsold apartments in the building will be protected from ejectment, and from increase in rent, by regular operation of the Rent Laws. The sale of a cooperative apartment under the conditions in subdivision (d) does not reduce housing accommodations. Such sale means that the buyer be-

come a prominent resident of the community. Adoption of sub-division (d) of this act will be beneficial to the community, socially and economically.

(e) Or a proceeding in which it is established that the tenant holds over after the expiration of a written lease containing a "cancellation clause" coupled with a provision for the payment of a bonus to the lessee upon the exercise of a privilege to terminate the lease.

This proposed amendment exempts from the operation of the law the case where a tenant has occupied a temporary lease at a reduced rent, with provision of a payment of a bonus in the event of cancellation.

(f) Or a proceeding in which it is established that the tenant holds over after a written lease was made previous to April 6, 1910.

Where the tenant has had the benefit of a long-term lease at the low rental prevalent in pre-war times, and has been carried at such rental in spite of the advancing costs and heavily increased expenses of his landlord, it seems only fair that such tenant either pay the increased rent sought by his landlord or give up possession to some one who will do so.

(g) Or a proceeding in which it is established that the tenant holds over after a written lease which was made previous to April 1, 1919.

Since under the provisions of the law a tenant may remain in possession as a hold-over, without the formality of a new lease—if not withstanding that privilege he does actually enter into a new lease, he should not be permitted to repudiate it.

(h) Or a proceeding in which it is established that at least four months before the expiration of the term, the landlord, or his authorized agent, served upon the tenant, written notice, by mailing the same by United States registered mail, addressed to the tenant at the demised premises, offering to renew the lease for one year, at the same rate of rent as that payable by the tenant at the date of such notice, but it shall be a defense to such proceeding in such case that the tenant served in like manner upon the landlord or the said authorized agent of the landlord, written acceptance of such offer within thirty days after the service of the offer on behalf of the landlord.

As the Rent Laws operate at present it is possible for tenants to withhold all information from their landlords as to whether or not they intend to remain in possession. In consequence, a landlord cannot negotiate with another applicant for an apartment until the apartment is actually vacated. In all fairness, the landlord is entitled to information three months previous to the termination of a lease as to whether or not a tenant will hold over.

(i) Or a proceeding in which the demised premises consist of a room or rooms in a hotel of one hundred and twenty-five rooms or more, whether used for transients or under lease, or in a lodging house occupied under a tenancy of a week or less.

The purpose of this amendment is to exempt apartment hotels from the operation of the law.

Second:—Amend Section 10 of Chapter 136 of the Laws of 1920 as amended by Chapter 944 of the Laws of 1920, to read as follows:

This act shall not apply to a room or rooms in a hotel of one hundred and twenty-five rooms or more, whether used for transients or under lease, or in a lodging house occupied under a tenancy of a week or less.

The purpose of this amendment is to place apartment hotels upon the same basis as hotels for transient guests.

Amend Section 12 of the same act, to read as follows:

This act as hereby amended shall not apply to buildings in the course of construction [at the time this amendment takes effect] on the first day of April, nineteen hundred and twenty or commenced thereafter, nor to written leases made subsequent to the date upon which this amendment shall take effect, and shall be in force until November first, nineteen hundred and twenty-two.

As has already been pointed out in the argument for the preceding act on summary proceedings, buildings under construction on April 1, 1920, or commenced thereafter were erected when the prices of building material and labor were the highest and therefore such buildings should not be restricted by the operation of the rent laws. The second part of the proposed amendment would restore the power to tenant and owner to make a binding contract, which was taken away by Chapter 136 of the Laws of 1920 as amended by Chapter 944 of the Laws of 1920.

Third:—Amend Section 232 of the Real Property Law as amended by Chapter 130 of the Laws of 1920, to read as follows:—
Duration of certain agreements in New York. An agreement for the
(Concluded on page 202)

Up-to-Date Developments of Land for Industrial Use

Martin Dodge, of Merchants' Association, Points Out Principal Factors in Successful Conduct of Business in Community Where Property is Located

MARTIN DODGE, manager of the Industries Bureau of the Merchants' Association of New York, delivered the lecture last Tuesday night in the course on real estate subjects being held at the West Side Branch of the Y. M. C. A. on West 57th street. Mr. Dodge's subject was "The Development of Property for Industrial Use." Defining "property" as land and "industrial use" as for the purpose of manufacturing the speaker said the title of the lecture might read: "The Development of Land for the Purpose of Manufacturing."

Mr. Dodge first described the English city of Letchworth, 35 miles from London, as typical of ideal conditions. Here, with a population of 25,000 in an area of 45,000 acres the retail trade is located in the centre, within a ring of parks separating it from the residential quarter which is again separated by a ring of parks from the manufacturing district, outside of which are farms. No factory worker need live more than ten minutes from his factory and no farmer more than ten or fifteen minutes from his farm. Yet his residence is separated from his place of work by forests and parks and his home is located with other homes in such a way as to give him a maximum of community and social benefits.

Only 38 American cities, Mr. Dodge said, have adopted zoning regulations, but 42 others are considering doing so, and it is therefore of the greatest importance to anyone considering the development of a piece of property for industrial use to determine what the existing regulations are concerning its use or what regulations are apt to be applied to that property.

Only recently, the lecturer continued, have manufacturers located their factories on the basis of a careful scientific investigation concerning the relative advantages and disadvantages of the site chosen. All too frequently the decision has rested upon unimportant issues. A particularly cheap piece of land has been discovered or the plot may be located conveniently to the manufacturer's residence. An illustration in point is the case of a manufacturer who located a factory near Clifton, Staten Island, some fifty years ago. He found a high hill which was picturesque and attractive. First he built his residence there, then a few hundred yards distant he built a factory. For fifty years he has received raw materials at the railroad station at the foot of the hill and trucked these to the top of the hill. He has trucked all of his coal from the same station to the top of the hill. His industry required only the processing of the material and practically no change in its bulk. When the process was finished he trucked it back down the hill to the same railroad station and took it away. It has taken the manufacturer fifty years to discover that although the top of the hill was suitable for residential purposes, the bottom of the hill near the railroad station was the suitable place for his manufacturing plant. He has now located his factory there.

A positive factor which unfortunately has been responsible for a considerable part of the unsound industrial development which characterizes many of our communities has been the practice of chambers of commerce, followed until comparatively recent years, of engaging in wholesale campaigning methods and factory grabbing methods for the purpose of establishing new industries in their localities. Cash bonuses have been paid, tax exemption has been secured, the stock of the prospective manufacturer has been endorsed by the chamber of commerce or even sold through a special committee appointed for this purpose. The commercial organization has intervened to secure favorable terms on mortgages; and in various other ways has offered an artificial stimulus in order to secure additional factories.

This experience has proved disastrous in a large measure. The rate of mortality among factories established in communities as a result of such methods has been very high and instead of adding to their prosperity has left them with bankrupt industries.

This experience has led to a radical change in the policies of chambers of commerce. They are now making an effort to analyze their communities more carefully on the basis of their real economic advantages and drawbacks. They are appealing only to industries which if properly managed will have a good chance for success. They are increasing the attractiveness of their communities by supplying more parks, better streets and boulevards, and improved transportation facilities. They are attempting to decrease the death rate. They hope by these methods to make their communities so desirable for industrial purposes that industries will naturally be attracted.

Given a piece of property suitable for industrial development, declared Mr. Dodge, it is important to analyze this property to determine the type of industrial development for which it is best suited. In the first place, is it suited for heavy or light manufacturing? If the site is extensive, if it is not too close to a residential community, if freight transportation facilities are ample, then perhaps it is well suited for heavy manufacturing purposes. If on the other hand the site is comparatively small, if it is not located near a residential community, and if tall loft buildings may be erected without excessive cost for the foundation, then perhaps the

site is well suited for light manufacturing purposes. The speaker continued:

A distinctive type of development is that known as the district or terminal development. This is perhaps best typified by the Bush Terminal, Brooklyn. Other terminal developments on New York Harbor are those of the New York Dock Company, the Degnon Terminal, Long Island City, the Brooklyn Eastern District Terminal on East River in the Williamsburg section of Brooklyn and the Hoboken Terminal. Chicago has eight or nine large terminal developments and probably manufactures a larger proportion of its products in such districts than any other large city in the country. The Central Manufacturing District is Chicago's largest development of this kind.

This type of development is usually undertaken by a central corporation which purchases a large tract of land, preferably on the waterfront and with rail transportation facilities. Loft buildings and warehouses are erected and railroad sidings are constructed to connect these with the main lines and with the piers. The matter of the transfer of the freight, even to cartage and movement on elevators, is frequently taken charge of by the central corporation, which leases the buildings in whole or in part to manufacturers.

There are many advantages to this kind of development. Although rents are somewhat higher than in the ordinary locality, the facilities are usually better. A particular effort is always made to supply adequate transportation facilities, power, water and other necessities for manufacturing. The manufacturing buildings are usually constructed along the most modern lines providing for adequate light, ventilation and convenience. Insurance rates in such districts are usually low.

Mr. Dodge described the type of homogenous developments typified by such manufacturing towns as East Liverpool, Ohio, a pottery centre; Akron, Ohio, famous for rubber products and Troy, N. Y., the home of collars and cuffs.

The single unit development, the lecturer declared, is illustrated in the effort now pending with respect to six hundred acres fronting on New York Harbor, which is in the hands of an agent who believes that this property will yield the best return for all concerned if used as the location of the iron and steel industry. Having come to this conclusion the agent has analyzed the industry from every point of view. He has determined the cost of securing coke and coal, the cost of shipping not only Lake Superior ores but Champlain and Cuban ores; also the availability of scrap material in this vicinity which might be used in the process of manufacturing. Further, he has not only estimated the approximate market for the products of the plant in this vicinity, but he has made an extensive survey to determine whether or not those using the products here would prefer to patronize a local plant rather than plants in Pittsburgh, Bethlehem and other steel producing centers.

Obviously the most important factor affecting the development of a particular piece of property for industrial use is the location of that property; but going back of the question of location I contend that the factors which will lead to the most satisfactory development of a given piece of property for industrial use are the same factors which make for the successful conduct of a manufacturing enterprise located on that property. If a manufacturer chooses a certain location and is successful, the fame of that success soon spreads abroad. It is inseparably connected with the location of the plant. Success begets success, and other industries are attracted to the same vicinity. Land values are enhanced. On the other hand, if he fails that failure is also inseparably connected with his location or the particular site and that location suffers in reputation, especially in so far as the particular industry is concerned.

Now the principal factors which make for the successful or unsuccessful conduct of a manufacturing enterprise are as follows: Proximity of raw materials, proximity of markets, shipping transportation facilities, freight rates, labor supply, rapid transit facilities, cost of capital, cost of management, actual extent of site, price of site, power supply, water supply, taxes, insurance, police and fire protection.

These factors are not given in the order of their importance, as this varies very greatly with different industries. But generally speaking, I should say that the first half dozen were the more important.

Usually a decision must be made between proximity to raw materials and to markets. If the industry is one in which a large part of the raw materials is waste, then it is uneconomical to ship this raw material a considerable distance only to discard sixty or seventy per cent. of it after the process of manufacture is completed. If, on the other hand, the product is fragile or perishable and likely to be damaged by long shipment it is necessary that the plant be located near the points of consumption. These matters must be considered entirely in relationship to particular industries and cannot be settled abstractly. It always should be remembered that nearness to markets or raw materials is not merely a matter of miles but of costs, which means that transportation facilities and freight rates are important factors to be considered.

A labor supply, of course, is necessary to any industry. In this connection not only the supply of labor should be determined but the character of labor which may be depended upon. Of course, the matter of labor supply cannot be considered apart from the question of rapid transit facilities.

The importance of water supply varies very greatly with the different industries. Concerning power, it must be determined whether power can be purchased more advantageously from a central power company than it can be generated in the plant itself.

Taxes are now not so important a factor in industry as they formerly were, as the tax rate in the large industrial communities has tended to equalize. Taxes, moreover, do not bulk large in proportion to many other factors entering into production.

Insurance rates vary more with the particular line of industry, the character of the construction of the building, the materials to be consumed and the carefulness of the management than they do with the general locality in which the factory is located.

In conclusion, said Mr. Dodge, the only policy which can be consistently advocated and followed in the development of property for industrial use is a policy based on the sound industrial development of the community in which the property is located; for this means increased prosperity for that community and increased prosperity means not only good business but more business for all concerned.

Renew Fight for Fifth Avenue Apartments Above 60th St.

Owners Petition Supreme Court for Mandamus Order to Compel Superintendent Brady to Issue Permit for 13-Story Building Opposite Central Park

A TEST case to determine the height to which buildings may be erected on the east side of Fifth Avenue, between Sixtieth and Ninety-sixth Streets, has been brought before Supreme Court Justice Bijur on the application of Mary Brewster Jennings for a peremptory mandamus order to compel Charles Brady, Superintendent of Buildings, to grant a permit for the erection of a thirteen-story apartment house at the southeast corner of Fifth Avenue and Ninety-Sixth Street.

This action is the direct result of the association of a number of owners of Fifth Avenue property in the section mentioned to oppose the efforts of the Fifth Avenue Association, the City Club and other interests to have the height of building along this section of the avenue limited to three-quarters of its width, or 75 feet. The Board of Estimate on Nov. 25 last passed a resolution, by a vote of 13 to 3, amending the Zoning Law so that this became the limit to which buildings could be constructed. Exception to the legality of the action by the Board of Estimate was immediately taken by property-owners interested in preserving their rights under the Zoning Law as originally enacted which allowed structures of 150 feet height, equal to one-and-one-half the width of the avenue at this point, which is one hundred feet. The basis for exception to the decision of the Board of Estimate was that when more than 20 percent of the owners of property protested against a change in the Zoning Law unanimous action on the part of the Board of Estimate was necessary to make the change. The protestants claimed that more than 20 percent of the property-owners had objected and therefore the vote by which the change was made was invalid.

On Jan. 20 last the Corporation Counsel advised the Board of Estimate that including the Central Park frontage as well as that on the East Side of Fifth Avenue less than 20 per cent of owners had objected to the change in the Zoning Law as therefore this amendment limiting the height of buildings to 75 feet was legally adopted.

The application for a mandamus order on Superintendent Brady is made by Robert B. Knowles, of Taylor, Knowles & Hack, for Mary Brewster Jennings, owner of the southeast corner of Ninety-sixth Street and Fifth Avenue. Mr. Knowles, it is understood, selected this as a test case in the fight a

number of owners, including Vincent Astor, Jacob Ruppert Realty Co., J. E. R. Carpenter and the Van Ingen Estate, are making to prevent the city authorities from limiting the development of their property on lines effective under the original terms of the Zoning Law.

Mr. Knowles has developed three arguments upon which his application for a mandamus order is based. These are that the plans for the apartment house to be erected on the Jennings plot were filed on Nov. 23, 1921, with the Tenement House Department and the Bureau of Buildings, prior to action by the Board of Estimate on Nov. 25, 1921, and that under this law nothing in the Zoning Law "shall require any change in the plans, construction or designated use of a building for which a building permit has been heretofore issued or plans for which are on file with the Building Superintendent or with the Tenement House Department at the time of the passage of this resolution." The second contention is that the Central Park frontage should not be included and that if it is not more than 20 per cent of the owners of frontage objected to the change in the Zoning Law and a unanimous vote was necessary to award the law. The third contention is based on the following provision of the Zoning Law defining words used in the resolution:

"The 'width of the street' is the mean of the distances between the sides thereof within a block. Where a street borders a public place, public park or navigable body of water the width of the street is the mean width of such street plus the width, measured at right angles to the street line, of each public place, public park or body of water." The width of Central Park at Ninety-sixth Street, measured at right angles to Fifth Avenue, is approximately 2600 feet. If the "width of the street" is based on the width of Fifth Avenue at Ninety-sixth Street, which is one hundred feet, plus the width of Central Park, which is 2600 feet, the result is 2700 feet. Under the original Zoning Law the height of a building on Fifth Avenue might be one-and-one-half times the width of the street including Central Park. Under the amendment passed last November by the Board of Estimate limiting the height to three quarters of the width of Fifth Avenue between Sixtieth and Ninety-sixth Streets the width of Central Park must be taken into consideration.

Arguments on the application were made last Wednesday and the court took the question under advisement.

Many Amendments to Emergency Rent Laws Proposed

(Continued from page 200)

occupation of real estate in the City of New York, which shall not particularly specify the duration of the occupation, shall be deemed to continue until the first day of October next after the possession commences under the agreement.

An occupant of premises in the City of New York used for dwelling purposes, who obtained possession thereof under a lease or rental agreement, and who remains in possession after the expiration of the term created by said lease or rental agreement, shall be deemed to have elected to continue in occupancy of the premises until the first day of October next ensuing after the commencement of the holding over, under all the terms and conditions of the expired lease or rental agreement except the amount of rent reserved, and shall be liable during the term hereby created for a monthly rent payable on the first day of each month in advance at the rate agreed upon between said hold-over and the landlord, or as determined in judicial proceedings, unless expressly released in writing by the landlord.

As the operation of the Rent Laws has done away with binding contracts, it is now possible for tenants to occupy apartments part of the rental period and then vacate without notice to the landlord. This condition, if unremedied, would result in heavy financial loss to owners of property, particularly if the apartments were left vacant during the summer months, when apartments are not in demand.

Fourth:—Repeal the concluding sentence of Section 6 of Chapter 136 of Laws of 1920, as amended by Chapter 434, Laws of 1921, which provides.

"The plaintiff shall be entitled to costs only in the event that he recover the full amount demanded in the complaint."

Were the law restored to its traditional state in which costs went as a matter of course to the prevailing party, much would be done to remove the chief cause of the congestion in the Municipal Courts.

Fifth:—Enactment of the bill authorizing the Appellate Division of the Supreme Court, 1st Dept., to designate 15 referees to hear and determine cases in the Municipal Courts of that Department in order to relieve the congestion in such courts; the Appellate Division, 2d Dept. to appoint 10 referees to assist in the Municipal Courts of that Department to the same end.

Such a measure was proposed by the Joint Legislative Housing Committee during the Session of 1921, and was passed by both houses of the Legislature, but was vetoed by Mayor Hylan.

Sixth:—Enactment of a bill to amend Section 2 of the Tenement House Law by providing that the definition of "tenement house" shall be read to relate to houses accommodating four families, instead of three families or more as now provided.

The purpose of this measure is to encourage the re-modelling of existing one family houses into dwellings for three families and also to promote the construction of three family houses in the comparatively undeveloped sections of the Bronx, Queens and Richmond.

Review of Real Estate Market for the Current Week

Some Large Leases and Sales Gave Distinctiveness to a Market Well Dotted with Substantial Transactions of All Kinds

PROBABLY the most interesting phase of the real estate market this week was the closing of large leases in important trade and traffic centers. Of striking interest was the leasing of a store in the Broadway front of the Loew Theatre building, at Times Square, at the rate of \$1,300 a front foot per annum, whereas the same tenant, less than three years ago, paid for the old store, on the same site, an annual rental of \$200 a front foot. This rental, along with other new store rentals on Times Square during the latter part of last year, emphasizes the premier status of trade in this upper Broadway district. The rental in discussion is on the East or Seventh avenue side of Times Square, near 45th street. It is timely to note that a Seventh avenue corner, three block north of 45th street, was leased to a well known operator, this week, as the site for a new office and store building, while during the week before a corner at Seventh avenue and 49th street was leased to the same operator for a similar improvement. It looks as if the Times Square zone would be a storm center of real estate activity for a long time to come.

Other leases of more than passing interest were the leasing of three floors, on the plans, of the Pershing Square building, to be built on the site of the old Grand Union Hotel, at the southeast corner of Park avenue and 42d street, for a long term of years, at an aggregate rental running into the millions; also a hotel for a long term of years; and the leasing

of other good sized properties and floor areas that our news columns set forth in detail.

In the sales market a transaction of more than ordinary moment was the sale by the Congregation of the Church of The Blessed Sacrament of its edifice, at the southeast corner of Broadway and 71st street, to a prominent firm of builders. The site fronts 112.5 feet on Broadway and 254.7 on the street. Heavy traffic has long focused in this section and it is therefore likely that a modern building of varied business character will supplant the church edifice. Only last December, Christ Church, at the opposite, or northwest corner, leased a portion of its church grounds at that point to builders, who will erect thereon a 7-story business building. In West 69th street, a block and one-half distant, the Government recently leased, on the plans, large space in a new building for post office space to supersede the postal station now at the northwest corner of Broadway and 69th street.

Several superior dwellings, in the Fifth avenue section, changed hands, one of them entirely for cash, while there were several other cash transactions during the week in other parts of town. A notable sale was that of the 9-story St. Margaret apartment hotel, in West 47th street, to the lessee. This is a marked instance of tenant buying. The entire city gave a display of varied dealing that shows a good bottom to the general market. The Bronx and Brooklyn were both active in diversified dealing as well.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded, in Manhattan this week was 101, as against 64 last week and 70 a year ago.

The number of sales south of 59th st was 31, as compared with 17 last week and 22 a year ago.

The number of sales north of 59th st was 70 as compared with 47 last week and 48 a year ago.

From the Bronx 33 sales at private contract were reported as against 29 last week and 38 a year ago.

Statistical tables including the number of recorded instruments will be found on page 210.

Sale of a Fine Residence

Albert B. Ashforth, Inc., in conjunction with Douglas L. Elliman & Co., sold the new 5-sty English basement dwelling, 16 East 68th st, on a lot 21.6x100.5, for the Charmouth Realty Co., to a prominent client for occupancy. The property was held at \$185,000, and an interesting feature of the transaction is the fact that the entire purchase price was paid in cash. The dwelling is new, having just been erected by the F. H. Wakeham Co. on a day's work basis. The building is of white limestone, and both the interior and exterior are handsomely finished. Directly adjoining, on the east, is the large residence of Henry T. Sloane, from whom the site of this dwelling was purchased through Douglas L. Elliman & Co. last spring. Directly opposite are the mansions of Alfred Anson and Mrs. George T. Bliss.

Builders Buy Apartment Site

The two 3-sty buildings, 103-105 East 63d st, have been bought by the J. E. Watson, Inc., apartment house builders, who, after negotiations have been completed for the enlargement of the site, will erect a 9-sty apartment house. The seller of the property at 103 was the Seligman estate, and Mrs. Emma Lyman was the seller of 105. The properties occupy a plot 50x100.5, and were held at \$125,000. Harris, Vought & Co. were the brokers.

The site for the proposed operation is diagonally in the rear of the new Fifth Avenue Baptist Church, at the southeast corner of Park av and 64th st, and is in the vicinity of the new Third Church Scientist. The Farmers Loan and Trust Co. and Moritz Wormser represented the Seligman estate, and William B. May & Co. represented Mrs. Lyman.

Synagogue for Upper West Side

Congregation of the Free Synagogue, Stephen S. Wise, Rabbi, has bought 32-44 West 68th st, between Central Park West and Columbus av,

seven 4-sty and basement brick dwellings, on a plot 135.8x100.5. The synagogue already occupies 34-36.

The entire site, including the present synagogue house, will be razed at once, and it is expected that the new edifice will be completed by November.

It will be a 5-sty structure and will house the religious school, social service and child adoption bureaus, a seminary for the training of young Jewish college and university students for the ministry in the reformed church and other branches of work carried on by the congregation. The congregation has subscribed \$175,000 toward the \$250,000 needed to erect the building. The synagogue will continue to hold services at Carnegie Hall.

Buy Lower West Side Corner

Brown, Wheelock Co., Inc., sold for Hearth and Home, Inc., to Leonard Weill, a real estate operator, a plot 40x80, on the northeast corner of West Houston and Macdougall sts, known as 146-148 West Houston st, on which there are two old buildings. Negotiations are now under way for a long term net lease upon the premises to a chain store. This plot is opposite the new moving picture theatre on the northwest corner of Macdougall and West Houston sts, now in course of construction. It was held at \$65,000.

Estate Sells Ancient Holding

Fisher estate sold 589-593 Eighth av, southwest corner of 39th st, three 3-sty brick flats with stores, on a plot 49.6x100. The estate had owned the parcels 87 years. Included in the sale is 304 West 39th st, on the same plot.

Some Yorkville Sales

John Finck sold 1697 First av, southwest corner of 88th st, a 5-sty brick tenement house with store, on a lot 25.2x100, for the Mary F. Larkin estate; 1221 Third av, a 4-sty brick flat with stores, on a lot 16.8x80, for the Giebler estate; 226 East 74th st, a 5-sty brick tenement house with store, on a lot 25x102.2, for Lena Rueseler; 194 East 76th st, a 4-sty stone double flat, on a lot 25x102.2, for the estate of Benjamin S. Strauss; 229 East 80th st, a 4-sty stone double flat, on a lot 25x100, for Mary Kelly; and 333 East 90th st, a 5-sty stone double flat, 25x100, for Arthur Viertel.

Operator Deals Heavily

Joseph Shenk, operator, figured recently in six transactions. To H. Goodstein he sold the 6-sty elevator house at the southeast corner of St. Nicholas av and 172d st, on a plot 100x125, renting for \$52,000 a year, and held at \$350,000; to Hershkwitz & Rames, through Max Rosenfeld, Harold Court, at the southwest corner of St. Nicholas av and 158d st, a 6-sty house, 105x150, renting for \$62,000 and held at \$450,000, and to the Maxroe Realty Corporation, Claremont View,

a 6-sty building at 59 Tiemann pl, 100x150, renting for \$60,000 and held at \$375,000.

Mr. Shenk also sold for the Ardmore Estates to a client of Hiram T. Wood the 6-sty apartment house at the northwest corner of Amsterdam av and 103d st, 75x100, renting for \$35,000 and held at \$225,000, and for the same seller to a client of B. Harris 965 Amsterdam av, a 6-sty walk-up, 53 x100, renting for \$19,000 and held at \$125,000.

From a client of B. Harris he purchased two 6-sty houses at 506 and 510 West 150th st, 100x100, renting for \$35,000 and held at \$250,000.

Brown Buys Grand Opera House

Famous for half a century as an amusement centre, the Grand Opera House, at the northwest corner of Eighth av and 23d st, has been sold by the estate of Jay Gould to Frederick Brown, operator. It is a 4-sty white stone theatre, office and store building. The plot is L shaped. It fronts 113.6 feet on Eighth av and 115.10 feet on West 23d st, with an interior depth of 159.2 feet. Included in the sale is the 2-sty brick building, 320-322 West 24th st, which adjoins the rear of the Opera House and connects with it. The latter is a Clement C. Moore estate leasehold.

The house has a seating capacity of 1,900, with standing room for 1,500 more. It is assessed by the city at \$829,000.

The Opera House site itself was originally also a Moore leasehold, being leased in 1843 from Bishop Clement C. Moore, author of the "Night Before Christmas." Later Samuel Pike bought out the lease and acquired the fee in 1864. For a time it was the scene of the greatest opera productions in this country. Jim Fisk and Jay Gould bought the house in March, 1869, but Gould's name was withdrawn from the enterprise. It was Fisk who gave the theatre its spectacular furnishings and grand stairway. At one time the property was owned by the Erie Railroad, and while Fisk was president of the company its executive offices were there. In 1884 it was reopened as a theatre.

The heirs of the Gould estate are George J. Gould, Mrs. Finley G. Shepard, formerly Helen Gould; Edwin, Howard and Frank Gould, and the Duchess de Talleyrand of France, formerly Anna Gould. The estate was represented by Taylor, Knowles & Hack. John M. Thompson was the broker.

Ninth Av. Corner Changes Hands

D. Kemper & Son sold for Harris and Maurice Mandelbaum, Fisher and Irving Lewine, William Prager, the estate of Pincus Lowenfeld, Abraham and Milton Stern to Louis Lublin 607-609 Ninth av, northwest corner of 43d st, two 5-sty brick flats with stores, on a plot 50.2x100. They abut the Second German Baptist Church, 50x100.5, at 607-609 West 43d st.

The buyer will alter the ground floors and build stores on the vacant part of the plot fronting on 43d st. The sellers had owned the corner for 15 years. It was held at \$100,000.

\$2**12-Story Bldg.
6-8 E. 39th St.**

at 5th Ave.

Square Foot

Immediate Possession
or May 1st.**Showrooms****Offices****3,000 to
15,000 Ft.**

Full Commission to Brokers

Daniel H. Jackson, Owner

135 Broadway

Tel. Rector 3569

Douglas L. Elliman & Co.**Real Estate Brokers**Fifth and Park Avenue Districts
Efficient Property Management

Plaza, 9200 15 East 49th St.

JAMES BOYD

Member Real Estate Board, N. Y.

Real Estate—Mortgage Loans

135 BROADWAY

Phone: Rector 8658-8659

BROOKS & MOMAND

Member of Real Estate Board

Real Estate Mortgages

115 BROADWAY

Phone 2267
2268

Rector

CHARLES B. VAN VALEN, INC.

Member Real Estate Board of N. Y.

REAL ESTATE**MORTGAGE LOANS—INSURANCE**

110 WILLIAM STREET

Phone: 6000 Beekman

SPECIALISTS IN**PENN. TERMINAL SECTION****REAL ESTATE****AGENTS—BROKERS—APPRAISERS****H. M. Weill Co.**

Tel. Longacre 2290-2817

221 West 33rd St.

FREDERICK BROWN**Real Estate Operator****OFFERINGS SOLICITED
FROM BROKERS**

565 5th Ave.

Phone Vanderbilt 8725

BENJAMIN WINTER**BUY AND SELL HIGH-CLASS
MANHATTAN PROPERTY****BROKERS ARE INVITED TO SUBMIT
PROPOSITIONS—Quick Decision Given.**

Lansing Building

2299 BROADWAY, AT 82nd STREET
Suite 6 Phone: Schuyler 2897**SAMUEL BRENER****REAL ESTATE OPERATOR**

50 EAST 42nd STREET

Vanderbilt 3918-19

Large Third Av. Corner Sold

A. H. Levy sold to Meister Builders, Inc., 973-977 Third av, northwest corner of 58th st, two 6-sty brick apartment houses with stores, one being on a plot 50.2½x105, and the other on a lot 25.1¼x105. They contain 10 stores and 53 apartments of from 4 to 5 rooms each.

This sale disposes of all of the holdings of the State Bank in Manhattan, which were held since 1911, when Mr. Levy assumed charge of the disposal of same. The property was held at \$300,000. Unusual terms were obtained by Meister Builders, a 21-year second mortgage being one of its features. The buyers have resold.

Fine Apartment House Sold

Daniel H. Jackson sold through Derschuch & Co. 562-568 West End av, adjoining the northeast corner of 87th st, a 12-sty and basement elevator apartment house, on a plot 78x100. It was built by Sumner Gerard in 1914 and is considered to be one of the most modern buildings on the avenue. Mr. Jackson bought the property and 560, at the corner, 18 months ago.

Each floor contains two 8-room apartments, with 3 baths. They are rented to well-known New York families and the building yields an annual rental of \$100,000. Mr. Jackson still owns the adjoining corner parcel.

Sale Wipes Out Restrictions

The vacant plot, 125x100 feet, on the north side of West 81st st, 100 feet east of Columbus av, and facing the Museum of Natural History, has been purchased from the Marshall O. Roberts estate by I. Randolph Jacobs and Everett Jacobs, operators. The property has been in the hands of the seller for more than 50 years, but as it was restricted to improvement with private residences it was practically unsalable.

The restrictions included the seven residences at 62-74 West 82d st, abutting in the rear. In order to make the plot available for an apartment house the Messrs. Jacobs were obliged to buy the houses at 64, 72 and 74 West 82d st, and to purchase from the owners of the remaining three houses a release of this restriction.

The buyers announce, through N. A. Berwin & Co., the brokers, that they are having plans prepared for a 14-sty apartment house, which they expect to erect on the site facing 81st st. They will offer for resale the houses on 82d st. The entire operation, it is expected, will involve about \$1,500,000.

Valuable Church Site Sold

The property of the Church of the Blessed Sacrament, at the southeast corner of Broadway and 71st st, has undergone a change of ownership, according to an announcement made by the Rev. William J. Guinan, its rector.

The church edifice, which is located in the Sherman Square section of the city, wherein there has been much activity during the past few months, occupies a site fronting 112.5 feet on 71st st. It extends back 203 feet from the first mentioned thoroughfare and 100.5 feet from the last named.

Lessee of Hotel Buys It

The St. Margaret, a 9½-sty apartment hotel, on plot 40x100.5, at 129 and 131 West 47th st, has been purchased by Eloise Morton Van Horn, who has operated the hotel as tenant since 1905. She bought it from Leopold Stern, who acquired the St. Margaret about 10 years ago. It carries a mortgage for \$216,700. The sale is recorded.

Grace Humiston Buys Club Home

Miss Grace Humiston, who heads a social club for boys and girls at 222 Madison av, opposite the J. P. Morgan residence, has purchased the three 4-sty and basement dwellings 147 to 151 East 21st st for the purpose of establishing a new clubhouse to accommodate 72 girls. The houses, which occupy a site 49.2x98.9 are to be remodeled by Miss Humiston and connected, having a single entrance and allowing an uninterrupted passage from one building to another. The site is across from Gramercy Park. The seller of the properties was the Land Map Realty Corporation. The sale is recorded.

Estate Sells Madison Avenue Corner

Sherman & Kirschner sold for the estate of Ferruccio Vivanti the 5-sty apartment house with store at the northeast corner of 100th st and Madison av, on a lot 25.11x80, to a client for investment. The property was purchased by the Vivanti family from the builder, and was held by them for the last 25 years.

Cash Sale of West Side Corner

Sidney L. Warsawer resold for the New Amsterdam Realty Co. the northeast corner of Ninth av and 49th st, known as 724 Ninth av, a 4-sty building, on a lot 24.11½x75, to a client, who will remodel and modernize same. This property is assessed at \$46,000, and the sale price was close to this figure, and an all cash transaction.

Tenants Buy Business Quarters

Green & Porgus, furriers, and tenants of 141-143 West 27th st, bought them from the David Stevenson Brewing Co. The first numbered is an

old 3-sty and basement brick converted dwelling, on a lot 25x98.9, and the second is a 6-sty brick loft building, on a lot 25.2x98.9. The sale is recorded.

Hospital Completes Purchase

The Hospital for Joint Diseases purchased from George W. Denton 50 East 124th st, a 3-sty and basement dwelling, on lot 18x100.11. With this acquisition the hospital has now assembled a site 200x154, upon which it will construct an 8-sty building from the plans being prepared by Buchman & Kahn. Benjamin Bernstein was the broker.

Good Upper East Side Sale

Samuel Brenner resold through William J. Roome & Co. to a prominent East Side builder 125-135 East 63d st, six 3-sty and basement brick dwellings, on a plot 86.8x100.5. The buyer will reimprove the site with a 9-sty elevator apartment house.

Buys San Domingo Apartments

Alfred Somborn and Herbert Jacques Morris sold for the Twelve Hundred Madison Avenue Corporation, represented by Stoddard & Mark, the 12-sty and basement fireproof apartment house, known as the San Domingo, at 949 West End av, facing Straus Park. The buyer is Nathan H. Stone, of Stone & Schleimer, attorneys, who it is understood represents a syndicate of investors. The house is on a plot 75x100, and is arranged in suites of 5, 6 and 7 rooms.

The structure was erected about 6 years ago by Harry Schiff and stands on the site of the former Bloomingdale Church. It was held at \$600,000, and the transaction was closed for all cash above the existing mortgage.

Stanley Wolfson resold for Frederick Brown to a builder 147-51 West 74th st, three 4-sty and basement brick dwellings, on a plot 64.6x102.2. The site will be reimproved with a 9-sty apartment house of medium sized suites.

Sells Large Bronx Corner

George J. McCaffrey sold for Mrs. C. F. Schultz-Arnold the southwest corner of Tremont and Crotona avs, a vacant plot 158x200. It is the first sale of the property in more than 40 years. The new owner will improve it with a business building.

A New Bronx Garage Sold

Fred Oppenheimer purchased from the City Kalamein Co. the newly completed 1-sty garage at the junction of Boone av and West Farms rd, Bronx, the same being 101 feet on West Farm by 154 on Boone av by 137 feet in the rear. H. Gillman was the broker.

Site for Yeast Laboratory

A monumental new research laboratory, dedicated to experimentation in the fermentation of yeast, will be built by the Fleischmann Co. in the Bronx on land just acquired from the Broadway Savings Institution.

The property purchased is the block front on the east side of Mott av, from 157th to 158th st, opposite Franz Sigel Park. It has a frontage of 210 feet on Mott av, opposite Franz Sigel Park, 210 feet on Sheridan av, and 257 feet on both 157th and 158th sts. The selling institution held the property at \$125,000. Ewing, Bacon & Henry were the brokers.

The proposed building will be 2 stories high, of marble and limestone construction, and will cost about \$250,000. It has been designed by Arthur B. Heaton, of Washington. Work was started this week by the George A. Fuller Co., which was awarded the contract.

Buys a New Bronx Theatre

The newly completed theatre building, on plot 100x110, on the east side of Washington av, 310 feet south of 172d st, Bronx, has been sold by Isidor Benenson, who erected the structure, to the S. K. S. Motion Pictures Co. It was sold subject to mortgages for \$160,000.

Other Bronx Operations

Stebbins Realty and Construction Co., Inc., sold through Fred Lowenthal to Ewardus, Inc., the southeast corner 161st st and Morris av, a 5-sty and basement brick apartment house with 4 stores, on a plot 56x60; also through William F. Kurz 125 to 127 St. Ann's av, two 5-sty brick apartment houses with stores, each on a lot 25x100, to Thomas Greene and Annie Wilson. The same company sold through J. E. Fowler to Albert E. Allen, 288 East 162d st, a 2-sty and basement frame dwelling, 16.8x147, and a similar dwelling at 286 East 162d st to Charles Smythe, on a lot 16.8x147.

Buys Brooklyn Industrial Site

The Hamilton estate sold to Gustav Girard 285 to 295 Pearl st, and 74-76 Tillary st, southeast corner of the two thoroughfares, a group of old buildings, on a plot comprising 13,000 square feet. Chauncey Real Estate Co., Ltd., was the broker. The site will be reimproved with a factory building.

On Brooklyn Heights

Chauncey Real Estate Co., Ltd., sold for Gustave Girard to C. T. Silver 68-72 Columbia Heights, three 4-sty brick apartment houses, on a plot 75x100, overlooking New York harbor.

The same brokers sold for the Talmadge estate to the Seven Court Realty Co. 157 Joralemon st., northwest corner of Clinton st., an old brick mansion, on a plot 45x139. On the site the new owner will erect a physicians office building. The reported purchase price is \$100,000.

Notable Brooklyn Sale

Adolph Ruger, lawyer, bought from the estate of Caroline Southard 119 Livingston st. and from the estate of Janet R. Wilson 121 Livingston st., adjoining the northeast corner of Red Hook la, old 3-sty and basement brick dwellings, on full lots.

The new owners will reimprove the site with a business building. Livingston st. was widened some years ago and, paralleling Fulton st. as it does, it has become a trade adjunct of that leading Brooklyn thoroughfare.

Some Williamsburg Sales

George Ganze sold the 3-sty double flat with store at 12 Union av., southeast corner of Johnson av., on a lot 25x100, for S. Marx to B. Katzoff and E. Kamolitz; 101 Lynch st., a 2-sty dwelling, on a lot 17x100, for Susan Maher to Eleanor Harris, and the plot, 75x100, on the east side of Wyckoff av., 50 feet south of Jefferson st., for the estate of Henry Roth to Barney Zirinsky for improvement with a factory.

Church Buys Railroad Property

The Long Island Railroad Co. sold to St. Monica's Roman Catholic Parish, Jamaica, the tract of land running from Union Hall st. to Washington st. and from Center st. to the Long Island Railroad tracks for \$50,000 cash. Included in the sale is the old railroad general office building, which will remain standing and will be altered for use as a clubroom. A new school and convent for the parish will be erected and it will be started the latter part of March. The school will face on Center st., and the convent will have a frontage on Washington st. It is reported the cost of these buildings will be in the neighborhood of \$150,000.

Several years ago a Manhattan concern took an option on the same property and was about to erect a large factory, but opposition by the church was so strong that the idea had to be abandoned.

Important Sale at Long Beach

Edward J. Farrell, of Long Beach, sold the plot of 4 lots on the boardwalk, adjoining, and west of the Hotel Nassau, at Long Beach, to Richard E. Weingart, representing the Nassau Hotel management. The plot is 80x150, 80 feet fronting on the boardwalk and running 150 feet in depth to a frontage on Broadway. The site was formerly occupied by a group of four stores, which were destroyed by fire.

Mr. Weingart, who is manager of the Nassau, proposes an extensive improvement taking in the entire frontage of the hotel, including the extension of the boardwalk from the hotel entrance toward the beach, and he will erect on the newly acquired property a group of attractive shops and amusements for patrons of the hotel, bathers and boardwalk promenaders. The Nassau has remained open throughout the winter season for the first time in several years and the plan has proved to be a complete success.

Banker Buys Country Seat

Edward R. Stettinius is understood to be the buyer of the 34-acre estate at Locust Valley, Nassau County, known as the Levi C. Weir property. The purchase price was about \$250,000.

The Weir estate is one of the best landscaped and most elaborate properties of its kind in a district noted for its palatial country homes. It has three water views, a house of stone and shingle and a cottage and garage. It is known as "The Hedges" and was left by the late Mr. Weir to his widow, now the Viscountess de Ledonck. Mr. Weir was president of the Adams Express Co. and assembled the property at great expense.

The Weir estate is just south of the former Paul D. Cravath property which was sold in January, 1921, to a syndicate of prominent residents in the neighborhood who bought the property for the protection of their own estates. Mr. Stettinius is a member of the firm of J. P. Morgan & Co.

Buys L. I. Home Site

J. Larocque Anderson, son of Henry B. Anderson, of the law firm of Anderson & Anderson, purchased through L'Ecluse, Washburn & Co. from Country Development Co. a wooded tract of four acres near Plandome Station, Nassau county. Mr. and Mrs. Anderson are to build a home on the property from plans now being prepared.

Atlantic City Hotel Sold

The Alamac Hotel, at Tennessee av. and the Boardwalk, Atlantic City, has been sold for \$1,250,000 to the Victor Co. (Myer Cravis, a re-

tired Philadelphia business man, president). It is understood that many improvements will be made and an addition built as soon as the lease held by the Mack Latz Co. expires in about a year. The Alamac fronts 137.6 feet on the Boardwalk, and is 320 feet deep.

Estates Sell Loft Building

Spotts & Starr sold for the estates of Anthony McOwen and Josiah A. Briggs 11 West 25th st., adjoining the northwest corner of Broadway, a 12-sty loft building on a plot 25x98.9. It adjoins, also, Trinity Chapel. The property was held at \$250,000.

Big Apartments Change Hands

The Elsteve Holding Corporation, whose officers are members of the law firm of Gettner, Simon & Asher, bought from the 156 East 79th St. Co., Inc., the 14-sty and basement apartment house, on plot 100x102.2, at 156-166 East 79th st. The house contains one 7-room and two 8-room suites on a floor, each with 3 baths, the top floor being devoted to maids' rooms. It has an annual rent roll of \$160,000 and was valued at \$850,000. There is a first mortgage of \$400,000 on the property, which was acquired through Byrne & Bowman, as brokers. Irving Simon is president of the buying concern.

Lispensard St. Parcel Bought

Daniel Birdsall & Co., Inc., sold for George E. Chisholm, Frederick A. M. Schieffelin and New York Trust Co., trustees, 13 to 15 Lispensard st., a 5-sty stone loft, on a plot 49.10 $\frac{3}{4}$ x100, to Harris L. Perelmutter, a client of Edward P. Sobel. The property was held at \$65,000.

Second Av. Corner Deal

P. M. Clear & Co. sold for the Moses Danziger estate to Harris Brown 2040-2044 Second av., northeast corner of 105th st., three 5-sty brick tenement houses with stores, on a plot 75.11x75.

MONEY TO LEND ON BOND & MORTGAGE

LAWYERS MORTGAGE Co.

Capital and surplus \$9,000,000

59 Liberty Street, New York

184 Montague St., Brooklyn

4 Herriman Avenue, Jamaica

A. J. SIMBERG ARCHITECT

1133 BROADWAY, N. Y.

AT 26th STREET. Phone: Watkins 1877

REASONABLE MAN

The definition of a commercially good title is—one that a reasonable man will accept. To know the mind of a reasonable man is hardly an exact science; but it is our business, and when we issue our policy we are responsible for our decisions. You will do better to take our policy than trust to your own guess.

LAWYERS TITLE & TRUST CO.

160 Broadway, New York
188 Montague Street, Brooklyn
44 Court Street, Brooklyn

367 Fulton Street, Jamaica, N. Y.
363 East 149th Street, New York
1354 Broadway, Brooklyn

160 Main Street, White Plains, N. Y.

NIEWENHOUS COMPANY, INC.

We specialize in Financing, Planning and Erecting Legitimate Building Operations on a 60% Loan Basis.

Commission Moderate. 316-318 East 161st Street
Telephone: Melrose 1694-1695 New York City

LARGE OFFICE WANTED

For occupancy February 1, 1923, 18,000 to 24,000 feet floor space, between 14th and 59th Streets, 4th and 7th Avenues. Single floor preferred. State rental and full particulars.

H. A. S., Care Record & Guide.

CO-OPERATION OF RELIABLE BROKERS INVITED OFFERED

New Apartment House—\$240,000—B'kn. (S)
Restaurant and Bowling Alley Bldg., Union Sq. (S)
New Summer Resort Colony, L. I. (S-E)
Factory—114,000 s. f., Erie Basin, B'kn. (S)
4,500 Acres Pasture Land in S. D. (S-E)
Office Floors—25,000 s. f. each, uptown (R)
Established Restaurant and Bld'g., 20's, midtown (S)

WANTED

Garage—75x100, 1-2-story, 23-59 w s (L)
Fireproof Warehouse—50,000 s. f., S. 14th (L)
Factory—200,000 s. f., Manhattan (L)

AMERICAN BUREAU OF REAL ESTATE

All About Real Estate Everything—Everywhere

modern AMERICAN system

18-20 W. 34th St. (Astor-Court Bldg.), New York

Telephone 0396-0397 Pennsylvania

Explanation:—B—Buy; E—Exchange; L—Lease;

R—Rent; S—Sell.

(See Previous Weekly Ads.)

MAX N. NATANSON

BUYS AND SELLS IMPROVED MANHATTAN PROPERTY

170 BROADWAY

Suite 915-919

Cortlandt 7637-7638

HOMES IN GREENWICH VILLAGE

New York City has restricted a large part of Old Greenwich Village for residential purposes only. Many of the fine old homes are now available.

You Can Buy a Splendidly Built Residence, Renovate it at Little Cost, and Have as Fine a Home as you can Find in New York City.

We Have Satisfied Many Families—Let Us Help You.

PEPE & BRO.

40 South Washington Square

Member Brooklyn Real Estate Board

Money to Loan on First Mortgage

Joseph T. McMahon

REAL ESTATE and MORTGAGE LOANS

188 and 190 MONTAGUE STREET
BROOKLYN

Main 0634

SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

Philip A. Payton, Jr., Company

REAL ESTATE AGENTS AND BROKERS

New York's Pioneer Negro
Real Estate Agents

127 West 141st Street

Between Lenox and Seventh Avenues
Telephone: Audubon 0945

Manhattan, South of 59th St.

ATTORNEY ST.—Liebhaber Realty Corporation bought 164 Attorney st, a 5-sty and basement brick tenement house with stores, on a lot 25x100.

CONGRESS ST.—The newly formed 1 Congress Street Realty Corporation, having for directors J. B. Uniacke, J. E. Haggerty and Carlo D. Cella, purchased from the Congress Warehouse and Forwarding Co. the 1-sty brick building, 21x42, at that address, and adjoining the southwest corner of Houston st.

DELANCEY ST.—The 48-50 Delancey Street Corporation, representing clients of Morrison & Schiff, attorneys, has been formed to take over the two 3-sty brick and frame tenement houses with store, on a plot 50.1x60, at 48-50 Delancey st, northwest corner of Schiff Parkway or Eldridge st.

HORATIO ST.—Duroso Co. sold for Mollie Klang 50 Horatio st, southeast corner of Hudson st, a 6-sty brick tenement house with stores, on a plot 46.10x50.3x52.9x55.9.

MULBERRY ST.—E. H. Ludlow & Co. sold the 5-sty brick tenement house with stores at 175 Mulberry st, on a lot 24.10x76.9, to Martin Garone, represented by Frank Sullivan.

WASHINGTON PL.—Edward J. Hogan, with the Brown, Wheelock Co., sold for Robert B. Sterling, of Philadelphia, the 3½-sty and basement brick dwelling, 69 Washington pl, adjoining the northwest corner of Washington sq W. It was held at \$40,000. The purchaser is a well-known architect, who expects to remodel the house for his own occupancy.

18TH ST.—The Henriette, a 6-sty and basement flat, on a plot 48x92, at 320 West 18th st, is to be taken over by the newly formed 320 West Eighteenth Street Corporation, having for directors N. and M. Weiss and M. M. Cohn.

22D ST.—Henry Brady and Dwight, Archibald & Perry, Inc., sold for Thomas F. Smith the 3-sty and basement brick dwelling 432 West 22d st, on a lot 19.5x93, to Elizabeth Canton.

39TH ST.—Samuel Brenner bought from Graham & Larkin the two 4-sty brick buildings with stores, at 244 and 246 West 39th st, on a plot 37.7x98.9. H. H. Neuberger was the broker.

46TH ST.—B. & R. Weinman sold to Frederick Brown 121-127 West 46th st, the first being a 4-sty brick building, on a lot 25x100.5, and the others each a 3-sty brick dwelling, on a lot 16.10x100.5.

54TH ST.—The newly formed 431 West 54th Street Corporation (R. Rosenow, M. P. Crowley and David Wills) purchased the 5-sty brick tenement house, on a lot 25x100.5, at that address.

55TH ST.—Butler & Baldwin, Inc., sold for Mrs. Herbert S. Carpenter the 5-sty steel construction American basement dwelling 56 West 55th st, on a lot 18x100.5, to John W. Brett, who is a large holder of Columbia College leasehold properties. The parcel was held at \$80,000.

56TH ST.—E. H. Ludlow & Co. sold for the estate of Eliza O'Callahan the 5-sty stone apartment house 348 West 56th st, on a plot 30x100.5, to the Paupack Power and Timber Co., Henry M. Weill, president.

North of 59th Street.

66TH ST.—Pease & Elliman sold for Mrs. A. W. Popper 48 East 66th st, a 5-sty stone dwelling, on a lot 20x100.5. The structure was held at \$100,000 and has been bought for occupancy.

72D ST.—William A. White & Sons sold for Henry A. Uterhart to M. Fraade 429 East 72d st, a 4-sty stone tenement house with store, on a lot 25x102.2.

78TH ST.—James P. Walden sold for the estate of Isaac O. Woodruff to a buyer, for occupancy, 152 West 78th st, a 4-sty and basement stone dwelling, on a lot 20x102.2. It was owned by the seller more than 30 years.

80TH ST.—Leroy Coventry sold 165 West 80th st, a 5-sty stone apartment house, on a plot 31x102.2.

87TH ST.—Froman & Taubert sold for a client to Joanna Stuke 439 East 87th st, a 3-sty and basement stone single flat, on a lot 21.6x100.

90TH ST.—Slawson & Hobbs sold for Mrs. Fannie P. Markwell 27 West 90th st, a 5-sty brick American basement dwelling, on a lot 17x100.8½.

98TH ST.—The Joe-Hen Realty Co., represented by Goldfein & Weltfisch, attorneys, bought from the Ardsmore Estates, Inc., the two 6-sty walk-up apartment houses 6 to 12 West 98th st, on a plot 100.8x100.11, adjoining the south corner of Central Park West.

109TH ST.—Abraham Saffir sold for the Pompy Realty Co. the 5-sty stone tenement house 84 East 109th st, on a lot 17x80.10.

115TH ST.—Hudson P. Rose Co. sold to Yetta Breskin the 4-sty brick tenement house with store, on a lot 25x100.11, at 420 East 115th st.

115TH ST.—Joseph Nasanowitz sold for E. Metzler to Dr. Samuel Hadler and others 80 East 115th st, a 5-sty brick flat, on a lot 26.10x100.11, adjoining the southwest corner of Park av.

116TH ST.—Manhattan & Bronx Co. sold 163 East 116th st, a 3-sty and basement brownstone dwelling, on a lot 18.9x100.11.

119TH ST.—Manhattan & Bronx Co. resold to Mrs. G. Avalone 121 East 119th st, a 4-sty brick single flat, on a lot 20x100.11; also resold to Mrs. S. Casabara 123 East 119th st, a 4-sty brick single flat, on a lot 20x100.11; and resold to G. Caporelli 125 East 119th st, a similar property to the others.

119TH ST.—Manhattan & Bronx Co. resold to Giovanni Perruso 308 East 119th st, a 5-sty brick double flat, on a lot 20x100.11; and resold to Mrs. Francesa Laporta 314 East 119th st, a 5-sty brick double flat, on a lot 20x100.11.

120TH ST.—James L. Van Sant resold to Miss Theta Peterson 157 West 120th st, a 3-sty and basement stone dwelling, on a lot 16x100.11.

120TH ST.—C. M. Folsom & Co. sold for Samuel Gray and others the 4-sty and basement stone dwelling 352 West 120th st, on a lot 18.1x100.11, to a client for investment.

129TH ST.—James H. Cruikshank purchased from Andrew P. Nahmens 222 West 129th st, a 3-sty and basement stone dwelling, on a lot 17x99.11. R. S. Morgan Realty Co. were the brokers.

125TH ST.—Ralph Russo sold for Peter Beck to Dr. F. Stolfi 318 East 125th st, a 3-sty and basement stone single flat, on a lot 18.9x100.11.

129TH ST.—John H. Pierce sold for Dr. Russell X. Merkeley the 3-sty and basement stone dwelling 213 West 129th st, on a lot 18.9x99.11, held at \$15,000. The new owner is Gabriel Garnett Dardes, of Washington.

130TH ST.—James L. Van Sant purchased from Henrietta D. Evans 147 West 130th st, a 3-sty and basement stone dwelling, on a lot 16.8x99.11. Charles B. Van Valen was the broker.

173D ST.—The 5-sty apartment house, on a plot 50x100, at 502 West 173d st was sold by Mary Soeller to Michael Recker. The building accommodates 20 families, bringing an annual rental of \$12,500, and was held at \$72,000. Samuel Eichler was the broker.

MACOMB PL.—Porter & Co. sold for Hattie B. Williams 30 Macomb pl, a 6-sty brick apartment house, on a plot 44.4x106.1½x39x irregular.

ST. NICHOLAS TERRACE.—The Lloyd Winthrop Co. sold for the Mosul Realty Co. the 5-sty brick double flat, on a plot 38.7x80, at 6 St. Nicholas terrace, to an investor. The property rents for \$7,000 and was held at \$42,500.

COLUMBUS AV.—J. L. & R. W. Davis sold for the Partos Realty Co. to a client of John C. Forster the 4-sty brick apartment house with stores, on a plot 102.2x31.3, at 280-284 Columbus av, northwest corner of 73d st.

FIRST AV.—Morris Sax sold for the estate of Charles Fritz to Herman Woesser 1660 First av, a 4-sty stone tenement house with stores, on a lot 25x74.

LEXINGTON AV.—Manhattan & Bronx Co. sold to F. Civitano 1835 Lexington av, a 4-sty stone flat with store, on a lot 19.9x78.

MANHATTAN AV.—The newly formed 44 Manhattan Avenue Corporation (A. and M. and S. Barwz) purchased from the W. & J. Realty Co. a 5-sty brick flat, on a lot 25x100, at 44 Manhattan av.

PARK AV.—Charles Galewski resold at a substantial profit to Max Gottlieb the Hermione apartments at the southeast corner of Park av and 116th st, a 6-sty brick apartment house with stores, on a plot 100.11x25. It is arranged for 8 families on a floor and returns an annual rental of approximately \$30,000. The property was held at \$200,000 and was bought by Mr. Galewski 3 weeks ago from the United States Life Insurance Co. Cohn & Isaacson were the brokers in the present deal.

PRESCOTT AV.—Jennie H. Curtiss sold to Bernard E. Wheeler the vacant plot, 25x138x irregular, on the northwest side of Prescott av, 125.11 feet northeast of Bolton rd.

ST. NICHOLAS AV.—Joseph P. Day and Andrew M. Robinson sold, for a client, 440 St. Nicholas av, a 5-sty brick apartment house, 19.9 x125x irregular, to a woman investor.

THIRD AV.—George W. Brettell & Son sold for William Hyer Jacobs to Deutsch Bros., furniture dealers, 2269 Third av, adjoining the northeast corner of 123d st, a 3-sty frame and brick flat with store, on a lot 20x100.5.

Bronx

139TH ST.—The Belwood Realty Corporation sold to Samuel Erdman and Jacob Drach the 6-sty and basement brick apartment house 534 East 139th st, on a plot 37.5x100.

180TH ST.—Harry Cahn and Samuel Rubin purchased from S. Budd Mandel 906 to 912 East 180th st, southwest corner of Daly av, having a frontage on 180th st of 147 feet and consisting of a 5-sty apartment house of 40 apartments and 10 stores. L. Silverman was the broker.

182D ST.—A. L. Frumento sold for Warren E. Sammis to John Gallanti the vacant lot, 26x115x irregular, on the south side of East 182d st, 54 feet east of Belmont av.

BEECH TERRACE.—Morris Sax sold for the Beneson Realty Co., B. Beneson, president, the 5-sty and basement brick apartment house 604 Beech terrace, on a plot 37.6x100.

BOSTON RD.—Julian Novacs, operator, bought 1385 Boston rd, a 1-sty brick taxpayer, running through to 170th st, on a plot 25x102x39x72.11.

BOSTON RD.—The Crotona Improvement Co. purchased from the Miscellaneous Realty Co. the vacant plot, 163.11x110.1x irregular, at the southwest corner of Boston rd and Wilkins av. The buying company is composed of L. Koenig, S. Conn and P. E. Uhr.

BOSTON RD.—Louis Gold & Co., operators, purchased the plot, 65x170, on the west side of Boston rd, between 167th and 168th sts, from Mrs. R. McEveety. This plot contains two dwellings and adjoins the Crescent Theatre Photoplay House. The purchaser will remove these dwellings and immediately erect a 1-sty brick taxpayer containing 5 stores.

DAWSON ST.—Louis Gold & Co. sold to B. Evans, of Brooklyn, the vacant plot, 100x168, on the west side of Dawson st, running through to Rogers pl, 101.8 feet south of East 163d st. The new owner will improve the plot with a taxpayer containing 8 stores.

DAWSON ST.—Jacob & Emil Leitner sold for a client to Louis Gold & Co. the northwest corner of Dawson st and Rogers pl, a vacant plot, 43x115, which the new owners will improve with a taxpayer containing 15 stores.

SIMPSON ST.—Jonas Blott sold 906 Simpson st, a 5-sty and basement brick apartment house, on a plot 75x105.

BOSCOBEL AV.—The newly formed Shakespeare Avenue Building Corporation (B. Moses, M. Rafalsky and Emanuel Morganlander) purchased a plot, 79x95, at the intersection of Boscobel and Shakespeare avs, on which it will erect a 1-sty taxpayer.

COLLEGE AV.—Julius Trattner sold for George Retz the 5-sty and basement brick apartment house 1212 College av, on a plot 30x100, to Henry Fajen.

FRANKLIN AV.—Benenson Realty Co. bought from David Mark the 5-sty brick flat with store, on a plot 44x95, at the northwest corner of Franklin av and 170th st.

HUGHES AV.—Joseph E. Sheeran sold through A. L. Frumento the vacant plot, 25x176.2, on the west side of Hughes av, 207.8 feet north of 179th st.

INTERVALE AV.—M. Katz sold to B. Safren 1163 Intervale av, southwest corner of 169th st, a 4-sty brick flat with store, on a lot 25x62x irregular.

LEGGETT AV.—The newly formed Bot-Horf Realty Co., having for directors N. and M. Botwin and G. Botschansky, purchased from the Silvershire Holding Corporation 990 Leggett av, northwest corner of Fox st, a 5-sty apartment house with stores, on plot 56x105, valued at \$105,000. The company is represented by Goldfein & Weltfish, attorneys.

PARK AV.—Ralph Russo sold for A. Scalone and F. Milio to Ferdinand Alfenito 3125 Park av, a 2½-sty and basement frame dwelling, on a lot 28.1x164.5.

SOUTHERN BOULEVARD.—Rose Ross sold to Ida Brantman 883 Southern boulevard, a 5-sty brick apartment house, on a plot 50x105.

STEBBINS AV.—Jonas Blott sold 1279 Stebbins av, a 5-sty and basement brick apartment house, at the intersection of Chisholm st, on a plot 101x92x irregular.

THIRD AV.—For improvement with a taxpayer containing 21 stores, the vacant plot at the southeast corner of Third av and 178th st, fronting 150.3 feet on the former thoroughfare and 90.7 feet on the latter, has been sold by Lester R. Ruth to the newly formed Kolfield Improvement Co., with C. D. Wishnew, G. Cooper and J. Salomon as directors. The new company, which is capitalized at \$75,000, is reported to have paid \$45,000 for the property.

UNION AV.—The 902 Union Corporation (S. Altkoff, M. Diamondson and I. Peskin) has been formed to take over the 6-sty and basement brick apartment house, on a plot 37.5x100, at 902 Union av. Heller & Sussman hold title to the property.

VALENTINE AV.—Through its attorneys the Joe-Hen Realty Co. sold to Isidor Abramowitz and Samuel Cooper the new 5-sty apartment house 2828 Valentine av, northeast corner of 197th st, on a site fronting 90 feet on the avenue and 85 feet on the street. The structure was finished recently by the Shirensen Realty Corporation, from whom the present sellers acquired it. It accommodates 41 families, and was held at \$190,000. Samuel Goldfein was the broker.

WESTCHESTER AV.—Joseph Silversen purchased the vacant plot at the northeast corner of Westchester av and Rogers pl, 200x121, extending to within 31 feet of Intervale av. Frederick Johnson was the seller. Mr. Silversen will improve the site with a business building. Jacob and Emil Leitner were the brokers.

WILLIS AV.—Julius Trattner sold for Mrs. Johanna Koop the 5-sty brick double flat with store at 212 Willis av, on a lot 25x75, to D. Levinson for investment.

WHITE PLAINS RD.—Hall J. How & Co. sold for Joseph E. Marx the northwest corner of White Plains rd and 243d st, a vacant plot, 50x67, for improvement with an apartment house containing stores.

Brooklyn

UNION ST.—John Francis sold 887 Union st, near Eighth av, a 3-sty and basement dwelling, on a lot 21x100.

9TH ST.—Tankoos, Smith & Co. sold for a client to R. Lefkowitz, for occupancy, 450 9th st, Park Slope, a 3-sty and basement dwelling, on a lot 18x82.

EAST 15TH ST.—The newly organized Manor Building Corporation, with J. Gottlieb and S. and H. Sokolov as directors, purchased the plot, 192x100, on the west side of East 15th st, 100 feet north of Av J, Brooklyn. It will erect a group of 2-family houses, involving an outlay of \$200,000. Leder & Thomas, attorneys, represent the new company.

EAST 31ST ST.—The M. & F. Building Co., with F. P. Heyman, E. Gershenon and H. Wiesenthal, as directors, purchased a plot, 200x100, on East 31st st, 200 feet south of Av K, for the erection of ten detached dwellings, the cost of which, together with the land, will involve \$85,000. The company is represented by Louis Jakobson, of Schwartz & Jacobson, attorneys.

EAST 34TH ST.—Bulkley & Horton Co. sold for Mrs. Kate Knauer to a buyer, for occupancy, 846 East 34th st, a frame detached 2-family house.

HENRY ST.—The brick and stone dwelling, 43x160, at 241 Henry st, northeast corner of Joralemon st, one of the show places of the Heights section, has been purchased by the African Inland Mission from the estate of Edwin Packard. The mission is now located at 356 Bridge st. After structural alterations to the interior of the home have been completed it will be occupied by the new owners for its local headquarters.

ATLANTIC AV.—The Folsom Corporation sold for a client the 3-sty brick building 296 Atlantic av to Bernhardt E. Strauss, tenant of the building. This property has been in the seller's family for more than 60 years.

FOURTH AV.—Bulkley & Horton Co. sold for Lee H. Burton the southeast corner of Fourth av and 69th st, a vacant plot, 100x100.

FLATBUSH AV.—Realty Associates sold 307-321 Flatbush av, at the junction of Prospect pl, eight 5-sty brick and stone apartment houses with stores, on a plot fronting 161 feet on the avenue and 123 feet on Prospect pl.

HANOVER PL.—Realty Associates sold to a Brooklyn builder the vacant plot, 100x84x irregular, on the east side of Hanover pl, southeast corner of Grove pl. Up to the present time it is not known what improvement will be made on this piece of property located in the heart of the downtown shopping district.

PROSPECT PL.—Cecelia Ritterman sold 586 and 596 Prospect pl, two 4-sty limestone apartment houses, each housing 20 families.

Queens

EDGEWARE.—The Lewis H. May Co. sold for Everett, Lawrence & Heaney the southwest corner of Mermaid av and Beach 36th st, Edgemere, to a builder, who will construct ten all year dwellings.

EDGEWARE.—Crovello, Lombard & Weidner sold at Edgemere for I. Goldberg to M. Kuku of this city the plot, 160x100, on the northeast corner of Sprayview av and South Beach 38th st and for Sol Schildkraut to I. Goldberg the northeast corner of North Beach 35th st and Far Rockaway boulevard. The purchaser will erect 9 stores.

EDGEWARE.—The Lewis H. May Co. sold for Goldberg & Levy the Hotel Breakers, at Edgemere, to I. Guryan. The property is on the

Applications wanted for

First Mortgage Loans

(Building and Permanent)

Amounts from \$100,000 up on improved property in Greater New York.

(Send full details)

The PRUDENCE COMPANY, Inc.

162 Remsen Street

Brooklyn

An Opportunity For Real Estate Salesmen

We will make a liberal arrangement with really high grade men who can place contracts for a fuel saver sold with a positive guarantee to save 25% in coal, and now endorsed by banks and hundreds of users in Greater New York. For particulars apply

ROYAL BURNALL FUEL SAVER, Inc.

140 NASSAU STREET NEW YORK

MRS. GERRIT SMITH

Member Real Estate Board of New York

42 EAST 40th STREET

CITY DEPARTMENT

APARTMENTS AND HOUSES

SOUND SHORE PROPERTY A SPECIALTY

MONEY TO LOAN

on-Mortgages

Building Alterations

Leaseholds

Building Loans

BROKERS PROTECTED

Sterling Mortgage Company Inc.

135 Broadway, New York.

TELEPHONE RECTOR 1228-9447

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 25c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

SITUATIONS WANTED

Reliable man wants position with firm, corporation, individual owner to take charge of property, supervise repairs, collection rents and accounting; excellent references and bond furnished. Box 862 Record & Guide.

WANT AND OFFER

PARTNER WANTED

Young man, many years' experience real estate business, and a good business getter, wants to join partnership with firm that wants to build up their business. Box 863, Record & Guide.

north side of Lowmay rd., on a plot 100x100, and faces the ocean at Beach 31st st. It is a 50-room modern hotel with full equipment. It will be extensively remodeled. Negotiations are pending for its resale. The property was held at \$65,000.

LONG ISLAND CITY.—Roman-Callman Co. sold for the A. P. Babcock Co. to the Hope Hampton Productions, Inc., the vacant plot, 50x100, on the west side of Academy st, 103 feet north of the Bridge plaza, Long Island City. The buyer will erect a 1-sty fireproof warehouse on the site.

Loans By the Metropolitan

The Metropolitan Life Insurance Co. recently authorized mortgage loans amounting to \$4,000,000. Of this, something more than \$1,500,000 were on dwellings and apartment houses to accommodate 473 families, and \$1,846,000 were farm loans. Nearly all of the loans in New York city were for the construction of 12 apartment houses in Queens, these apartments to provide for 124 families. Other building loans were widely scattered, some being in New York, Massachusetts, Pennsylvania, Virginia, West Virginia, North Carolina, Tennessee, Georgia, Alabama, Ohio, Indiana, Wisconsin, Illinois, Minnesota, Nebraska and Connecticut. The farm loans were scattered throughout the West and South, some being made in Mississippi, Georgia, South Dakota, Arkansas, Oklahoma, Kansas and Iowa.

"Loft, Inc." Makes Big Mortgage

Title Guarantee & Trust Co. loaned, on first mortgage, to Loft, Inc., \$1,250,000 at 6 per cent. for 10 years, with yearly installment of \$125,000.

The mortgage covers property of the famous candy manufacturer on Cleveland pl, from Kenmare to Broome sts, an 8-sty steel and concrete fire-proof factory building, and 54 Barclay st, a 5-sty store and loft building. The mortgage also covers property on Paynter av, from Vernon to Hamilton avs, Long Island City, on which there are fireproof brick and steel factory buildings. The mortgage is recorded.

S. W. Straus & Co. announce that they have issued a first mortgage 6½ per cent. bond issue of \$290,000 on a new elevator apartment house

to be built at 71 West 12th st by S. Morrill Banner. The new building will be 6 stories and will contain 47 housekeeping apartments, divided into units of 2 to 4 rooms each. The land fronts 87 feet on the north side of West 12th st and has a depth of 103 feet.

RECENT LEASES.

Big Lease of Floors On Plans

Charles F. Noyes Co. and Manning & Trunk leased, at an aggregate rental of about \$3,000,000, for the Pershing Square Building Corporation, Harry Mandel, vice-president, to the Royal Indemnity Co., Charles H. Holland, president, the 4th, 5th and 6th floors, containing about 75,000 square feet of space, in the new 23-sty Pershing Square Building, which will occupy the east block front on Park av, from 42d to 41st sts, directly opposite the Hotel Belmont and the Grand Central Terminal. The lease is one of the most important negotiated either uptown or downtown. The floors are being specially designed for the occupancy of the tenant, and this work is being handled by York & Sawyer and John Sloan, architects, representing the owners of the building, and Starrett & Van Vleck, architects, representing the tenant. The executive offices of the leasing company, with directors' rooms, etc., will occupy a special open office, taking in two floors, which will give a height of about 25 feet, along the 42d st side of the building.

In selecting this building, Mr. Holland, president of the leasing company, stated: "Our company has selected the Pershing Square Building for its permanent home because we believe that this building, with direct entrances to the Grand Central Terminal, all subways and the Queensborough Tube, gives us the best central location in the Metropolitan district. Not only will our new offices be more convenient to our many agents coming from out of town, but, regarding accessibility for our staff, we believe the location of the building is almost ideal, because by subways, tubes and rail it taps New Jersey, Brooklyn, Queens and Westchester." The Pershing Square Building covers a plot measuring 125 feet on 42d st and 200 feet on Park av. The cost of the ground and building will be nearly

\$10,000,000. The same brokers have one other important negotiation pending for a similar amount of space in the building, and it is stated that several other important leases will shortly be announced.

New Branch Post Office

Through a \$750,000 transaction closed late last week, the Government is to have a new sub-postal station on the plot at 203-209 West 69th st, west of Amsterdam av. This station will replace the one now at the northwest corner of 69th st and Broadway, which is inadequate to handle the growing business of the district.

The plot, measuring 78.8x100.5, was purchased by Francis B. Robert from the Campion estate and James McLaughlin. The new owner has concluded necessary negotiations with the Government, through which it will be leased to the Post Office Department for 20 years at an aggregate rental of \$750,000. Mr. Robert will also erect the building, which is to be completed by October 1. S. D. Cooper and John Hill were the brokers.

Bank Leases Bronx Corner

Rice and Hill leased for Marcus Loew Realty Corporation to Herman Bach, Jeweler, the store 1533 Broadway, in the Loew Theatre Building, for a long term of years, at a rental of about \$1,300 per annum a front foot. For sixteen years prior to the demolition of the old buildings formerly occupying the site of the present Loew Building, Mr. Bach was at this identical location, and for a considerable portion of that time his rental was less than \$200 per front foot. When the construction of the present building was commenced, Mr. Bach moved two blocks north on Broadway, where he has been located for the last two years.

Bank Leases Bronx Corner

To meet the needs of the shopkeepers and apartment dwellers in the many new apartment houses in the vicinity of the 167th st station of the Jerome av subway, the Colonial Bank has leased from a client of Hall J. How & Co. the property at the southwest corner of 167th st and Gerard av, for a term of 42 years.

The owners will improve the site with a build-

MEMBERS REAL ESTATE BOARD OF NEW YORK

ADAMS & CO., INC.

Real Estate
170 5TH AVE. Tel. Gramercy 3854
SPECIALIST IN BUSINESS PROPERTY

ALEXANDER BALTER

REAL ESTATE & INSURANCE
Management of Property a Specialty
152 W. 42nd St., Knickerbocker Bldg. Bryant 2042-3

BAUER, MILBANK & MOLLOY, INC.

REAL ESTATE

51 East 42nd Street Murray Hill 1936

CUSHMAN & WAKEFIELD, INC.

RENTING AND MANAGEMENT OF BUSINESS BUILDINGS

50 EAST 42d ST. Murray Hill 7820

ALFRED P. COBURN

Real Estate—Appraisals—Insurance
Management of Estate a Specialty
159 W. 72nd St. Phones: Columbus 4356-2548

CUSACK COMPANY

Real Estate and Insurance Brokers
Specialists in West Side Properties
176 WEST 72nd STREET
Telephones: Columbus 6947-8179

CHAS. A. DUBOIS

REAL ESTATE
3551 BROADWAY

At 146th St. Established 1864

DUNLAP & LLOYD

INCORPORATED
Real Estate—Insurance
80 GROVE STREET Phone Spring 5518

ROYAL SCOTT GULDEN

REAL ESTATE, FIFTH AVE. SECTION
680 FIFTH AVENUE Phone: Circle 8315

CHARLES G. KELLER

Real Estate and Insurance
109 WEST 23RD STREET
Watkins 5336

ALBERT E. KELLY

Successor to Fredk. A. Booth
REAL ESTATE AND INSURANCE
50 Union Square Tel. Stuyvesant 1125

T. H. KELLEY

Specialist in Fordham Heights Property
158 East 188th St., at Grand Concourse
Phone: Fordham 2509

J. P. & L. A. KISSLING

Sales—Management—Appraisals
896 8TH AVE., NEAR 54TH ST.
Established 1870 Circle 0591 to 5

H. C. KOPP & COMPANY

Specialists in Retail Store Locations
MANAGEMENT and BROKERAGE
402 Madison Avenue Vanderbilt 4900

ROBERT LEVERS

Real Estate—Insurance
THE KNICKERBOCKER, 152 West 42nd Street
Uptown Office: 376 Lenox Avenue. Phone Connections.

HIRAM RINALDO

Specializing in the Sale and Leasing of East Side Property
230 GRAND ST. Bowery Bank Bldg.

GEORGE S. RUNK

REAL ESTATE BROKER
Mortgage Loans—Management
1252 LEXINGTON AVENUE

SCHINDLER & LIEBLER

Real Estate and Insurance
Rhineland 6122 1393 THIRD AVE., at 79th St.

SEAMAN & PENDERGAST

RENTALS — SALES — MANAGEMENT
RESIDENTIAL PROPERTIES
542 FIFTH AVENUE Vanderbilt 1309

Manhattan Office
1 WEST 125th STREET
Tel. Harlem 8400

Bronx Office
1972 JEROME AVENUE
Tel. Connection

SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE
Successors to
SHAW & CO.

MALCOLM E. SMITH, INC.

Real Estate Agents and Brokers
185 MADISON AVE. Vanderbilt 7393

COMMERCIAL PROPERTY MANAGEMENT

Rentals—Sales—Appraisals
Insurance



840 BROADWAY NEW YORK
Stuyvesant 0627

JACOB J. TABOLT

REAL ESTATE
558 EIGHTH AVE. Phone: Fts Roy 1366
Above 37th St.

WHITNEY-FOSTER CORP.

Real Estate Administrator
150 WEST 72nd ST. Columbus 6409

ing for the exclusive use of the bank. It will be of Colonial design, fireproof, constructed of marble and brick. While it will be only 1-sty the height will be equivalent to 2 stories. It will front 100 feet on the avenue and will contain vaults to be operated by the Colonial Safe Deposit Co.

Regent Hotel Newly Leased

The Regent Hotel, a 9½-sty structure, on plot 40x98.9, at 34-36 East 32d st, has been leased by the newly formed Regent Hotel Corporation for a term of approximately 20 years. S. Cohen, J. Rashbam and J. S. Greenberg compose the new company. They are represented by Abraham Eisenstat, attorney.

Harlem Theatre Leased

The Regal Theatre, at 176 and 178 East 112th st, near Third av, has been leased by the B. L. & R. Realty Co. to the Nora Amusement Corporation for a term of 15 years at an annual rental of \$7,200.

Another Seventh Av. Corner Leased

Amron Realty Co. leased through Henry Shaprio & Co. to John H. Scheier, for a term of 21 years, the southeast corner of Seventh av and 48th st, a site 50.5x79, at present occupied by old 4-sty buildings. The aggregate rental is more than \$1,000,000.

On the site Mr. Scheier will erect a modern 6-sty office and store building. The basement will be connected directly with the subway.

Mr. Scheier recently leased the southwest corner of Seventh av and 49th st for a long term of years.

Upper Madison Avenue Corner Leased

Herbert Hecht & Co. leased for Thomas Weathering for a long term of years the 5-sty altered building at the northwest corner of Madison av and 65th st, at a rental aggregating approximately \$350,000, to an investing corporation. The property is under lease until 1926, the new lessees conducting a lease by paying the owner a bonus each year until the expiration of the present lease.

Important Downtown Leases

The Yale & Towne Manufacturing Co. leased the large store in 36 Warren st, which will be used for their city and exporting business. The lease was arranged by Pease & Elliman.

The Sea Service Branch of the U. S. Shipping Board, Emergency Fleet Corporation, have arranged through Pease & Elliman to occupy the store and two floors in the building at 44 Trinity pl, running through to 81 Greenwich st. The premises will be largely used for the recruiting

of sailors for the shipping board fleet. Pease & Elliman placed them in their former quarters on Park pl.

Brooklyn Store Leases

Bulkley & Horton Co. leased for a client to the Great Atlantic & Pacific Tea Co. the store at the southwest corner of Myrtle and Carlton avs, for a term of years; and for a client to the Precision Cylinder Grinding Co. the large store in 821 Atlantic av, near Clinton av, Brooklyn, for a term of years.

Long Lease to an Old Firm

Frederick Fox & Co., Inc., leased to the Boynton Furnace Co. an entire floor, comprising more than 6,000 square feet, in the Banks Building, 58-64 West 40th st, for a term of 10 years. The Boynton Furnace Co. has been in business for more than 60 years and has moved but twice in that time.

CHARLES G. EDWARDS CO. leased the 2d loft in 71 Franklin st to DeNaeyer Bros. & Co.; space in 54-56 Worth st and the 5th floor in 62-64 Worth st to Fearing, Whiton & Co.; in conjunction with Cross & Brown Co., the 4th loft in 72-74 Greene st to Samuel Blank; the 4th loft in 62-64 Worth st to the Griswoldville Manufacturing Co.; the 2d loft in 80-82 Leonard st to the Wilton Manufacturing Co.; part of the 5th floor in 66 Leonard st to W. G. Philips; the 10th floor in 352 Fourth av for I. Unterberg to Miller-Frank Co.; the 13th floor in 11 East 26th st for J. E. Gilbert to Milles Bros.; the 2d floor in 164 Madison st for C. P. Wilson to the Peerless Blouse Co.; and the 2d floor in 73 Franklin st to C. B. Cahn & Bro.

DOUGLAS L. ELLIMAN & CO. leased for a term of years, for Elizabeth D. Monod, the 4th floor in 13 East 47th st to Bergman & Holmgren, tailors, who will move to their new location, from 353 Fifth av, on March 1.

DOUGLAS L. ELLIMAN & CO., INC., leased for the Vanderbilt Avenue Realty Corporation the store in 405 Madison av, for a term of years, to Ephraim M. Youmans, Inc., haters.

HEIL & STERN leased to Shiman Bros. & Co., Inc., manufacturers of jewelry, the entire 10th floor in 234-242 West 39th st, for a long term of years, at a total rental of \$100,000.

M. & L. HESS, INC., leased for the Manufacturers Outlet Co. the store and basement in 584-586 Broadway to Simon Kaplan, hosiery and underwear; the 12th floor in 115-117 East 23d st to the Dreadnaught Flooring Co., Inc., and the 3d floor to William H. Robertson Co.; the 8th floor in 11 West 20th st to Shaw Bros., and the 8th floor in 26 East 22d st to the Barbara Frietche Middy Blouse Corporation.

LEVIN & HARRIS, INC., leased for the Krim Realty Co. a store at 17 Rector st to Geraigiry, for a term of years.

Granville H. Rome in New Place

The Bulkley & Horton Co., one of the most prominent real estate firms in Brooklyn, has taken into the corporation, as secretary and partner, Granville H. Rome, formerly vice-president of the Long Island Bond & Mortgage Guarantee Co. Mr. Rome has been identified with the Brooklyn and Long Island real estate and mortgage market for 20 years.

A Queens County branch under the personal supervision of Mr. Rome has been added to the Bulkley & Horton offices. This branch makes the fifth office now operated by the Bulkley & Horton Co., and is located temporarily at 355 Fulton st, Jamaica, awaiting completion of the new Bank of Manhattan Building, Fulton st, corner of Union Hall st, Jamaica.

New Real Estate Firm

Tier, Fallon & Kyle Co. is the name of a new brokerage firm established at 7 East 42d st. The members of it were previously identified with the real estate department of the United Cigar Stores Co. They are Daniel Tier, president; G. Irwin Kyle and Vincent A. Fallon, vice-presidents, and George H. England, secretary and treasurer.

Worthington Whitehouse Dead

Distinguished for the sale and leasing of fine residences and the leasing of costly apartments in this city, Worthington Whitehouse, who long maintained offices in the Fifth avenue section, died on Tuesday, of tuberculosis, at his country estate, Worthington Farms, Elmsford, N. Y. He was in his 57th year. In addition to his fine brokerage business in this town, Mr. Whitehouse was long a specialist in the sale and leasing of fine properties in Newport, Lenox and other fashionable resorts. Prominent in society, he had an entree to persons of large wealth, who bought and leased the character of properties he dealt in.

Mr. Whitehouse was born at Irvington-on-the-Hudson, a son of Edward M. and Amelia Worthington Whitehouse. He was educated in England as well as in this country. He entered the real estate business here at an early age. For a number of years his partner was the late Clarence Porter, a son of the late Gen. Horace Porter, and the firm name was then Whitehouse & Porter. Later it became Worthington Whitehouse, Inc., and Mr. Whitehouse was at the head of it. A half brother, Newton R. Whitehouse, was associated with him in business in recent years. Mr. Whitehouse had been seriously ill for two years.

He was a member of the Knickerbocker, Racquet and Tennis, Delti Phi and Knollwood Country clubs. He was the founder of the Knollwood. The funeral services for Mr. Whitehouse took place at Worthington Farms on Thursday, Bishop Manning of New York officiating. The interment was in the family burial ground on the estate.

MANHATTAN BROKERS

ORVILLE B. ACKERLY

Appraiser of
LONG ISLAND REAL PROPERTY
Phone: Longacre 2280

243 West 34th Street, New York City

ERNEST N. ADLER

Upper East Side Property a Specialty

1506 FIRST AVE., at 79th St.

Established 1903

Phone: Rhineland 6125

ARMSTRONG & ARMSTRONG

Real Estate Agents and Brokers

212 ST. NICHOLAS AVE.—Near Eighth Ave. and

121st Street

Phone: Morningside 1276

EDMUND M. BRENNAN

INCORPORATED

Real Estate—Insurance

11 EAST 56th ST.

Plaza 7604

JAMES A. DOWD

Real Estate—Insurance

Renting—Management

874 SIXTH AVENUE, above 49th Street

JACOB FINKELSTEIN & SON

Real Estate—Mortgages

Specialists in the Bowery Section
42 BOWERY Phone: Franklin 1810

ROBERT G. GRUNERT

Successor to the

D. A. CUSHMAN REALTY CORPORATION
Real Estate—Management

172 Ninth Ave., at 21st St. Phone: Chelsea 2841

HARRIS EXCHANGE

Real Estate—Mortgages

Renting and Leasing of Stores and Lofts
Times Building Broadway at 42d Street
Phone: Bryant 310-1134

HOLT & MERRALL, Inc.

Industrial Real Estate

342 MADISON AVE. Tel. Vanderbilt 4699

WM. P. JONES & SON

ESTABLISHED 1895

Real Estate & Insurance

1358 BROADWAY

Corner 26th St. Phone: Pitts Roy 6267

JOSEPH MILNER CO., Inc.

Real Estate

505 FIFTH AVE., NEW YORK
Vanderbilt 3607

LEONARD MORGAN CO.

Real Estate—Insurance—Estates Managed

Gotham Bank Building, Columbus Circle
Suite 504-5 Phone: Columbus 1646

JOHN CONSTABLE MOORE

REAL ESTATE

15 EAST 40th ST. Vanderbilt 8129

ARTHUR G. MUHLKER

Real Estate—Insurance

Yorkville Section

1112 PARK AVE., NEAR 90TH ST.
Phone: Lenox 3335

ARTHUR L. SHAW

Washington Heights Specialist

4032 BROADWAY, ABOVE 169TH STREET
Wadsworth 4150-4151

SHERMAN & KIRSCHNER

Real Estate and Insurance

54 E. 109th STREET
NEW YORK

Tel. Harlem 9028-5863

JAMES B. SPEYERS, INC.

Real Estate

CANADIAN PACIFIC BUILDING
342 Madison Ave. Suite 814-816

TANKOOS, SMITH & CO.

REAL ESTATE

11 JOHN STREET, CORNER BWAY
Courtlandt 6938-2372-1306

WILLIAMS-DEXTER CO., INC.

Greenwich Village Real Estate
Insurance

72 GREENWICH AVE. Chelsea 8096

REAL ESTATE NOTES.

EMILE RIESER is now associated as broker with the Federated Realty Brokers, Inc.

ROBERT A. BIVINS is now associated, as broker, with the Federated Realty Brokers, Inc.

MAURICE J. RAAB is now connected with the brokerage department of the Goldstein-Salzberg Co.

WILLIAM J. WOOD is now identified with the rental and sales department of Tankoos, Smith & Co.

JACOB SEGAL is the purchaser of 131 Eighth av., a 5-sty building, sold by Margaret Long recently through the Duross Co.

PEASE & ELLIMAN have been appointed by Mrs. M. B. Brady, managers of the apartment house at 517 West 134th st.

SHAW, ROCKWELL & SANFORD have been appointed managing agents of 80 La Salle st, Harlem.

JULIUS FORSTMANN, a silk manufacturer of Passaic, N. J., is the buyer of 20-22 East 71st st, recently sold by the Babcock estate, adjoining the southwest corner of Madison av. The new owner will erect a costly home on the site. The estimated cost is \$200,000. The plot is 45x100.5 and is on the old Lenox Library block.

ALBERT SOKOLSKI, builder and operator, is the buyer of the northeast corner of Madison av and 64th st, sold recently by Robert E. Dowling. The buyer will demolish the five old dwellings on the site and he will erect thereon an 11-sty apartment house arranged in suites of from 3 to 6 rooms. The operation will involve an outlay of nearly \$2,000,000.

ALEXANDER J. and FELIX G. GROSS are the buyers of the 9-sty apartment house 106 East 85th st, adjoining the residence of Edward R. Stettinius at the corner of Park av, which was sold on January 6 through George Neiman. The buyers, who built and now own the 9-sty apartment house abutting at 103 East 84th st, will remove the fence which exists between the properties and will convert the 30 feet of land between the houses into a formal garden, with terraces. In this manner the rear apartments in both houses will be made more attractive.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Feb. 8 to Feb. 14	1921 Feb. 9 to Feb. 15	1922 Feb. 8 to Feb. 14	1921 Feb. 9 to Feb. 15	1922 Feb. 7 to Feb. 11	1921 Feb. 8 to Feb. 14
Total No.....	164	123	166	94	539	387
Assessed Value.....	\$18,464,700	\$6,330,600	16	15	15	23
No. with consideration	14	15	6	6	127,591	\$221,081
Consideration	\$347,650	\$469,350	\$325,810	\$17,125	.....	.....
Assessed Value.....	\$367,000	\$417,100	.....	.....	.....	.....
	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15	Jan. 1 to Feb. 11	Jan. 1 to Feb. 14
Total No.....	1,442	1,189	1,553	802	4,469	3,127
Assessed Value.....	\$113,100,850	\$67,388,450	.....	.....	.....	.....
No. with consideration	138	122	201	57	187	210
Consideration	\$6,649,808	\$7,947,782	\$1,599,159	\$383,970	\$2,775,029	\$2,554,754
Assessed Value.....	\$6,791,750	\$6,217,600	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Feb. 8 to Feb. 14	1921 Feb. 9 to Feb. 15	1922 Feb. 8 to Feb. 14	1921 Feb. 9 to Feb. 15	1922 Feb. 7 to Feb. 11	1921 Feb. 8 to Feb. 14
Total No.....	132	94	135	37	535	298
Amount	\$6,342,533	\$2,946,332	\$1,749,328	\$382,395	\$3,751,671	\$1,904,760
To Banks & Ins. Co.	24	33	13	7	97	58
Amount	\$2,807,000	\$1,133,500	\$218,150	\$105,500	\$877,200	\$603,300
No. at 6%	113	77	121	30	515	269
Amount	\$4,401,783	\$1,687,332	\$1,575,366	\$330,100	\$3,061,871	\$1,770,860
No. at 5½%	1	7	2	1	17	19
Amount	\$200,000	\$124,100	\$4,300	\$8,000	\$666,500	\$104,350
No. at 5%	2	1	.....	1	2	4
Amount	\$4,900	\$60,000	.....	\$1,500	\$22,300	\$9,750
No. at 4½% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
Unusual Rates.....	1	.....	.....	.....	1	1
Amount	\$290,000	.....	\$6,237	.....	\$1,000	\$2,600
Interest not given...	15	9	10	5	.....	5
Amount	\$1,445,850	\$1,074,900	\$163,425	\$42,795	.....	\$17,200
	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15	Jan. 1 to Feb. 11	Jan. 1 to Feb. 14
Total No.....	1,191	880	1,231	474	4,730	2,587
Amount	\$36,094,667	\$35,445,279	\$12,109,700	\$3,128,610	\$27,187,755	\$14,814,856
To Banks & Ins. Co.	151	138	83	11	918	407
Amount	\$8,927,056	\$14,635,650	\$1,777,160	\$180,700	\$7,500,520	\$4,338,644

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922 Feb. 8 to Feb. 14	1921 Feb. 9 to Feb. 15	1922 Feb. 8 to Feb. 14	1921 Feb. 9 to Feb. 15
Total No.....	43	43	16	15
Amount	\$9,100,300	\$4,775,000	\$928,700	\$225,041
To Banks & Ins. Companies...	27	28	9	5
Amount	\$8,497,500	\$3,891,000	\$513,700	\$110,000
	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15
Total No.....	354	282	123	89
Amount	\$25,238,525	\$19,639,372	\$4,203,600	\$1,585,221
To Banks & Ins. Companies...	243	175	75	37
Amount	\$22,352,600	\$16,792,775	\$3,016,700	\$847,700

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 Feb. 8 to Feb. 14	1921 Feb. 9 to Feb. 15	1922 Feb. 8 to Feb. 14	1921 Feb. 9 to Feb. 15	1922 Feb. 8 to Feb. 14	1921 Feb. 9 to Feb. 15	1922 Feb. 8 to Feb. 14	1921 Feb. 9 to Feb. 15	1922 Feb. 8 to Feb. 14	1921 Feb. 9 to Feb. 15
New Buildings...	9	12	69	26	330	135	260	113	28	48
Cost	\$527,550	\$2,732,750	\$2,085,400	\$466,600	\$3,433,240	\$1,709,105	\$1,746,100	\$606,413	\$102,755	\$62,845
Alterations	\$189,450	\$521,010	\$22,750	\$10,400	\$105,360	\$111,160	\$28,977	\$35,860	\$13,255	\$4,505
	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15
New Buildings...	77	72	428	90	1,366	490	1,783	442	303	136
Cost	\$17,728,300	\$5,943,950	\$14,489,560	\$3,149,520	\$14,657,345	\$7,509,140	\$11,039,910	\$2,661,191	\$994,560	\$239,295
Alterations	\$3,204,295	\$2,609,755	\$240,850	\$102,200	\$656,035	\$1,286,575	\$737,345	\$247,799	\$92,820	\$19,381

J. CLARENCE DAVIES

Member Real Estate Board, N. Y.

BRONX REAL ESTATE

AUCTIONEER—BROKER

APPRAISER—MORTGAGE LOANS

Main Office: 149th St. and Third Ave.

BRANCHES:

32 Nassau Street 51 East 42nd Street
Phone Connections

Bronx Brokers

A. G. BECHMANN

Real Estate and Insurance

Tel. Intervale 556 1065 SO. BOULEVARD
One block from Simpson Street Subway Station

WM. F. A. KURZ CO.

Bronx Real Estate

370 EAST 149TH STREET

Established 1897 Phone: Mott Haven 4910-4911

OTTO LACKMAN

Management of Properties my Specialty
2514 Grand Concourse, near Fordham Road
Phone: Fordham 5199

L. G. LOSERE

REAL ESTATE

Entire Charge Taken of Property
871 Brook Ave., at 161st St. Established 1893

FRED. OPPENHEIMER

Real Estate—Mortgage Loans

540 Bergen Av., at 149th St.

Phone: MELROSE 5987

JOHN F. PENDERGAST, Jr.

Real Estate—Estates Managed

340 WILLIS AVENUE

Phone MELROSE 7223

ALBERT D. PHELPS

BRONX REAL ESTATE

554 Melrose Ave., near 149th St. and 3rd Ave.
PHONE MELROSE 4371

HENRY SCHWIEBERT

Real Estate—Insurance

261 EAST FORDHAM ROAD

Near Valentine Avenue Fordham 9345

Brooklyn Brokers

REAL ESTATE MUST BE SOLD

Under present conditions, real energetic salesmanship is necessary to sell real estate. Our large organization and 50 years' experience assures efficient selling service.

BULKLEY & HORTON CO.

Member of Real Estate Board of New York

Member of Brooklyn Real Estate Board

G. S. HORTON 585 Nostrand Ave., nr. Dean St.
A. J. HORTON 414 Myrtle Ave., nr. Clinton Ave.
G. H. ROME 7520 Third Ave., nr. 76th St.
1214 Flatbush Ave., nr. Ditmas

Jamaica Office, about May:

Fulton St., cor. Union Hall St.

JAMES B. FISHER

Member of Brooklyn Real Estate Board

REAL ESTATE

174 MONTAGUE ST. Main 7267

QUELL & QUELL

REAL ESTATE INVESTMENTS

MANAGEMENT

318 Patchen Avenue Brooklyn, N. Y.
Telephone: Deatur 4981

BUILDING SECTION

Contract Awarded for \$5,000,000 Addition to Macy's Store

Marc Eidlitz Sons, Builders, Will Construct Nineteen-Story Annex in Herald Square, from Plans by Robert D. Kohn

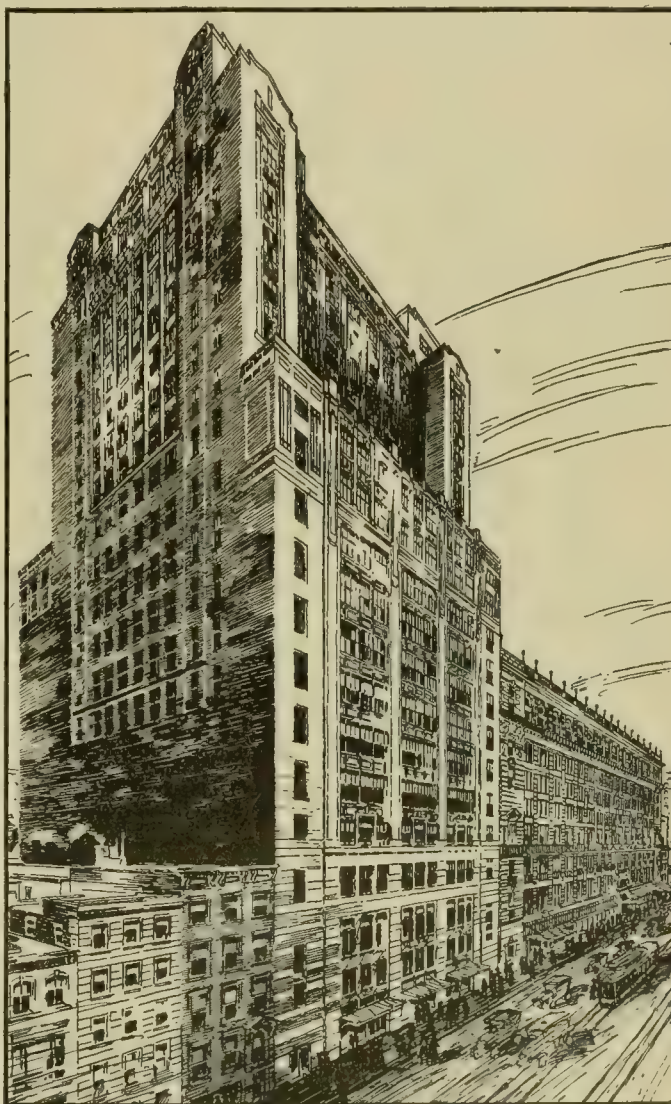
PERCY S. Straus, Vice President of R. H. Macy & Co., has announced the award of a general contract to Marc Eidlitz Sons for the construction of a nineteen-story department store annex to the firm's present building in Herald Square. The new structure will occupy frontages in Thirty-fourth and Thirty-fifth Streets and will adjoin the present store building on the west. The new building and the changes required in the original structure will cost approximately \$5,000,000 and will give this store a total of about 1,500,000 square feet, or nearly forty acres of floor space.

The announcement of the decision to begin work immediately upon this large addition to Macy's was made in connection with the sixty-fourth anniversary of the establishment of the business. Mr. Straus, in discussing this project, declared that in 1902 his father estimated that the then new store in Thirty-fourth Street could do just half of the volume of business the store is doing at present. Improved methods have been responsible for the great increase in trade which can be handled now but the store some time ago reached a point where radical expansions became urgent. Construction on the new annex will be pushed with all speed consistent with good construction and it is anticipated that the addition will be completed and ready for business in the autumn of 1923.

This large project will be erected according to plans and specifications prepared by Robert D. Kohn. The contract for the structural steel has been awarded to Levering & Garrigues and calls for 8,200 tons of fabricated material. This contract is said to be the largest single commitment for structural steel in this city since the Equitable Building was erected nearly ten years ago. A further interesting fact in connection with the award of this contract is that the price is said by the architect to be approximately that of the 1914 or pre-war level for fabricated material, which indicates the extent to which some of the important basic building materials have receded in cost since their high peaks of 1920.

In the study of these plans the architect gave careful attention to traffic conditions in the building and the new structure will be a model for its method of handling both merchandise and customers. The addition, with frontages of 125 feet in each street, will have a basement and sub-basement in which great elevators will transport automobile delivery trucks to the subterranean driveways, where one hundred and thirty cars may be handled at one time. Other large elevators and huge conveyors will carry incoming merchandise to the reserve stock floors, while additional elevators and a most complete system of escalators will be installed for the use of customers. It is planned that the major portion of the passenger traffic in the first eight floors of the new building will be handled by the double line of escalators which will carry passengers up and down. The upper floors will be served by electric traction elevators, with express cars for the topmost floors. The eighth floor will be the highest in the combined building to which customers will go. This floor will be devoted to use as a restaurant and when completed will be the largest in New York City.

The floors from the ninth to nineteenth inclusive will be reserved for the use of the departments of this great enter-



Marc Eidlitz Sons, Builders.

Robert D. Kohn, Architect.

ANNEX TO MACY'S STORE IN HERALD SQUARE

prise that customers rarely if ever see. Space on these floors will be used for recreation, with locker rooms, rest rooms, etc., for the employees; marking, receiving, reserve stocks, etc. The executive offices and the departments devoted to advertising, accounting, mail order, bureau of investigation, training, planning and various other purposes will be located on the upper floors, and a large space will be set apart for use as a hospital, with emergency rooms, all completely equipped for instant service.

In describing the proposed addition to Macy's, Mr. Kohn, the architect, said that the new structure, which will conform with the old and form a part of a single edifice, will have facades of limestone and architectural terra cotta from grade to fifth floor levels, above which Harvard brick and terra cotta will be employed. The plans call for setbacks at the levels of the thirteenth and eighteenth floors in compliance with the Zoning Law.

Architectural League's Exhibition of Unusual Interest

Arts Tributary to Building Gaining in Popularity and Wide Range of Subjects Are Displayed in Harmonious Groupings

BROADER in its scope than ever before, the thirty-seventh annual exhibition of the Architectural League of New York, in the Fine Arts Building, 215 West Fifty-seventh Street, is a delight not only to the professions and crafts represented but to all laymen who enjoy the beautiful and who take pleasure in encouraging the artists and craftsmen responsible for its creation.

The exhibition opened with the usual League reception on Saturday afternoon, February 4, at which more than 2,000 friends of the organization were present to view the works of the past year. The display will be open until Saturday, March 4.

The Henry O. Avery prize for 1921 was awarded to Miss Grace H. Talbot, her winning exhibit being a bronze figurine called "The Novice." The special collaborative prize of \$300 for the best design submitted by an architect, sculptor and mural painter, with \$500 added to cover mounting expenses, was awarded to Francis J. Creamer, George Davidson and C. Paul Jennewein.

Architectural League medal awards for 1921 were as follows: Architecture, Walker & Gillette; painting, to Ezra Winter, for his decorations in the new Cunard Building; sculpture, to Leo Lentelli, for the flagpole to be erected at the Rice Stadium; and in landscape architecture, to Olmstead Brothers, for photographs of work in Cleveland, O., and Brookline, Mass. The medal in native industrial art was awarded to Samuel Yellin, who exhibits some finely wrought iron and steel from designs by Walker & Gillette.

One of the new and interesting features of this exhibition is the series of small model rooms designed by mural painters with the fundamental idea of showing that mural decorations need not be restricted to public and monumental buildings but are appropriate in homes of simple construction and moderate cost and inexpensive furnishings. These model rooms are of more than passing interest and cover a wide range of subjects.

The exhibition galleries are marked by several exhibits imposing in size and character. In the Vanderbilt Gallery

Leo Lentelli, winner of the League Medal for sculpture, has his large flagpole base for the Rice Stadium at Pelham Bay Park and his much more distinguished reliefs for the Straus Building. Flanking the flagpole base are two superb decorative paintings on a very large scale, one by Ezra Winter for the Cunard Building, the other by Barry Faulkner, somewhat clearer cut in design. Both make a strong impression at long range.

In the Centre Gallery on the left is the elaborate model of the Harkness Memorial group of which James Gamble Rogers is the architect, enclosed in a cubicle made of the carved woodwork of the interior. On the right is a cubicle containing the plans and drawings for H. Van Buren Magonigle's Liberty Memorial in Kansas City, Mo., and other competitive designs, the central open space occupied by Robert Altken's moving and strongly modeled figure for the Lambs' War Memorial.

The art of building as distinguished from the arts tributary to it, is represented, as it was last year, by the photographs hung this time about the walls of the lesser galleries. This illustrative material points to a considerable accomplishment. In the industrial work there is the suggestion of great interest; such glimpses as we get of the freight terminal by McLanahan & Bencker, for instance, or Cass Gilbert's army supply base. Albert Kahn's storage building in Detroit relates itself to a similar interest.

There are traces of a vast amount of reconstruction, ranging from Walter Chambers's remodeling of No. 1 Broadway to the altered Connecticut farmhouse by William Dominick. Electus Litchfield's village is an essay in community design. A neighborhood pattern is afforded to a section of Montclair in a frankly foreign motive by Francis A. Nelson. C. Howard Crane's theatre, the Music Box, is beguiling. So is the candy store by Strickland, Blodget & Law. Among churches, soberly conventional, such as those by Allen and Collens, W. K. Rainsford, and others, a touch of originality in study of purpose and choice of forms brings forward the Park Avenue elevation by Delano & Aldrich. City banks are plentiful—Alfred Bossom's Seaboard National and several more.

Lockwood Report Arriving from Florida in Sections

(Continued from page 199)

sembly on Monday night, showing a net decrease of approximately \$8,000,000 in this year's budget as compared with last year's total of \$135,752,278. In submitting the bill, the Finance Chairman of the two houses, Senator Hewitt and Assemblyman McGinnies issued the following explanatory statement:

"The annual appropriation bill reported tonight totals \$102,852,610.64. The annual appropriation bill of last year totaled \$98,223,807.58, but objects which are cared for in the annual appropriation bill this year were provided for in separate bills last year. So that the annual appropriation bill of this year compares with a total of \$112,445,081.77 for the same purposes in 1921, or a reduction in appropriations for similar purposes of \$9,647,471.13. This reduction is made in the face of large increases in fixed charges carried in the Appropriation bill,

which no sort of budgetary control could reduce. This totals \$3,318,584.75.

"The bill appropriates approximately \$2,000,000 for construction work in the State hospitals. The appropriation will permit the progress of increasing the bed capacity and will round out the work already started at Kings Park, Central Islip, Middletown and Marcy, which, when completed, will increase the capacity of the hospital group by 1,600 beds. In addition to the construction thus provided for at the hospitals in the bill reported tonight, there was also made available by this Legislature an appropriation of \$3,000,000 for the construction of a new hospital unit at Creedmoor.

"For the increase of terminal facilities and other improvements on the Barge Canal system the bill makes available appropriations aggregating \$1,000,000."

Building Trade Employers' Association to Hold Annual Meeting

THE annual meeting of the Building Trades Employers' Association will be held in the rooms of the association, 30 West 33d street, Tuesday, February 21, at 3 p. m. The annual election of officers will be held on the same day and the polls will be open from 11 a. m. to 3 p. m. The nominating committee has presented the following slate: For president, Walter S. Faddis; for vice-president, A. J.

Rosenthal; for second vice-president, John J. Grace and for treasurer, J. Odell Whitenack.

At the annual meeting the reports of officers and standing committee, reviewing the work of the past year, will be read and discussed. There is also considerable new business of more than ordinary importance that will come before the meeting for action and the officers urgently request a full attendance.

Early Spring Building Revival Is General Prediction

Construction Statistics Tabulated by F. W. Dodge Company Indicates Extreme Activity in All Phases of Industry Throughout Coming Season

ACTIVITY in the local building industry has improved to a considerable extent during the past two weeks and practically every one affiliated with construction is now looking forward to an unusually busy spring and summer season. There are marked indications that the usual spring revival will commence earlier than it has in former years and that by early summer this locality will be in the midst of a real building boom.

According to statistics tabulated by the F. W. Dodge Company architects and engineers in New York State and New Jersey, north of Trenton, have already experienced the early season rush and contractors report that there has been a decided upturn to the volume of active construction. The report for the sixth week of 1922 shows that plans were announced for 474 new building and engineering operations at an estimated total cost of \$20,916,100. During the same week 265 contracts were awarded in this territory for building projects that will cost approximately \$16,259,700.

Residential construction is mainly occupying the attention of both architects and builders when the totals for the territory are analyzed but in some localities there has been a marked improvement in the volume of projected commercial and industrial building. Manhattan is notable in this respect

but in Brooklyn, Queens and the Bronx along with some of the near-by suburbs the major portion of the work to be undertaken during the coming season will be residential in character.

The list of 474 proposed building operations announced during the week of February 4 to 10 inclusive was made up of the following groups: 82 business and commercial projects such as stores, offices, lofts, commercial garages, etc., \$3,851,500; 15 educational buildings, \$1,410,000; 3 hospitals and institutions, \$25,000; 12 factories and industrial plants, \$515,000; 3 structures for the Army and Navy, \$30,000; 2 public buildings, \$10,000; 11 public works and public utilities, \$888,300; 10 religious and memorial buildings, \$360,000; 328 residential projects, including apartments, flats and tenements and one- and two-family dwellings, \$13,287,300 and 8 social and recreational buildings, \$539,000.

Among the 265 operations for which contracts were awarded during the week were 37 business projects \$1,048,000; 5 educational buildings, \$181,000; 7 factory and industrial buildings, \$674,000; 2 military and naval structures, \$25,000; 6 public works and public utilities, \$1,995,700; 3 religious and memorial structures, \$147,000; 202 residential operations of various types, \$12,153,000, and 3 social and recreational projects, \$36,000.

PERSONAL AND TRADE NOTES.

W. H. & F. W. Cane, builders and general contractors, 233 Broadway, announce that after February 22 their offices will be located at 10 Journal Square, Jersey City, N. J.

Zipkes, Wolff & Kudruff, architects, 432 Fourth avenue, announce that owing to the rapid expansion of their practice they have been forced to take larger quarters in the building they now occupy.

Ernest M. Baltz and Walter Howell, who took over the firm of Goldingay Bros. Co., 88 East Kinney street, Newark, N. J., in April, 1917, announce the opening of their new warehouse and office at Bloomfield avenue and North 11th street, Newark, where they will operate as the Baltz-Howell Co., manufacturer of standardized millwork.

Louis J. Horowitz, president of the Thompson-Starrett Company, general contractors, has accepted the chairmanship of the Real Estate Men's Committee to help speed up the effort of the New York Jewish societies to raise \$5,000,000 as this city's share of the \$14,000,000 fund for the relief of war sufferers in Europe.

American Fibre Conduit Corporation announces that J. E. O'Neil, manager of the Chicago office, has been made business manager of the company and will hereafter be located at the executive office in Fulton, N. Y. The general sales office of this corporation is located at 103 Park avenue, New York City, and its product is handled by the Western Electric Company, sole distributors in the United States.

J. P. Duffy Company, dealer in building materials, for many years located at the corner of Park avenue and 138th street, the Bronx, has recently completed a new two-story office building for their own occupancy on a plot opposite their old office. The new building is constructed of brick and interlocking tile and is finished in Kellarstone, a material of steadily growing popularity, for which the J. P. Duffy Company is the sole Eastern agent. For a number of years this firm has specialized in the sale of terra cotta flue pipe, terra cotta blocks, gypsum blocks and other building materials.

Branch office and yards are maintained at Second avenue, 50th to 51st streets, Brooklyn and at Jackson avenue and Madden street, Long Island City.

Death of John J. Nutt

John J. Nutt, who as a member of the editorial staff of the Record and Guide was well known to many prominent building and real estate men in New York City, died suddenly at the home of his son, Clifford H. Nutt, 272 East 163d Street, Monday evening, February 6. His death was caused by heart trouble, following a short illness from bronchial pneumonia.

Mr. Nutt was born in Newburgh sixty-two years ago and received his education in the public schools at that city and the Newburgh Academy. As a young man he wrote numerous articles for the local newspapers and subsequently became a member of the staffs of the Newburgh News and the Newburgh Journal. Mr. Nutt was widely known in his home city and county through his book on "Newburgh," written in 1890-91, and also through his "History of Rockland County." He also wrote numerous special articles on historical and political subjects.

From 1891 to 1901 he was the editor of the Newburgh News and in 1902 he came to New York City as a member of the staff of the Record and Guide, and was associated with Clinton W. Sweet, its founder, as associate editor. During this association he was instrumental in establishing the Architectural Record and contributed to its editorial columns.

In 1917 he suffered a serious breakdown in health and was forced to discontinue his work with the Record and Guide. After his recovery, however, he became associated with the Yonkers Statesman as editorial writer and remained with that publication until its consolidation with the Yonkers Daily News last October. Since then Mr. Nutt had spent his time in travel. He was connected with numerous civic and religious organizations in Newburgh; was an officer of the Newburgh Volunteer Fire Department, secretary of the Newburgh Bible Society, member of the Hendrick Hudson and Hudson-Fulton Yacht clubs and of Newburgh Lodge, No. 309, F. & A. M. Mr. Nutt is survived by his mother, Mrs. Mary Lynn Nutt, and two sons, Weiland and Clifford H. Nutt.

TRADE AND TECHNICAL SOCIETY EVENTS.

Building Managers' and Owners' Association of New York will hold its regular monthly dinner meeting at the Advertising Club, 47 East 25th street, Tuesday evening, March 14. The speaker of the evening will be announced later.

Federated Engineering Societies has appointed a new committee on registration of engineers. The personnel of the committee is as follows: A. S. Dwight, chairman, New York City; Gardiner S. Williams, Ann Arbor, and Philip N. Moore, St. Louis.

Architectural League of New York will hold its annual exposition at the Fine Arts Building, 215 West 57th street, Sunday, February 5, to Saturday, March 4, from 1 P. M. to 10 P. M.

Building Trade Employers' Association will hold its annual election of officers at the association rooms, 30 West 33d street, Tuesday, February 21. The Nominating Committee has presented the following slate: For president, Walter S. Faddis; for vice-president, A. J. Rosenthal; for second vice-president, John J. Grace, and for treasurer, J. Odell Whitenack.

American Institute of Architects has selected Chicago as the city in which to hold its 1922 convention, which will be held early in the spring. Further details will be announced later.

New York State Retail Hardware Association will hold its annual convention and exhibition at Rochester, N. Y., February 21 to 24, inclusive. Exhibition at Exhibition Park; headquarters and sessions at the Powers Hotel.

American Society for Testing Materials will hold its twenty-fifth annual meeting at the Chalfonte-Haddon Hall Hotel, Atlantic City, June 26 to July 1, inclusive.

New Jersey Lumbermen's Association will hold its annual meeting and convention at the Hotel Traymore, Atlantic City, March 9 and 10, inclusive.

American Lumber Congress is scheduled to hold its fourth annual meeting in Chicago, April 6 and 7, inclusive. Interesting programs are being prepared for all sessions of this convention.

CURRENT BUILDING OPERATIONS

ALTHOUGH weather conditions have been far from ideal for building the local situation is steadily improving and practically everyone identified with the industry is of the opinion that the coming months will witness one of the most active building seasons in history. There is a vast amount of new work being planned by architects and engineers and during the past week or ten days much important construction has been released for estimates. The awards of the past two weeks clearly show the trend of the industry in the increasing number of commitments for large projects in the Metropolitan district.

Common Brick—Aside from the sale of one barge-load there was nothing of interest in the New York market for Hudson River common brick. Inclement weather has obstructed building to considerable extent and although there is every prospect of early improvement in the building situation the wholesale brick market is likely to be lifeless until the ice in the river breaks up and it is possible for brick tows to get down from up-river yards. There is no need for anxiety on the part of builders as to a famine in common brick, however, as a number of barges are unloading at various docks in the Metropolitan district and dealers have adequate stocks on hand for all current requirements. Some brick is coming into the city by rail but high freight rates will preclude the possibility of continuing this method of transportation after the river is again open to navigation. Common brick prices in the wholesale market are firm at \$17 a thousand and there is some rumor that higher prices will be asked for the three remaining barge loads.

Summary—Transactions in the North River brick market for the week ending Thursday, February 16, 1922. Condition of market: Demand extremely dull; prices firm and with an advancing tendency. Quotations: Hudson Rivers, \$17 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, none; sales, 1. Distribution: Manhattan, 1. Remaining unsold in the New York wholesale market, 3.

Lumber—Additional interest has been apparent during the past week in both wholesale and retail departments of the local lumber industry and there are marked signs that business will continue to increase until it reaches its maximum for the year early next summer. There are numerous predictions that the coming season will be historic as to the

amount of new construction undertaken in this territory and material manufacturers and dealers are now making preparations for handling the business that will naturally result. Demand for lumber is excellent considering the time of the year and as there is more building being started all the time lumber interests are looking toward the future for very active trade conditions. At present lumber prices are firm and the market shows no signs of weakening. Wholesale prices are from \$1 to \$2 a thousand feet higher than they were a year ago

and consequently retail prices are higher and firm. Supplies are adequate for all current demand but production at mill points is slow and some lumber dealers have recently expressed some anxiety about the possibility of a scarcity when the big demand comes next spring.

Structural Steel—Activity in the local steel market has improved to a very decided extent during the past week and the outlook is better than it has been for some time past. Recent commitments have amounted to a substantial total tonnage and include 8,200 tons for the

BUILDING COMMODITY PRICES

CURRENT prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York.

Note—Price changes are indicated by bold-face type.

Brick (Wholesale, on Dock, N. Y.), per thousand:

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

Hudson River best grades....\$17.00 to —
RaritanNo quotation
Second-hand brick, per load
of 3,000, delivered.....\$45.00 to —

Face Brick—Delivered on job in New York:

Rough Red.....\$45.00 to —
Smooth Red.....45.00 to —
Rough Buff50.00 to —
Smooth Buff50.00 to —
Rough Gray53.00 to —
Smooth Gray53.00 to —
Colonials45.00 to —

Cement—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Domestic Portland cement, per bbl..\$2.80
Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd.\$4.25
Bronx deliveries4.25
¾-in., Manhattan deliveries.....4.25
Bronx deliveries4.25

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water front, in which case prices will be slightly higher.

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries\$3.50
Bronx deliveries3.50

Hollow Tile—

Exterior—Not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring.....\$0.12 per sq. ft.
3x12x120.12 per sq. ft.
4x12x120.17 per sq. ft.
6x12x120.19 per sq. ft.

Note—For deliveries north of 125th st., Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens\$10.50 per 1,000

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Finishing Lime (Standard in 300-lb. barrel)\$4.70 per bbl.

Common Lime (Standard 300-lb. barrel)3.75 per bbl.

Finishing Lime (Standard in Hydrate Finishing, in paper bags24.00 per ton

Hydrate Common, in cloth bags22.50 per ton

Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth bags\$21.00 per ton

Brown Mortar, in cloth bags...18.00 per ton

Lath Mortar, in cloth bags...18.00 per ton

Finishing Plaster, in cloth bags24.50 per ton

Rebate for returned bags. 15c. per bag

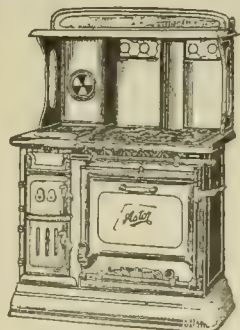
Finishing Plaster (250-lb. barrel)\$4.00 per bbl.

Finishing Plaster (320-lb. barrel)5.35 per bbl.

Plaster Blocks—

2-in. (solid) per sq. ft.....\$0.17 to 0.19

3-in. (hollow) per sq. ft.....0.17 to 0.19



The UNION STOVE WORKS

Headquarters for Builders for

Kitchen Ranges for Coal or Gas, Standard or
Pipeless Furnaces, Heating Boilers, Laundry
Apparati

THE GREAT "ASTOR" LINE

70 BEEKMAN STREET

Established 88 Years

Telephone: Beekman 2490

\$80,000

To loan on corner plot, 75x100 feet, in Norwood Gardens, Long Island City, for construction of 5-story walk-up with stores.

One Million Dollars

To loan on one and two-family houses.

**Rickert-Brown
Realty Co.**

52 VANDERBILT AVE., NEW YORK CITY
Tel. Vanderbilt 9484 4-6

Keen Competition and the Great Struggle for Business has brought into the New York Market a Light Weight Extra Heavy Cast Iron Pipe.

We are selling Full Weight, New York Regulation, Extra Heavy, Cast Iron Pipe.

We do not Substitute, but sell Full, Honest Weight.

JOHN A. MURRAY & SONS, INC.

"The House of Reliability"

310-312 WEST 39TH STREET, NEW YORK

MATERIALS AND SUPPLIES

addition to the R. H. Macy & Co. department store, to be furnished by Levering & Garrigues Co. The architect for this building stated that this order for fabricated steel was the largest awarded in New York City since the Equitable Building was erected nearly ten years ago. Architects and engineers have reported progress on plans for a large amount of new construction soon to be released for estimates and it is likely that commitments for the major portion of this work will be announced before long. Steel prices are fairly firm with no change in quotations on mill shipments and con-

tractors quoting about \$60 per ton for structural steel, fabricated and erected in commercial projects in New York City.

Builders' Hardware—Considerable buying activity has characterized this line during the past few months and there is every indication that business will increase steadily during the coming months. Dealers are stocking up for the spring building demand and manufacturers are all practically working on full time. At present prices are steady and no important changes are anticipated.

Window Glass—Improvement in the rate of demand was noticed during the past

week, and the majority of jobbers feel that the buying slump is over. There is still a large amount of active construction with glass requirements still unfilled, and every indication that a large number of important operations will be in the market for window glass during the early spring. Prices are easier than they were several weeks ago and will in all probability hold hold to their present levels until spring.

Cast Iron Pipe—Demand holds good and for the most part manufacturers are optimistic about the future. Practically all of the Eastern pipe plants are running at about seventy-five per cent. of capacity which is far better than the situation one year ago. Orders from municipal sources are light at present although a considerable tonnage is scheduled to be awarded early next spring. Private buying, although light, is steady and at present the mainstay of the industry. Prices are firm with New York quotations \$47.30 per net ton for 6 in. and larger; \$52.30 for 4 in. and 5 in., and \$62.30 for 3 in., with Class A and gas pipe \$4 extra per ton.

Linseed Oil—The tone of this market has improved to some extent during the past week, but business is far from being upon a normal basis. Buying is light and inquiries are not quite as numerous as they should be at this time of the year. Jobbers are looking forward to a decided increase in spring business due to the excellent prospects for a building revival of large proportions. Prices are fairly firm and no changes have been reported during the week.

Nails—The market is quiet and practically without change of consequence. Demand is dull at present but there are evidences of an early improvement as a result of the steadily increasing volume of active building construction. There has recently developed considerable competition for all local nail business, and therefore prices are being shaded to some extent. It is stated that wire nails are being offered in New York City at \$3.15 per keg, f.o.b. New York, and cut nails at \$3.65 for lots of ten kegs or more, or for mixed lots.

Face Brick—The demand for face brick in the Metropolitan district is steadily improving and both manufacturers and dealers are looking forward to a very busy spring and summer building season. The large amount of apartment house and other residential construction on the program combined with an increasing volume of high class commercial building will stimulate the demand for face brick. Prices are unchanged.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.

27x48x½ in.	.....	\$0.38 each
32x36x¾ in.	.....	0.22 each
32x36x¾ in.	.....	0.24 each
32x36x½ in.	.....	0.30 each

Sand—

Delivered at job in Manhattan.....\$1.80 to — per cu. yd.
Delivered at job in Bronx..... 1.80 to — per cu. yd

White Sand—

Delivered in Manhattan....\$5.00 per cu. yd.

Broken Stone—

1½-in., Manhattan delivery.\$4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.
¾-in., Manhattan delivery.. 4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.

Building Stone—

Indiana limestone, per cu. ft.....\$1.62
Kentucky limestone, per cu. ft..... 2.27
Briar Hill sandstone, per cu. ft..... 1.63
Gray Canyon sandstone, per cu. ft.... 1.65
Buff Wakeman, per cu. ft..... 1.90
Buff Mountain, per cu. ft..... 1.80
North River bluestone, per cu. ft.... 1.85
Seam face granite, per sq. ft..... 1.20
South Dover marble (promiscuous mill block), per cu. ft..... 2.25
White Vermont marble (sawed) New York, per cu. ft..... 3.00

Structural Steel—

Plain material at tidewater; cents per pound:
Beams and channels up to 14 in.1.88c. to 2.03c.
Beams and channels over 14 in.1.88c. to 2.03c.
Angles, 3x2 to 6x3.....1.88c. to 2.03c.
Zees and tees.....1.88c. to 2.03c.

Lumber—

Wholesale prices, New York.
Yellow pine, merchantable 1905, f. o. b. N. Y.:

3x4 to 14x14, 10 to 20 ft....\$41.00 to \$51.00
Hemlock, Pa., f. o. b., N. Y., base price, per M..... 37.50 to —
Hemlock, W. Va., base price, per M..... 37.00 to —
(To mixed cargo price add freight, \$1.50.)
Spruce, Eastern, random cargoes, narrow (delivered)... 30.00 to —
Wide cargoes 33.00 to —

Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.

Cypress Lumber (by car, f. o. b., N. Y.):
First and seconds, 1-in....\$110.00 to —
Cypress shingles, 6x13, No. 1 Hearts..... to —
Cypress shingles, 6x13, No. 1 Prime..... to —
Quartered Oak..... to \$166.00
Plain Oak..... to 136.00

Flooring:

White oak, quart'd sel.... to \$87.50
Red oak, quart'd select.. to 87.50
Maple No. 1..... 71.00 to —
Yellow pine No. 1 common flat 55.00 to —
N. C. pine flooring Norfolks 65.00 to —

Window Glass—

Official discounts from manufacturers' lists:
Single strength, A quality, first three brackets 85%
B grade, single strength, first three brackets 85%
Grades A and B, larger than the first three brackets, single thick..... 85%
Double strength, A quality..... 85%
Double strength, B quality..... 87%

Linseed Oil—

City brands, oiled, 5 bbls. lot..\$0.77 to —
Less than 5 bbls..... 0.80 to —

Turpentine—

Turpentines\$0.92 to \$0.95



*Face
Enameled
Fire*

BRICK

FACE BRICK

in Buffs, Ironspots, Browns and Mingled Effects, in full range or any individual Shade or Texture.

ENAMELED BRICK

in White and Mottled Effects, first and second quality for interiors, exteriors and courts.

FIRE BRICK

and fire clay of highest grades.

Lowest market prices. May we estimate for you?

As manufacturers of BRICK for thirty years, we have a record of repeat orders that affords you a 100% guarantee of **satisfactory service**. To the service given by our Face, Enameled and Fire BRICK, is added the **service** we render in shipment and delivery. Prompt shipments on any size contracts in any range of shade or texture, at fair prices and of first-class quality.

American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 8787-8788

A Clean Building



We clean masonry of every type.

A clean building will sell or rent as well as a new building. In appearance it is a new building, for cleaning restores the original freshness of color.

Estimates for cleaning—and pointing, if desired—submitted on request.

Atlantic Terra Cotta Co.

Cleaning Department
350 Madison Avenue
Telephone: Vanderbilt 9980

J. P. Duffy Co.

Flue Pipe
Terra Cotta Blocks
Gypsum Blocks
Masons' Materials

138th Street and Park Avenue

BROOKLYN
50th-51st Streets and 2nd Avenue

QUEENS
Jackson Avenue and Madden Street

POMEROY FIRE RETARDANT WINDOWS

Built in the belief that the BEST hollow metal fire retardant window is the only SAFE fire retardant window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

282-96 East 134th Street NEW YORK
Phone Melrose 6104

Sash Weights—Sash Chain
Castings and Forgings
SPECIAL IRON WORK
FOR BUILDING PURPOSES

Pencoyd Steel and Iron Co.
Cort. 1372 206 Broadway, New York

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phone: 1370
Mott Haven 1371

Office and Factory: River Ave. and East 151st St.

CONTEMPLATED CONSTRUCTION.

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

LEXINGTON AV.—Plans are being prepared privately for a 6-sty brick apartment, 170x100 ft., at 943-959 Lexington av for James McGuire & Co., 50 Church st, owner.

206TH ST.—Irving Margon & Chas. Glaser, 2806 3d av, have plans in progress for a 5-sty brick, limestone and terra cotta apartment, 100x100 ft., in the north side of 206th st, 115 ft west of Perry av, for Moritz Realty Co., Inc., I. Moritz, president, 161 East 85th st, owner and builder. Cost, \$170,000.

189TH ST.—Samuel Sass, 366 5th av, has plans in progress for a 5-sty brick and limestone apartment, 90x115 ft., at the northeast corner of 189th st and St. Nicholas av for Rampton Realty Co., 549 West 163d st, owner and builder. Cost, \$175,000.

BANKS.

37TH ST.—Bertram Cunningham, 25 West Broadway, has plans in progress for banking quarters at the southwest corner of 37th st and 7th av for Garment Center Realty Co., 7th av and 36th st to 37 st, owner. Lessee, Capitol National Bank, Max Radt, president, 115 West 30th st.

MISCELLANEOUS.

77TH ST.—Trowbridge & Livingston, 527 5th av, have completed plans for an addition to the 5-sty granite and reinforced concrete Museum of Natural History, 65x157 ft., 77th to 81st sts, 8th av to Columbus av, for the City of New York, Department of Parks, Francis D. Gallatin, president, Municipal Bldg., owner. Cost, \$1,500,000. Owner will advertise for bids about March 1.

5TH AV.—Ralph N. Segal, 56 West 46th st, has plans in progress for a 2-sty brick market of irregular dimensions, on plot 25x100 and 50x100 ft., at 5th av and East 111th st for Ralph H. Kayser, 3 West 29th st, owner. Cost, \$125,000.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

FOX ST.—Chas. Kreymborg, 2534 Marion av, has completed plans for a 6-sty brick and stone apartment house, 50x87 ft., in the west side of Fox st, 109 ft north of Leggett av, for estate of G. F. Johnson, Inc., Fred Johnson, president, 30 East 42d st, owner and builder. Cost, \$75,000.

163D ST.—Irving Margon & Chas. Glaser, 2806 3d av, have plans in progress for a 6-sty brick, limestone and terra cotta apartment house, 91x90 ft., with stores, at the northwest corner of 163d st and Tinton av for Chas. I. Weinstein, owner, care of architect. Cost, \$200,000.

BEDFORD PARK BLVD.—Irving Margon & Chas. Glaser, 2806 3d av, have plans in progress for a 6-sty brick, limestone and terra cotta elevator apartment house, 113x117 ft., at the southeast corner of Bedford Park blvd and Grand Concourse for B. L. W. Construction Co., care of H. A. Lanzner, 6201 Broadway, owner. Cost, \$350,000.

DAVIDSON AV.—Plans have been prepared privately for a 5-sty brick apartment, 75x103 ft., on the east side of Davidson av, 150 ft north of 184th st for Noslef Construction Co., J. M. Felson, president, 1133 Broadway, owner and builder. Cost, \$120,000.

173D ST.—Shape, Brady & Peterkin, 50 East 42d st, have completed plans for a 5-sty brick apartment, 100x90 ft., at the northwest corner of 173d st and Bryant av for Vyse Building Co., care of Peter Sinnot, 967 East 165th st, owner and builder. Cost, \$150,000. Owner will take bids about March 1.

WOODYCREST AV.—T. F. Dunn, 62 West 45th st, has plans in progress for a brick and limestone or terra cotta apartment, 37x88 ft., on the east side of Woodycrest av, 50 ft south of 164th st, for John B. Levin, 984 Woodycrest av, owner. Cost, \$55,000. Owner will take bids on general contract and separate contracts about February 20.

213TH ST.—Wm. A. Giesen, 2403 Creston av, has plans in progress for a 5-sty brick & stone apartment house, 50x85 ft., in the south side of 213th st, east of Tremont av, for James C. Gaffney, 106 East 182d st, owner. Cost, \$90,000. Owner will take bids on separate contracts about February 25.

190TH ST.—Andrew J. Thomas, 137 East 45th st, has plans in progress for a 5-sty brick apartment, 100x100 ft., at the southwest corner of

SPRINKLER SUPERVISORY SERVICE AUTOMATIC SPRINKLER VALVE ALARM SERVICE INTERIOR FIRE ALARM EQUIPMENT

INSTALLED AS A LOCAL SYSTEM
OR FOR CENTRAL OFFICE SERVICE

AUTOMATIC FIRE ALARM SERVICE SPECIAL BUILDING SIGNAL SERVICE

Automatic Fire Alarm Co.
416 Broadway New York City
CANAL 5188

190th st and Morris av, for owner to be announced later. Architect will take bids on separate contracts about February 20.

CHURCHES.

VALENTINE AV.—Emery Roth, 119 West 40th st, has plans in progress for a 2 or 3-sty brick synagogue, on plot 123x135 ft., on the east side of Valentine av, about 150 ft north of Fordham rd, for Tiphereth Israel Congregation, care of Louis Rosenbaum, 33 Bleecker st, owner. Cost, \$250,000.

DWELLINGS.

HOLLAND AV.—Gross & Lombardi, 75 Bible House, have completed plans for a 2-sty brick dwelling, 25x61 ft., on the east side of Holland av, 84 ft north of 211th st, for Giuseppe Guilian, 3542 Holland av, owner and builder. Cost, \$20,000.

229TH ST.—Gross & Lombardi, 75 Bible House, have completed plans for a 2-sty brick dwelling, 22x61 ft., in the northeast side of 229th st, 170 ft east of White Plains rd, for A. Rende, 821 East 223d st, owner. Cost, \$15,000.

230TH ST.—Crumley & Skrivan, 355 East 149th st, have plans in progress for a 2-sty brick and limestone dwelling, 23x50 ft., on the south side of 230th st, east of White Plains av, for W. J. Armstrong, owner, care of architect. Cost, \$12,000.

CLAY AV.—Samuel Carner, 118 East 28th st, has plans in progress for alterations to a 2½-sty frame dwelling, 35x85 ft., with garage, on Clay av, between 175th and 176th sts, for owner, care of architect. Cost, \$16,000.

210TH ST.—Wm. A. Giesen, 2403 Creston av, has plans in progress for a 1-sty frame dwelling, 20x55 ft., at the northwest corner of 210th st and Reservoir rd for J. J. O'Kennedy, owner, care of architect. Cost, \$7,000. Bids will be taken about February 25.

DELAFIELD AV.—N. S. Phillips, 137 East 43d st, has completed plans for a 2½-sty frame dwelling, 40x28 ft., on the east side of Delafield av, 220 ft north of Iselin av, for Dr. John Lore, 2001 Grand Concourse, owner. Cost, \$20,000.

RIVERDALE SECTION.—Dwight Jas. Baum, 246th st and Waldo av, has plans in progress for a 3-sty frame & stucco dwelling, with garage, in Riverdale Section, for M. N. Jacobs, owner, care of architect.

STORES, OFFICES AND LOFTS.

WEBSTER AV.—D. S. Lang, 110 West 34th st, has plans in progress for fourteen 1-sty brick taxpayers, 135x95 ft., on the east side of Webster av, between 183d and 184th sts, for owner, care of architect. Cost, \$65,000.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

PRESIDENT ST.—Shampan & Shampan, 50 Court st, have completed plans for a 4-sty brick apartment, 50x80 ft., at the northwest corner of President st and Kingston av for Bertha Lurie, 44 Court st, owner. Cost, \$100,000.

STERLING PL.—Cohn Bros., 363 Stone av, have been retained to prepare plans for a 4-sty face brick and limestone apartment, 120x140 ft., with stores, at the corner of Sterling pl and Schenectady av for David Isacowitz, 1367 President st, owner and builder. Cost, \$250,000.

HINSDALE ST.—S. Millman & Son, Inc., have completed plans for two 3-sty brick apartments, 22x82 ft., in the east side of Hinsdale st, 246 ft north of Newport av, for Max Efstain, 783 Williams av, owner and builder. Cost, \$46,000.

GRAND ST.—Eugene De Rosa, 110 West 40th st, has plans in progress for a 5-sty brick and terra cotta apartment, 100x150 ft., at Grand st and Putnam av for Lazarus, Sternberg & Fleischman, 211 3d av, owner and builder. Cost, \$200,000.

DWELLINGS.

61ST ST.—Seelig & Finkelstein, 44 Court st, have completed plans for eighteen 2-sty brick dwellings, 20x58 ft, in the south side of 61st st, 22 ft west of 21st av, for Ramal Bldg. Corp., 44 Court st, owner and builder. Cost, \$270,000.

STORES, OFFICES AND LOFTS.

NOSTRAND AV.—Clarence Seftert, 206 West 76th st, Manhattan, has completed plans for a 2-sty brick store and office building, 23x200 ft, on the west side of Nostrand av, Sterling st to Empire bldv, for Nostrand Melbourne Co., Inc., M. C. O'Brien, 798 Nostrand av, owner. Cost, \$30,000.

SUTTER AV.—Harry Brodsky, Jr., 583 Sutter av, has plans in progress for alterations to a 3-sty brick office building, 20x75 ft, on Sutter av, for Brokaw Construction Co., 583 Sutter av, owner.

Queens

APARTMENTS, FLATS AND TENEMENTS.

ELMHURST, L. I.—A. Marinelli, 15 West Jackson av, Corona, has plans in progress for a 3-sty frame apartment, 20x55 ft, in the south side of Banta st, 40 ft east of Van Dine st, Elmhurst, for Chas. Bode, 2 Banta st, Elmhurst, owner and builder. Cost, \$14,000.

DWELLINGS.

HEMPSTEAD, L. I.—Julius Gregory, 56 West 45th st, Manhattan, has plans in progress for a 2½-sty frame and stucco dwelling, of irregular dimensions, at Hempstead for Garrison Lowe, Villa Court, Hempstead, owner.

ELMHURST, L. I.—H. Brucker, Myrtle av, Ridgewood, has plans in progress for a 2-sty brick dwelling, 20x56 ft, with garage, at Elmhurst, for Fred Young, 111 Schley st, Ridgewood, owner and builder. Cost, \$10,000.

RICHMOND HILL, L. I.—L. Danancher, 328 Fulton st, Jamaica, has plans in progress for a 2-sty frame dwelling, 34x42 ft, on the east side of 130th st, 550 ft south of Jerome av, Richmond Hill, for E. Shaughnessy, 72 Poplar st, Richmond Hill, owner and builder. Cost, \$10,000.

FLORAL PARK, L. I.—August H. Galow, 17 East 42d st, Manhattan, has plans in progress for a 2½-sty frame and stucco dwelling, 22x34 ft, on plot 100x150 ft, with garage, at Floral Park for Walter Riddell, Hollis, owner. Cost, \$12,000. Architect will take bids on general contract about February 20.

DOUGLAS MANOR, L. I.—Plans are being prepared privately for two 2½-sty frame dwellings, one 26x39 ft, and one 32x22 ft, with garages, on Hillside av, Douglas Manor, for Albert Humble, 140 West 34th st, Manhattan, owner. Cost, \$10,000 each.

STABLES AND GARAGES.

ELMHURST, L. I.—I. Van Nostrand, 225 Madison av, Flushing, has completed plans for a 1-sty brick garage, 99x99 ft, at the northwest corner of 33d st and Roosevelt av, Elmhurst, for John F. Rooney, 86 Corona av, Corona, owner. Cost, \$18,000.

Nassau

DWELLINGS.

EAST WILLISTON, L. I.—Geo. W. Conable, 46 West 24th st, Manhattan, has plans in progress for a 2-sty frame dwelling, 33x25 ft, with garage, at East Williston for Edwin W. Weeks, Denton Bldg., Mineola, owner. Cost, \$10,000.

HALLS AND CLUBS.

FREEPORT, L. I.—C. E. Kern, 47 Railroad av, Freeport, has completed plans for a 3-sty brick and reinforced concrete club house, 100x160 ft, at the corner of Merrick rd and Grove st, Freeport, for B. P. O. E. No. 1253, Gustave Happermeyer, exalted ruler, 47 Railroad av, Freeport, owner. Cost, \$450,000.

Westchester

DWELLINGS.

RYE, N. Y.—Wm. Dewsnap, 334 5th av, Manhattan, has completed plans for a 2½-sty brick and frame dwelling, 40x36 ft, with garage, at the northeast corner of Forest av and Rye Beach rd, Rye, for Fred Ponty, 17 North Main st, Port Chester, owner.

TUCKAHOE, N. Y.—Geo. W. Rey, 600 West 144th st, Manhattan, has plans in progress for a 2½-sty field stone, frame and stucco dwelling, 28x36 ft, in Crestwood st, Tuckahoe, for R. J. Schierloh, Crestwood st, Tuckahoe, owner and builder. Cost, \$12,500.

IRVINGTON, N. Y.—Slee & Bryson, 154 Montague st, Brooklyn, have plans in progress for a 2½-sty frame dwelling, 22x38 ft, with garage, at Irvington for Dr. John C. Aikman, 951 East 23d st, Brooklyn, owner. Cost, \$20,000. Architect will take bids on general contract soon.

MISCELLANEOUS.

DOBBS FERRY, N. Y.—Walter Williams, 309 5th av, Manhattan, has plans in progress for a 1-sty brick laundry building, 27x91 ft, at Dobbs Ferry, for St. Christopher's Home, owner, care of architect.

New Jersey.

BANKS.

PASSAIC, N. J.—Walter Leslie Walker, 103 Park av, Manhattan, and associate architect, John F. Kelly, Post Office Bldg., Passaic, have preliminary plans in progress for a brick and

limestone bank on Bloomfield av, near Main av, Passaic, for Passaic National Bank, R. J. Scoles, president, Main av, Passaic, owner. Cost, \$500,000.

DWELLINGS.

WEST HOBOKEN, N. J.—Peter L. Schultz, Dispatch Bldg., Union Hill, has plans in progress for a 2-sty brick dwelling, 20x57 ft, on Boulevard, near Violet st, West Hoboken, for Wm. Ebenbeck, owner, care of architect. Cost, \$11,000.

SOUTH ORANGE, N. J.—Wm. E. Garrabrants, 343 Main st, East Orange, has completed plans for a 2½-sty frame dwelling, 25x28 ft, on Glen-side rd, South Orange, for Wolfe & Jilson, West Orange, owner and builder. Cost, \$8,000.

MONTCLAIR, N. J.—H. Messinger Fisher, 460 Bloomfield av, Montclair, has completed plans for a 2½-sty frame dwelling, 26x28 ft, at 17 Norman rd, Montclair, for Thos. A. Curtis, 47 Forest av, Montclair, owner and builder. Cost, \$8,000.

MONTCLAIR, N. J.—H. Messinger Fisher, 460 Bloomfield av, Montclair, has completed plans for a 2½-sty frame and shingle dwelling, 30x31 ft, on Marion rd, Montclair, for Campbell & Hood, 19 Claremont av, Montclair, owner and builder. Cost, \$10,000.

ELIZABETH, N. J.—J. Ben Beatty, 15 Reid st, Elizabeth, has plans in progress for a 2½-sty frame dwelling, 22x48 ft, at Bayway and Summer sts, Elizabeth, for Stephen and John Okulewicz, 619 Grier av, Elizabeth, owner. Cost, \$8,000.

NEWARK, N. J.—Plans have been prepared for a 2½-sty frame, clapboard and shingle dwell-

ing, 24x50 ft, at 103 Goldsmith av, Newark, for David O. Evans, 99 Goldsmith av, Newark, owner and builder. Cost, \$11,000.

BAYONNE, N. J.—W. L. Clarkson, 717 Broadway, Bayonne, has completed plans for a 2½-sty frame dwelling, 22x32 ft, at 329 Boulevard, Bayonne, for Wm. C. Devlin, 30 West 10th st, Bayonne, owner and builder. Cost, \$8,000.

PLAINFIELD, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 24x28 ft, at 793 Osborne terrace, Plainfield, for Martinus Thompson, 450 Watchung av, North Plainfield, owner and builder. Cost, \$6,500. Mason work, P. Kirch, care of owner.

ELIZABETH, N. J.—J. Ben Beatty, 18 Reid av, Elizabeth, has plans in progress for a 2½-sty hollow tile dwelling, 36x36 ft, in Elmora section, Elizabeth, for A. Cohen, owner, care of architect. Cost, \$15,000.

CRANFORD, N. J.—C. C. Bell, 8 South av, West Cranford, has completed plans for a 2½-sty frame dwelling, 26x24 ft, on Berkeley pl, Cranford, for Henry Morcom, North av, West Cranford, owner and builder. Cost, \$6,000.

JERSEY CITY, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, has completed plans for a 2-sty brick dwelling, 20x45 ft, at 290 Linden av, Jersey City, for Louis Gelato, 25 East 31st st, Bayonne, owner and builder. Cost, \$7,000.

JERSEY CITY, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, has completed plans for four 2-sty brick dwellings, 20x48 ft, at 23-25-55-57 Stegman st, Jersey City, for Max Mindlien and Barnet Eisenstat, 66 West 24th st, Bayonne, owner and builder. Cost, \$7,000 each.

NEWARK, N. J.—Harry M. Veix, 738 Broad

Good Service

A modern first class hotel cannot afford to give poor service—that sums up in one sentence why so many hotels and apartment houses are contracting for Central Station Service

For the operation of elevators, ventilation systems and other equipment, including lighting installations, no electrical supply is as steady and dependable as that supplied through the mains of this Company

Big Buildings Use Edison Service

The New York Edison Company

At Your Service

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



st, newark, has completed plans for a 2½-sty frame and clapboard dwelling, 21x41 ft, at 345 3d av, Newark, for James Cirrali, 406 North 5th st, Newark, has completed plans for a 2½-sty

MAHWAH, N. J.—Wm. Dewsnap, 334 5th av, Manhattan, has plans in progress for a 1½-sty stone and stucco dwelling, 56x16 ft, at Mahwah for P. Smith, Mahwah, owner.

FACTORIES AND WAREHOUSES.

ASBURY PARK, N. J.—Clinton B. Cook, Asbury Park Trust Co. Building, Asbury Park, has plans in progress for a 1-sty, hollow tile and stucco auto painting shop, 73x100 ft, at Asbury av and Langford st, Asbury Park, for Fletcher T. Weedon, 807 Main st, 1116 Sunset av, Asbury Park, owner. Cost, \$15,000-\$20,000.

NEWARK, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, has plans in progress for a 2-sty steel and concrete warehouse, 105x219 ft, at Clinton and Jelliff avs, Newark, for Bayonne Steel Products Co., Mr. Herr in charge, 223-5 West 19th st, Manhattan, owner. Architect will take bids on general contract about March 1.

NEWARK, N. J.—Edw. V. Warren, Essex Bldg., Newark, has completed plans for a 1-sty frame and novelty siding storage building, 50x100 ft, at 98-104 Av L, Newark, for Universal Fur Dressing Co., 132 Paris st, Newark, owner and builder. Cost, \$5,000.

HALLS AND CLUBS.

LONG BRANCH, N. J.—Leon Cubberly, 133 Morris av, Long Branch, has been retained to prepare plans for a Masonic temple at Broadway and 5th av, Long Branch, for Masonic Temple Association, Inc., Wm. E. Van Dusen, president, 7 Arthur av, Long Branch, owner, Cost, \$100,000.

SCHOOLS AND COLLEGES.

ESSEX FELS, N. J.—Chas. Ackerman, 45 Clinton st, Newark, has completed plans for an addition to the 1-sty brick grade school at Essex Fells for Borough of Essex Fells Board of Education, David H. Kirby, president, Hathaway lane, Essex Fells, owner. Cost, \$50,000.

BAYONNE, N. J.—G. W. Cranwell & Son, Union st, West Hoboken, have the general contract for a 3-sty and basement, common and face brick and terra cotta public school No. 1, 138x140 ft, at the corner of West 5th st and Av C, Bayonne, for City of Bayonne, Board of Education, Geo. T. Greenly, president, 119 West 3d st, Bayonne, owner, from plans by Donald G. Anderson, 28 East 49th st, Manhattan, architect. Cost, \$200,000.

STABLES AND GARAGES.

WEST HOBOKEN, N. J.—McDermott & Binia, 582 Bergenline av, West Hoboken, have completed plans for a 1-sty brick garage, 75x100 feet, at the northwest corner of Palisade av. and Malone st., West Hoboken, for John Keavey,

375 Palisade av., West Hoboken, owner. Cost \$5,000. Owner will take bids about January 23.

ASBURY PARK, N. J.—E. A. Arend, 103 West 40th st., Manhattan, and Kimmonth Building, Asbury Park, has plans in progress for a 3-sty brick high school, on the "Old Athletic Grounds," Asbury Park, for City of Asbury Park, Board of Education. H. C. Hurley, president, High School Bldg., Asbury Park, owner. Cost \$400,000. Steam engineer, Chester A. Slocum, 137 West 13th st., Manhattan. Landscape architect, Brinley & Holbrook, 156 5th av., Manhattan. Consulting architects, Guilbert & Bertelle, Aldine Building, Newark. Bids will be taken in the spring.

NEWARK, N. J.—M. N. Shoemaker, 15 Central av, Newark, has completed plans for a 1-sty brick garage, 72x100 ft, at 811-815 Frelinghuysen av, Newark, for Mountain View Brick Co., Geo. Maybury in charge, care of Oschwald & Schmidt, 845 Broad st, Newark, owner. Cost, \$14,000. Carpenter work, J. W. Vliet, 87 Acadamey st, Newark. Mason work, Oschwald & Schmidt, 845 Broad st, Newark.

STORES, OFFICES AND LOFTS.

MONTCLAIR, N. J.—H. Messinger Fisher, 460 Bloomfield av, Montclair, has plans nearing completion for two 1½-sty hollow tile and stucco stores, 27x40 ft, on Valley rd, Montclair, for Max Lipkin, 649 Bloomfield av, Montclair, owner. Cost, \$6,000. Owner will take bids at once.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

ST. GEORGE, S. I.—Thos. J. Steen, 8 East 41st st, Manhattan, has the general contract for a 6-sty brick and terra cotta apartment, 100x150 ft, on Central av, St. George, for Pentz Realty & Construction Co., Dr. Pentz, 26 Bay st, New Brighton, owner, from plans by Electus D. Litchfield & Rogers, 477 5th av, Manhattan, architects. Cost, \$400,000.

BANKS.

MANHATTAN.—Clough Bourne Corp., 101 Park av, has the general contract for a 2-sty limestone bank, 67x98 ft, with offices, at 206-208-210-212 West 34th st, for The North River Savings Bank, Charles Robe, president, 31 West 34th st, owner, from plans by Charles E. Birge, 29 West 34th st, architect. Cost, \$170,000.

CHURCHES.

BROOKLYN.—Miller-Reed Co., 103 Park av, Manhattan, has the general contract for alterations to the church at Driggs av and Humboldt st for St. Stanislaus R. C. Church, Rev. Father Leo Wysiecki, 164 Driggs av, owner, from plans

by F. J. Schwartz, Colt Building, Paterson, architect.

DWELLINGS.

MANHATTAN.—Cauldwell Wingate Co., 381 4th av, have the general contract for alterations to the 3-sty brick dwelling, 30x40 ft, at 140 East End av, for Duke De Richelieu, Richelieu, France, from plans by Renwick, Aspinwall & Tucker, 8 West 40th st, architects.

BRONX.—Henry M. Weitzner, 145 West 45th st, has the general contract for one 2½-sty tapestry brick dwelling, 25x39 ft, and one 2-family brick dwelling, 22x54 ft, in Coster st, between Spoffard and Lafayette avs, for S. Jawitz, 889 Hunts Point av, owner, from plans by J. J. Gloster Co., 110 West 40th st, architect. Cost, \$50,000.

BAYSHORE, L. I.—H. H. Smith Building Co., Bayshore, has the general contract for a 2½-sty brick, stucco and frame dwelling, 35x80 ft, on Bay Shore av, for Geo. W. Frankaro, on premises, from plans by Ludlow & Peabody, 101 Park av, Manhattan, architects.

ELIZABETH, N. J.—Berman Bros., 1071 North av, Elizabeth, have the general contract for a 2½-sty frame dwelling, 24x30 ft, at 124 Palisade rd, Elizabeth, for Raymond Schneider, 1073 North av, Elizabeth, owner, from plans by Wm. Finne, 712 1st av, Elizabeth, architect. Cost, \$5,500.

MONTCLAIR, N. J.—Thos. Murrin, 90 Elm st, Montclair, has the general contract for a 2½-sty frame dwelling, 24x55 ft, in Park st, Montclair, for P. J. Hyland, 151 Valley rd, Montclair, owner, from plans by H. Messinger Fisher, 460 Bloomfield av, Montclair, architect.

MANHATTAN.—Springstead & Adams, 434 East 107th st, have the general contract for alterations to the 4-sty and basement brick dwelling, 20x72 ft, at 20 West 96th st for W. H. Taylor, 12 West 96th st, owner, from plans by David M. Ach, 1 Madison av, architect. Cost, \$10,000.

BRONX.—Peter May, 1614 Center av, Fort Lee, has the general contract for a 2-sty frame and stucco dwelling, 26x38 ft, on the east side of Laconia av, 250 ft north of Adea av, for Avelina Leone, 689 East 188th st, owner, from plans by Della, Penna & Erickson, 289 East 149th st, architects. Cost, \$9,000.

NEW ROCHELLE, N. Y.—A. J. Contracting Co., 101 Park av, Manhattan, has the general contract for a 2½-sty terra cotta block and stucco dwelling, 25x32 ft, with garage, at Premium Park, New Rochelle, for Dr. Ferlman, owner, care of architect, from plans by Henry S. Lion & Otta A. Held, 15 East 40th st, Manhattan, architects. Cost, \$15,000.

MONTCLAIR, N. J.—S. L. Koenig, 1789 Bathgate av, Manhattan, has the general contract for a 2-sty hollow tile and stucco dwelling, 24x32 ft, on Forest av, near Marne st, Montclair, for owner, care of general contractor, from plans prepared privately. Cost, \$9,000.

SCHOOLS AND COLLEGES.

ELIZABETH, N. J.—H. Wilhelm & Sons, Inc., 803 East Jersey st, Elizabeth, have the general contract for a 2-sty and basement brick junior high school, 370x150 ft, on the block bounded by 1st and 2d avs and Loomis st, Elizabeth, for the City of Elizabeth, Board of Education, Alexander Kaufmann, president, South Broad st, Elizabeth, owner, from plans by C. Goddard Poggi, 275 Morris av, Elizabeth, architect. Cost, \$700,000. Steam and electrical engineer, R. D. Kimball Co., 15 West 38th st, Manhattan. Heating and ventilating, John H. Cooney, 211 North 4th st, Harrison. Plumbing, F. A. Vanderweg, 100 Chestnut st, Roselle Park. Electric wiring, Geo. Woodward, Jr., Co., 1723 Samson st, Philadelphia. Excavating, J. Geiger Sons, 83-89 Hartford st, Newark.

STABLES AND GARAGES.

RUMSON, N. J.—C. B. Shropshire, Sea Bright, has the general contract for alterations to a 2½-sty frame stable and garage and a 1-sty greenhouse on Shrewsbury dr, Rumson, for Dr. John A. Victor, 910 5th av, Manhattan, and on premises, owner, from plans by Peabody, Wilson & Brown, 140 East 39th st, Manhattan, architects.

STORES, OFFICES AND LOFTS.

MANHATTAN.—John S. Hyers Co., Inc., 13 West 30th st, has the general contract for a 2-sty brick store and loft building, 23x98 ft, at 257 West 35th st for F. M. Realty Co., Chas. L. Baumann, president, 206 Broadway, owner, from plans by S. L. Waller, 154 Nassau st, architect. Cost, \$14,500. Wrecking, Max Rosen, 282 South 3d st, Brooklyn.

MISCELLANEOUS.

NEWARK, N. J.—John W. Ferguson Co., United Bank Bldg., Paterson, has the general contract for a 2-sty and basement brick, hollow tile and concrete recreation building, 200x80 ft, at 53-57 Clark st, Newark, for Clark Thread Co., Ogden st, Newark, owner, from plans by John H. & Wilson C. Ely, Firemen's Bldg., Newark, architects.

MANHATTAN.—Henry M. Weitzner, 145 West 45th st, has the general contract for alterations to the dwelling at 145 East 116th st, which is to be converted into a business building and restaurant for S. Kurtz, 117 2d av, owner, from plans by I. G. Feiner, 229 East 29th st, architect. Cost, \$20,000.

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street

BROOKLYN, N. Y.

HEATING STEAM OR HOT WATER RADIATION WITH GAS

IS MADE SIMPLE AND SATISFACTORY BY USING

KAY-SOLA GAS HEATING BOILERS

FOR HOMES—OFFICES—FACTORIES—STORES WITH OR WITHOUT A CELLAR

Write Dept. G for illustrated literature

THE SOLAR ENGINEERING CORPORATION 505 FIFTH AVE. NEW YORK, N. Y.

LOUIS BROOK, INC.

LUMBER and TIMBER at RETAIL

SASHES BLINDS MOULDING TRIM SHELVEING FLOORING SHINGLES ROOFING PARTITION BOARDS VENEER PANELS, ETC.

OFFICE: 148-152 INDIA STREET

TEL. 2600 GREENPOINT GREENPOINT, BROOKLYN

YARDS: OAKLAND & INDIA STS.

TELEPHONE: MANSFIELD 2300

RETAIL LUMBER CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

Money to Loan

on all classes of high-grade income producing properties in New York City, in amounts of \$500,000 and upward.

Building Loans American Bond & Mortgage Company, Inc.

562 Fifth Ave., New York City
Telephone 9600 Bryant

SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



F. J. KLOES

Established 1872

243 Canal St., New York

Telephone: Franklin 2216

H. W. BELL CO.

Gypsum Blocks
Terra Cotta Blocks
Plaster Boards
Dumbwaiter Blocks
Flue Pipe
Firebrick

Park Ave. & 139th St.

Phone—Matt Haven 3134

BROOKLYN

KENT AVENUE & MORTON STREET

BUILDERS

LITTLE CASH REQUIRED

We can subordinate entire purchase price of several well-located plots and obtain liberal building and permanent loans.

S. Osgood Pell & Co. 15 & 17 West 44th St.
Tel. Vanderbilt 5610

FOR
PAINTING, DECORATING
and PLASTERING

Consult

LESCH & JOHNSON

261 East Fordham Road New York
Telephone: Fordham 9345

PLANS FILLED FOR NEW CONSTRUCTION IN ALL BOROUGHES OF NEW YORK CITY

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

12TH ST. 71 to 77 W. 6-sty bk tnt, 87x86, slag rf; \$125,000; (o) 71 W. 12th St., Inc., 505 5 av; (a) Robt. T. Lyons, 342 Madison av (70).

CHURCHES.

93D ST. 206-8-10 W. 1-sty bk synagogue & apt, 75x86, slag rf; \$100,000; (o) Cong. Chaari Zedek, 23-5 W 118th; (a) Sommerfeld & Stecker, 31 Union sq (64).

FACTORIES AND WAREHOUSES.

181ST ST. 509 W. 1-sty metal storage, 22x60, metal rf; \$1,000; (o) Wm. Hobson, 509 W 181st; (a) Jos. Sloup, 140 Washington (73).

BROADWAY, 3166, 1-sty metal storage, 20x40, metal rf; \$800; (o) Keshee Sales Co., 2444 Bway; (a) Willard Parker, 424 Ditmas av, Bklyn (67).

STABLES AND GARAGES.

144TH ST. 223-25 W. 5 metal garages, 9x16, metal rf; \$750; (o) Fitz Roy Rlty. Co., 33 W 42d; (a) Richard Shutkind, World Bldg (72).

STORES, OFFICES AND LOFTS.

BLEECKER ST. 51-3, 3-sty bk strs & offices, 29x100, plastic rf; \$30,000; (o) Lafayette Rlty. Co., 320 Rutledge, Bklyn; (a) Louis A. Sheinart, 194 Bowery (65).

ESSEX ST. 97, 4-sty bk str & show room, 25x100, slag rf; \$20,000; (o) Max Katz, 97 Stanton; (a) Gronenberg & Leuchtag, 450 4 av (66).

66TH ST. 313 to 21 W. 6-sty bk auto sales-rooms & repairs, 120x150, tar & felt rf; \$150,000; (o) Cutting-Larsen Co., 109 W 64th; (a) P. P.; (g c) Barney Ahlers Constn. Corp., 110 W 40th (69).

MISCELLANEOUS.

40TH ST. 403-7 E. 4 & 1-sty bk laboratory, library, switch house, 107x63, tile rf; \$100,000; (o) New Amsterdam Gas Co., 130 E 15th; (a) Wm. Whitehill, Buckley-Newhall Bldg., 41st & 6 av (68).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

FOX ST. e s, 193.9 s Westchester av, 3-5-sty bk tnts, 75x90, slag rf; \$375,000; (o) Chas. Riley, 112 W 121st; (a) Chas. Kreymborg, 2534 Marion av (306).

FOX ST. e s, 100 s 156th, 2-6-sty bk tnts, 100 x87, slag rf; \$340,000; (o) Geo. F. Johnson Est, Fredk. Johnson, 30 E 42d, Pres; (a) Chas. Kreymborg, 2534 Marion av (308).

196TH ST. s s, 150 e Bainbridge av, 5-sty bk tnt, 50x102.9, slag rf; \$80,000; (o) Adam Ciccarone, 2659 Bainbridge av; (a) Chas. Schaefer, Jr., 394 E 150th (333).

BRYANT AV. n w c 173d, 5-sty bk tnt, 100x90, tar & gravel rf; \$150,000; (o) Vyse Bldg. Corp., Peter Sinnott, 967 E 165th, Pres; (a) Shake, Bready & Peterkin, 50 E 42d (318).

BRYANT AV. n w c Jennings, 5-sty bk tnt, 45x90, tar & gravel rf; \$95,000; (o) Jennings Const. Co., Jacob Cornoc, 225 E 36th, Pres; (a) Louis Kasoff, 145 6 av (313).

DAVIDSON AV. e s, 87.09 s Kingsbridge rd, 3-5-sty bk tnts, 66.8x84.2, slag rf; \$360,000; (o) Sam Roseff & Sons, Inc., 113 W 4th, Mt. Vernon; (a) Gronenberg & Leuchtag, 450 4 av (301).

DECATUR AV. s w c 203th, 5-sty bk tnt, 70x90, rubberoid rf; \$115,000; (o) West 40th St. Realty Corp., Michael J. Gilhuly, 3176 Decatur av, pres.; (a) John P. Boyland, 120 E Fordham rd (291).

SHAKESPEARE AV. e s, 140.11 n 172d, 6-sty bk tnt, 75x92.6, plastic slate rf; \$95,000; (o) Maywill Operating Co., Alex Sussman, 20 Featherbed ja, pres.; (a) Chas Schaefer, Jr., 394 E 150 (289).

SOUTHERN BLVD. w s, 63.8 n Leggett av, 6-sty bk tnt, 122.2x88, slag rf; \$155,000; (o) Geo. F. Johnson Est., Inc., Fredk. Johnson, 30 E 42d, Pres; (a) Chas. Kreymborg, 2534 Marion av (307).

UNIVERSITY AV. s w c 188th, 6-sty bk tnt, size irreg, slag rf; \$210,000; (o) Chas. Mark Realty Co., Chas. Mark, 370 E 149th, pres; (a) Chas Kreymborg, 2534 Marion av (290).

DWELLINGS.

CROSS ST. s s, 50 e Minnieford av, 2-sty & attic fr dwg, 25x27.6, 1-sty fr garage, 18x20, shingle rf; \$6,500; (o) Louise G. Lemke, 550 E 182d; (a) Paul Meyer, 39 W 8th (218).

KNAPP ST. n s, 96.7 w Eastchester rd, 1-sty bk dwg, 22x55, plastic slate rf; \$5,000; (o) Pietro Campanaro, 610 E 191; (a) F. J. Ross, 2276 Hughes av (296).

MACOMBS RD. w s, 63.32 s 174th, 1-sty bk strs, 63.32x107.78, plastic slate rf; \$17,000; (o)

Hyman Berman, 198 Bway; (a) Nathan Rotholz, 3295 Bway (235).

VICTOR ST. e s, 220 n Morris Park av, two 2-sty & attic bk dwg, 29x36, asbestos shingle rf; \$22,000; (o) Josephine Odeaner, 1859 Victor st; (a) J. B. Gunnison, 830 Rhinelander av (285).

195TH ST. n s, 375 w Hobart av, 2-sty bk dwg, 22x45, rubberoid rf; \$7,000; (o) Lawrence & Kapper, 352 W 45; (a) Robt. Glenn, 358 E 151 (331).

203D ST. s s, 160 e Webster av, 1½-sty fr dwg, 23x32, asbestos shingle rf; \$8,000; (o) Jane McCarthy, 418 E 203; (a) Fred Wall, 272 E 199 (233).

213TH ST E. n s, 127.1 w Laconia av, 2-sty fr dwg, 20x36, plastic slate rf; \$5,500; (o) Mary A. Erder, 453 Pavonia av, Jersey City; (a) Geo. P. Crosier, 689 E 223d (193).

229TH ST. n s, 180.65 e White Plains rd, 2-sty bk dwg, 21.6x61.4, tar & felt rf; \$15,000; (o) Augusta Rende, 721 E 223; (a) Gross & Lombardi, 75 Bible House (228).

234TH ST E. s s, 100 e Carpenter av, 3-2-sty fr dwgs, 22x28, 3-1-sty fr garages, 10x17, shingle rf; \$24,750; (o) Argyle Bldg. Corp., Edwin A. Worm, Read av, Eastwood, N. Y.; (a) Moore & Landsiedel, 3 av & 148th (213).

BEACH AV. w s, 175 s Patterson av, 2-sty h. t. dwg, 20.8x30.8, asphalt rf; \$5,000; (o) Mary Schorske, 1406 Prospect av; (a) John Schwalbenberg, 2075 Haviland av (211).

BENEDICT AV. n s, 389.2 w Olmstead av, 2-sty bk dwg, 20.6x52.4, slag rf; \$10,000; (o) Wm. A. Heidt, 4360 Viero av; (a) Anton Pirner, 2069 Westchester av (206).

BENEDICT AV. n s, 360 11 w Olmstead av, 2-sty bk dwg, 21x54, slag rf; \$10,000; (o) Wm. Mohr, 1424 Rosedale av; (a) Anton Pirner, 2069 Westchester av (205).

BOGART AV. e s, 225 n Brady av, two 2-sty fr dwgs, 21x52, tin rf; \$18,000; (o) Otto Meissner, 1609 Taylor av; (a) Henry Nordheim, 726 E 234 (334).

BRONXWOOD AV. e s, 25 s 214th, 2-sty bk dwg, 22x46, tin rf; \$9,000; (o) Pasqua La Vopa, 735 E 215th; (a) E. A. Russo, 731 E 215th (292).

BRONXWOOD AV. w s, 102.4 n 230th, 2-sty bk dwg, 18x40, tin rf; \$6,200; (o) Wm. Schmidt, 1011 Union av; (a) Larsen & Wattus, 4 Court sq, Bklyn (323).

BRONXWOOD AV. w s, 770.1 n 229th, 2-sty bk dwg, 20x40, tin rf; \$7,000; (o) Ivan Lilychul, 620 E 161; (a) Larsen & Wattus, 4 Court sq, Bklyn (321).

BRONXWOOD AV. swc 231st, 2-sty bk dwg, 20 x30, tin rf; \$8,800; (o) Mary Gaffney, 344 E 146; (a) Larsen & Wattus, 4 Court sq, Bklyn (322).

BUSSING AV. n s, 25 w Mundys la, 3-1-sty bk dwgs, 22x45.6, shingle rf; \$15,000; (o) Vincent Riccaidi, 84 W 6th, Mt. Vernon; (a) F. L. Felippo, 431 S 7 av, Mt. Vernon (201).

CARPENTER AV. s e c 240th, 3-2-sty fr dwgs, 19.6x53, 20x53, 21x53, Barretts rf; \$36,000; (o) Jos. Callahan, 119 Eden av, Mt. Vernon; (a) Chas. Schefer, Jr., 394 E 150th (207).

CLAFIN AV. e s, 180 s 197th, 2-2-sty bk dwgs, 23x34, asphalt shingle rf; \$20,000; (o) John B. Laemmle, 453 W 152d; (a) Golding & Gundlach, 117 W 63d (198).

CLARENCE AV. w s, 200 n Phillip av, 2-sty fr dwg, 21x29, tin rf; \$7,400; (o) Fedele & Leonardo Di Guiller, 495 E 167th; (a) Chas. A. Newburgh, Grand Central Terminal (200).

CONTINENTAL AV. e s, 300 n 196th, 2½-sty bk & fr dwg, 18x36, shingle rf; \$7,000; (o) Michael Collins, 2494 8 av; (a) B. Ebeling, 1372 Zerega av (222).

DEAN AV. w s, 145 s Barkley av, 2-sty fr dwg, 20x26, asphalt shingle rf; \$5,000; (o) Peter & Emilie Miller, 362 W 46th; (a) H. G. Lamson, 154 Nassau (223).

DELAFIELD AV. e s, 295 n Iselin av, 3-sty fr dwg, 31.8x53.7, 1-sty fr garage, 11.2x31.2, tile rf; \$25,800; (o) Wm. R. Williams, 67 W 58th; (a) Dwight J. Baum, 244th & Waldo av (226).

DELAFIELD AV. w s, 290.1 n 256th, 1½-sty fr dwg, 24x31.6, shingle rf; \$4,000; (o) Edw. Comtois, 1108 Clay av; (a) L. A. Bassett, 2593 Grand Concourse (281).

DELAFIELD AV. e s, 220 n Iselin av, 2½-sty fr dwg, 40x28, tile rf; \$20,000; (o) Dr. John Lori, 2001 Grand Concourse; (a) W. S. Phillips, 137 E 43d (279).

EDISON AV. w s, 100 n Randall av, 2-sty bk dwg, 19.0x52, tin rf; \$7,500; (o) Alfred Grimmer, 64 E Tremont av; (a) Harry H. Bond, 140 E Tremont av (214).

EDISON AV. s e c Lafayette av, 2-2½-sty fr dwgs, 26x48, shingle rf, \$20,000; (o) Leo Marino, 1048 Edison av; (a) Harry Schuler, 1005 Edison av (216).

ELLIS AV, n s, 187.11 w Olmstead av, 1½-sty fr dwg, 11x33, 1-sty fr garage, 10x18, shingle rf; \$5,000; (o) Nellie O'Toole, 1948 Clinton av; (a) Jas. O'Toole, 1948 Clinton av (210).

FOWLER AV, e s, 225 s Neil av, 2½-sty fr dwg, 21x37, slag rf; \$7,500; (o) Di Gregorio & Colelli, 606 Van Nest av; (a) Louis Braeco, 217 W 125th (217).

GERARD AV, s e c 167th, 1-sty bk str, 100x65, rubberoid rf; \$35,000; (o) Gaines Roberts Co., 150 E 170; (a) John P. Boyland, 120 E Fordham rd (234).

HOLLAND AV, e s, 84.32 n 211th, 2-sty bk dwg, 25x61.4, tar & felt rf; \$20,000; (o) Guiseppe Giuliani, 3542 Holland av; (a) Gross & Lombardi, 75 Bible House (229).

LACONIA AV, e s, 250 n Adeo av, 2-sty fr dwg, 26x38, rubberoid rf; \$9,000; (o) Addina Leone, 689 E 188; (a) Della Penna & Erickson, 289 E 149 (335).

MICHEL AV, w s, 200 s Mace av, 1-sty bk dwg, 18x30, shingle rf; \$3,000; (o) W. H. Fordham, 1345 Amsterdam av; (a) Jas. Anderson, 1790 E Tremont av (209).

MILLETT AV, w s, 138.5 s 219th, 2-sty bk dwg, 25x56 & 1-sty bk garage, 18x20, rubberoid rf; \$8,700; (o) Agnes F. Thompson, 3671 Olinville av; (a) Geo. P. Crosier, 689 E 223 (336).

NEEDHAM AV, w s, from 221st st to Eastchester rd, 2-sty conc dwg, 21x50, slag rf; \$9,000; (o) Louis Cronelli, 1299 Oakley av; (a) M. W. Del Gaudio, 158 W 45 (328).

OVERING AV, e s, 5 s MacLay av, 2-2-sty bk dwgs, 20x55, slag rf; \$20,000; (o) Anna Herwig, 1515 Appleton av; (a) B. Ebeling, 1372 Zerega av (220).

THOMILSON AV, w s, 100 s Pierce av, 4-2½-sty fr dwgs, 20x35, shingle rf; \$24,000; (o) Chas. C. Gruetzner, 1753 Bronxdale av; (a) B. Ebeling, 1372 Zerega av (221).

FENTON AV, w s, 100 n Arnow av, 2-sty fr dwg, 19x30, rubberoid shingle rf; \$5,000; (o & a) John J. Daly, 1613 2 av (187).

GRAND CONCOURSE, w s, 127 s 165th, 4-sty bk dwg, 25x34, 1-sty bk garage, 14x19, asphalt & gravel rf; \$18,000; (o) Wm. Eckenfelder, 1217 Shakespeare av; (a) Emil Paulson, 289 New Main st, Yonkers (185).

HOBART AV, w s, 50 n 194th, 2-sty fr dwg, 20x24, shingle rf; \$4,950; (o) John W. Ellin, 613 Eagle av; (a) Harry C. Sweeney, Times Bldg (283).

PIERCE AV, n e c Paulding av, 1½-sty t c dwg, 37x23.6, shingle rf; \$6,000; (o) Carl P. Muxall, 1452 Seabury av; (a) Toelberg & Son, 1167 Fox (287).

REVERE AV, e s, 175 s Barkley av, 2-sty fr dwg, 18x24, shingle rf; \$4,550; (o) Jos. Badgalupi, 175 Southern blvd; (a) Harry C. Sweeney, Times Bldg (282).

ST. LAWRENCE AV, e s, 175 n Randall av, 1½-sty fr dwg, 21x30, asphalt shingle rf; \$4,500; (o) Frank Wenz, 1070 Intervale av; (a) Anton Perier, 2069 Westchester av (294).

THROGGS NECK BLVD, w s, 25 s Lafayette av, 2½-sty fr dwg, 20x43, shingle rf; \$7,000; (o & a) Patrick Johnson, 797 E 142 (227).

TREMONT AV, w s, 236.11 n Harrison av, 2-sty bk dwg, 24x40.8, asbestos shingle rf; \$6,000; (o) Harry Brennies, 1657 Grand Concourse; (a) L. S. Bassett, 2593 Grand Concourse (280).

VAN NEST AV, e s, 100 w Fowler av, 2-sty bk dwg, 21½x53, tin rf; \$9,000; (o) Henry Dietee, 995 Freeman; (a) Frank A. Rappolt, 1879 Morris av (337).

VINCENT AV, w s, 225 s Schley av, 1½-sty fr dwg, 20x34, shingle rf; \$5,000; (o) J. Jamieson, 666 Bergen av; (a) A. L. Sauter, Camp No. 69, Edgewater, Bronx (181).

WILCOX AV, e s, 100 n Schley av, 2-sty fr dwg, 20x36, shingle rf; \$5,000; (o) Mateo Cosulich, 310 W 65th; (a) Wm. M. Husson, 135 Westchester sq (203).

WHITIER AV, w s, 325 s Lafayette av, 2-sty bk dwg, 25x58.7, tar & felt rf; \$14,000; (o) Edw. Hammer, 795 Barry; (a) Gross & Lombardi, 75 Bible House (230).

WMSBRIDGE RD, e s, 276.2 n Pierce av, 2-sty fr dwg, 17x38, asphalt shingle rf; \$5,500; (o) Jos. H. Brink, 429 W 214; (a) Anton Pirner, 2069 Westchester av (326).

STABLES AND GARAGES.

224TH ST E, n s, 155.11 e Barnes av, 1-sty h. t. garage, 36x22, shingle rf; \$8,000; (o) A. Fretto, 769 E 224th; (a) D. Bartholomew, 3813 White Plains av (315).

233D ST, n e c Van Cortlandt Park E, 1-sty bk garage, 141x33, plastic slate rf; \$25,000; (o) L. K. Peacock, 283 E 230th; (a) Kennedy & Riggs, 157 Remsen st, Bklyn (203).

RANDALL AV, n w c Vincent av, 2-sty fr garage, 28x36, 1-sty fr garage, 21x20, shingle rf; \$7,200; (o) Harry H. Dill, 325 Lenox av; (a) Nelson K. Vanderbeck, 15 Maiden la (309).

WATERBURY AV, n s, 341.7 e Havemeyer av, 1-sty bk garage, 100x83.07, rubberoid rf; \$35,000; (o) Magdalena Rohe, 1306 Havemeyer av; (a) John J. Dunnigan, 394 E 150th (286).

STORES AND DWELLINGS.

174TH ST E, n s, 19 e Weeks av, four 2-sty bk str & dwgs, 19x55, tar & gravel rf; \$44,000;

(o) Success Bldg. Corp., Abraham Tabor, 1730 Topping av, pres.; (a) Morris Rothstein, 2109 3 av (325).

WEEKS AV, n e c 174th, 3-sty bk str & dwg, 19x55, tar & gravel rf; \$14,000; (o) Success Bldg. Corp., Abraham Tabor, 1730 Topping av, pres.; (a) Morris Rothstein, 2109 3 av (324).

STORES, OFFICES AND LOFTS.

HUNTS POINT RD, e s, 100 n Seneca av, 1-sty bk str, 105.6x50, tar & felt rf; \$18,000; (o) Friedman Holding Co., Murray Moran, 135 Bway, Pres; (a) Lorenz F. J. Weiher, 271 W 125th (303).

BAINBRIDGE AV, n w c Fordham rd, 1-sty bk str, 36.7x48.8, slag rf; \$5,500; (o) A. E. Realty Co., Albert Phelps, 554 Melrose av, pres.; (a) M. W. Del Gaudio, 158 W 45 (329).

BOSCOBEL AV, s e c Shakespeare av, 1-sty bk str, 116.2x40, plastic slate rf; \$15,000; (o) Hyman Berman, 198 Bway; (a) Nathan Rothoiz, 3295 Bway (332).

MISCELLANEOUS.

CITY ISLAND AV, n w c Old Bridge, 1-sty fr boat house, 100x95, felt rf; \$5,500; (o) Edw. Rosenberg, Minnieford av, City Island; (a) Karl F. J. Seifert, 153 E 40th (299).

SOUND VIEW AV, e s, 175 n Gildersleeve av, 1-sty bk shop, 25x53, rubberoid rf; \$5,000; (o) Wm. M. Husson, Clason Point; (a) Anton Perier, 2069 Westchester av (295).

WHITLOCK AV, w s, 221 s 149th, 1-sty bk shop, 25x50, plastic slate rf; \$10,000; (o) Wallis & Diamond Iron Works, 110 W 34; (a) Lang & Brooks, 110 W 34 (338).

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

43D ST, 901-11, n e c 9 av, 4-sty bk tnt, 100x90; \$125,000; (o) Kilburne Const. Co., 123 Liberty, Manhattan; (a) Sidney F. Oppenheim, 36 8 av, Manhattan (1649).

SENATOR ST, 314, s s, 95 e 3 av, 3-sty bk tnt, 20x83.6; \$18,000; (o) 59th St. Corp., 44 Court; (a) Boris W. Dorfman, 26 Court (1482).

53D ST, 738-40, s s, 360 w 8 av, 2-3-sty bk tnts, 20x76; \$40,000; (o) Danl. Lynch, 428 57th; (a) Thos. Bennett, 7826 5 av (1485).

68TH ST, 428-42, s s, 348.4 w 5 av, 6-3-sty bk tnts, 25x70; \$96,000; (o) Kings View Home Bldrs., Inc., 44 Court; (a) Boris W. Dorfman, 26 Court (1490).

HOPKINSON AV, 709-15, e s, 140 s Dumont av, 4-sty bk tnt, 60x88.9; \$75,000; (o) Isaac & Chas. Sirota, 412-14 Lenox rd; (a) E. M. Adelsohn, 1778 Pitkin av (1478).

66TH ST, 1773-7, n s, 83 w 18th av, 4-sty bk, 50x87.10; \$60,000; (o) Davis Kass Const. Co., 50 Court st; (a) Seelig & Finkelstien, 44 Court st (1604).

DWELLINGS.

COLERIDGE ST, 247-49, e s, 380 s Oriental blvd, 1½-sty bk, 1-fam dwg, 26x46; \$9,000; (o) R. Eskenazi, 59 West End av; (a) F. G. Biedenapp, 9722 116th st, Richmond Hill (1602).

CROWN ST, 482, s s, 120 w Kingston av, 2-sty bk 2 fam dwg, 20x67; \$13,000; (o) Henry Stearns, 289 Vermont; (a) A. M. Adelsohn, 1778 Pitkin av (1111).

DE SALES PL, 18, e s, 150 n Bway, 2-sty bk 2 fam dwg, 20x60; \$10,000; (o) Jas. Leddy, Jr., 20 De Sales pl; (a) Jas. A. Boyle, 367 Fulton (1664).

DOVER ST, 121-7, e s, 160 s Hampton av, 2½-sty fr 1 fam dwg, 51.4x27.8; \$11,000; (o) Mrs. Katie Shopin, 2935 W 36th; (a) Snee & Bryson, 154 Montague (1074).

KENSINGTON ST, 42, w s, 310.83 s Shore blvd, 2-sty fr 1 fam dwg, 26x30; \$8,500; (o) Mrs. Donald Chalmers, 561 W 141st, Manhattan; (a) Raphael J. Smyth, 240 E Tremont av, Bronx (1510).

LAWN CT, s s, 20.8 e E 11th, 15-1-sty fr 1 fam dwgs, 16x34; \$60,000; (o) No Rent, No Tax Homes, Inc., 163 Remsen; (a) Geo. H. Suess, 1131 Gravesend av (1508).

MACKENZIE ST, 152-6, w s, 340 n Oriental blvd, 2½-sty fr 1 fam dwg, 31.6x28.6; \$10,000; (o) Peter Butkus, 287 Bedford av; (a) Laspia & Samenfeld, 525 Grand (1281).

MONTGOMERY ST, 585, n e c Brooklyn av, 2-sty bk 2 fam dwg, 20x61; \$15,000; (o) Marbenheim Bldg. Corp., 215 Montague; (o) Boris W. Dorfman, 26 Court (1258).

MONTGOMERY ST, 587-97, n s, 20 e Brooklyn av, 4-2-sty bk 2 fam dwgs, 20x61; \$60,000; (o & a) same as above (1259).

MOORE ST, 644, s s, 305 w Reid av, 2-sty bk 2 fam dwg, 20x62; \$15,000; (o) Louis Kahan, 582 Greene av; (a) Murray Klein, 37 Graham av (1342).

HEGEMAN AV, 1185-9, n s, 32 e Pine, 2-2-sty fr 2 fam dwg, 20x55; \$15,000; (o) Jos. Schopis, 291 1 av, Manhattan; (a) H. Pfaff, 524 Grand av (1253).

VAN BUREN ST, 616, s s, 127 w Bushwick av, 2-sty bk 2 fam dwg, 20x60; \$10,000; (o) Moses Duckman, 753 Bushwick av; (a) Wm. C. Winters, 106 Van Siclen av (1688).

W 1ST ST, 2962-4, w s, 191.5 s Sheepshead Bay rd, 2-2-sty bk 2 fam dwgs, 20x55; \$20,000; (o) Oscar Ruben, 320 Euclid av; (a) Jas. F. Brewster, 2634 E 27th (1662).

E 4TH ST, 999-1009, e s, 100 n Av I, 4-2-sty fr 1 fam dwgs, 18x46; \$32,000; (o) Postrel Const. Co., Inc., 257 Stone av; (a) S. Millman & Son, 1780 Pitkin av (1114).

E. 10TH ST, 16-36, w s, 125 s Caton av, 10 2-sty bk, 1-fam dwg, 17.6x50; \$100,000; (o) Sagamore Bldg. Corp., 1001 E Pkway; (a) Benj. Duesle, 153 Remsen st (1615).

E 11TH ST, 2668, w s, 175.8 n Voorhies av, 2-sty fr 2 fam dwg, 20x57; \$7,500; (o) Lettie M. Falconite, W 15th st, Coney Island; (a) Morris Perlstein, 49 Fulton av, Middle Village (1495).

E 12TH ST, 926, w s, 190 s Av I, 2-sty bk 2 fam dwg, 20.4x68; \$10,000; (o) H. & H. Corp., 210 Riverdale av; (a) M. A. Cantor, 373 Fulton (1468).

E 13TH ST, 2004-12, w s, 22.6 s Av T, 3-2-sty bk 2 fam dwgs, 20.6x64; \$36,000; (o) Gordon & Jaffee, 654 Schenck av; (a) S. L. Malkind, 16 Court (1676).

E 13TH ST, 2002, s w c Av T, 2-sty bk 2 fam dwg, 20.6x64; \$12,000; (o & a) same as above (1677).

E 26TH ST, 1282, w s, 100 n Av M, 2½-sty fr 1 fam dwg, 20x36; \$10,000; (o) Jos. J. Finley, 1648 E 21st; (a) Adolph Goldberg, 164 Montague (1645).

E 31ST ST, 915-23, e s, 120 s Av I, 4-2-sty fr 1 fam dwgs, 16x41; \$40,000; (o) Maurice Goldstein, 914 E 32d; (a) Seelig & Finkelstein, 44 Court (1469).

E. 34TH ST, 269-71, e s, 300 n Snyder av, 2-2-sty fr, 1-fam dwg, 16x40; \$10,000; (o) Julius Kruege, Isaac Friedman, 301 Thatford av; (a) Hermand Weinstein, 375 Fulton st (1613).

42D ST, 1545-69, n s, 117 w 16th av, 9 2-sty bk, 1-fam dwg, 206x60; \$135,000; (o) A. Berfong, 1635 44th st; (a) Seelig & Finkelstein, 44 Court (1605).

45TH ST, 926-8, s s, 200 e 9 av, 2-sty bk 2 fam dwgs, 20x58; \$12,000; (o) Mildred Di Martino, 6005 14 av; (a) Ferd Savignano, 6005 14 av (1639).

51ST ST, 1816-32, s s, 110 e 18 av, 4-2-sty fr 2 fam dwgs, 20x52; \$34,000; (o) Nahit Const. Co., Inc., 1438 52d; (a) Jos. J. Millman, 26 Court (1475).

71ST ST, 2150, s w s, 260 w 22 av, 2-sty fr 1 fam dwg, 24x30; \$5,000; (o) Catherine Goette, 440 62d; (a) H. J. Lamson, 154 Nassau, Manhattan (1627).

76TH ST, 1613-15, n s, 100 e 16 av, 2½-sty fr 1 fam dwg, 22x32; \$8,000; (o) Lewoff Const. Co., 361 Fulton; (a) Silversteen & Infanger, 188 Montague (1277).

77TH ST, 530-40, s s, 229.23 e 5th av, 4 2-sty bk, 2-fam dwg, 20x61x10; \$36,000; (o) Chas. Johnson, 964 75th st; (a) Clarence F. Wigren, 1152 78th st (1611).

77TH ST, 1149-59, n s, 200 w 12 av, 4-2-sty fr 2 fam dwgs, 19x53.8; \$26,000; (o) Mrs. Hilda A. Nelson, 1152 78th; (a) Clarence F. Wigren, 1152 78th (1638).

81ST ST, 2251, n s, 400 e Bay pkway, 4-sty bk 22 fam dwg, 60x73.6; \$80,000; (o) Hicklow Const. Co., 116 W 39th, Manhattan; (a) Wm. I. Hohaus, 116 W 39th, Manhattan (1256).

81ST ST, 2237, n s, 280 e Bay pkway, 4-sty bk 22 fam dwg, 60x73.6; \$80,000; (o & a) same as above (1257).

82D ST, 2016-72, s s, 100 w 21st av, 13 2-sty fr, 2-fam, dwg, 25x52; \$130,000; (o) Harry Kantrowitz, 1666 Parker st, Bronx; (a) Philip Caplan, 16 Court st (1606).

8TH ST, 350-54, s s, 240 w 4 av, 2-sty fr 2 fam dwgs, 20x52; \$8,000; (o) Wm. H. Mohrmann, 354 87th; (a) Louis W. Feldman, 28 Van Buren (1666).

E 89TH ST, 1157-67, e s, 120 n Av L, 4-1½-sty fr 1 fam dwgs, 20x28; \$14,000; (o) Weyner, 8651 106th; (a) Benj. Driesler, Jr., 153 Remsen (1078).

E 94TH ST, 1471-83, e s, 475 s Av L, 2-2-sty fr 2 fam dwgs, 20x50; \$14,000; (o) Amy W. Hagelmeyer, 1471 E 94th; (a) Gustave Tolsen, 9520 Glenwood rd (1327).

E 95TH ST, 1295, n s, 200.4 w Av K, 2-sty bk 2 fam dwg, 20x63; \$15,000; (o) Jos. Dubeshter, 1965 Dumont av; (a) E. M. Adelsohn, 1778 Pitkin av (1106).

AV I, 1201-9, n e c E 12th, 3-2-sty bk 2 fam dwgs, 20.4x68; \$30,000; (o) H. & H. Corp., 210 Riverdale av; (a) M. A. Cantor, 373 Fulton (1101).

AV L, 1202-12, s e c E 12th, 4-2½-sty bk 2 fam dwgs, 20.4x68.2; \$36,000; (o) Herman Glaberson, 44 Court; (a) Snee & Bryson, 154 Montague (1375).

AV N, 9512-14, ss, 80 e East 95th st, 2-sty fr, 1-fam dwg, 16x40; \$4,000; (o) Henry Mauer, 9502 Av N; (a) Chas. Infanger & Sons, 2634 Atlantic av (1612).

AV Z, 2713, n s, 70 w E 28th, 2-sty fr 2 fam dwg, 18.8x57; \$7,500; (o) Thos. F. Corr, 833 Gates av; (a) Holler & Kleinberg, 1012 Gates av (1072).

AV Z, 202-4, s s, 70 w E 17th, 2-sty bk 2 fam dwg, 20x52; \$8,000; (o) Ignazio Sanzone, 106 Greenpoint av; (a) same (1284).

BELMONT AV, 647, n w c Warwick, 2-sty bk 2 fam dwg, 20x60; \$15,000 (o) Murray J. Hecht,

517 Miller av; (a) E. M. Adelson, 1778 Pitkin av (1130).

GREENWOOD AV, 701-3, n e c E 7th, 2-sty bk 2 fam dwg, 23x63; \$18,000; (o) Jos. Duboshter, 965 Dumont av; (a) E. M. Adelson, 1778 Pitkin av (1103).

FOUNTAIN AV, 468-70, w s, 110 n Hegeman av, 2-sty bk 2 fam dwg, 20x42; \$8,000; (o) Salvatore Regan, 228 Av B, Manhattan; (a) S. Millman & Son, 1780 Pitkin av (1391).

NEW YORK AV, 956-8, e s, 260 n Snyder av, 2-sty bk 2 fam dwg, 20.4x70; \$12,000; (o) Jos. Ferraro, 970 Hopkinson av; (a) Chas. P. Cannella, 1163 Herkimer (1380).

OCEAN AV, 608, w s, 175 s Tennis Court, 2-sty fr, 1-fam dwg, 22.6x44.4; \$1,500; (o) Kraslow Bldg. Co., 180 Montague st; (a) McCarthy & Kelly, 16 Court st (1610).

OCEAN PKWAY, 1226, w s, 200 s Av L, 2-sty bk 2 fam dwg, 22x77; \$14,000; (o) Harry Goldstein, 688 5 av; (a) Murray Klein, 37 Graham av (1444).

OCEAN PARKWAY, 1329-31, e s, 220 s Av M, 2-2-sty bk 2 fam dwg, 23.4x62; \$30,000; (o) Robert Corp., 1170 Bway, N. Y.; (a) Harry Hurwitz, 1170 Bway, N. Y. (1313).

OCEAN PARKWAY, 1524-42, w s, 100 s Av O, 7-2-sty bk 2 fam dwgs, 20x60; \$105,000; (o) Sarah Silverman, 329 Stone av; (a) E. M. Adelson, 1778 Pitkin av (1301).

SEA GATE AV, e s, 88 n Laurel av, 2-sty fr, 1-fam dwg; \$8,000; (o) Chas. Matteno, Sea Gate and Lyme avs; (a) Morris Perlstein, 49 Fulton av, Middle Village (1623).

13TH AV, 5102-8, s w c, 51st st, 2-sty bk, 1-fam dwg, 20x50; \$9,000; (o) Lutheran Ch of the Ascension, prem; (a) Burke & Olsen, 32 Court st (1608).

28TH AV, 109, e s, 200 s Cropsey av, 2-sty bk 2 fam dwg, 32x42; \$9,000; (o) Francisco Cononito, 170 Thompson, Manhattan; (a) Jos. J. Fricano, Arrochar, S. I. (1651).

FACTORIES AND WAREHOUSES.
DEAN ST, 465, n s, 118.6 e Flatbush av, 2-sty bk factory, 25x100; \$13,000; (o) Mrs. Margaret Simpson, 143 S Elliott pl; (a) Allison V. B. Norris, 467 Vanderbilt av (1531).

STABLES AND GARAGES.
FULTON ST, 2618-28, s e c, Sheffield av, 1-sty bk garage, 100x100; \$26,000; (o) Shefton Garage Corp., 2002 Douglass; (a) Jas. J. Millman, 26 Court (1520).

17TH AV, 5311, e s, 90.2 n 54th, 2-sty fr garage & 2 fam dwg, 21x54.6; \$9,000; (o) Nathan & Saml. Scheinblum, 5401 New Utrecht av; (a) S. L. Malkin, 16 Court (1472).

CHRISTOPHER AV, 330-4, w s, 50 s Dumont av, 1-sty bk garage, 50x100; \$12,000; (o) Jos. M. Blumberg, Dumont & Christopher av; (a) E. M. Adelson, 1778 Pitkin av (1681).

STORES AND DWELLINGS.
ROGERS AV, 1169-73, e s, 140 n Av S, 1-sty bk str & 2 fam dwg, 42x60; \$12,500; (o) Rogers Av. Realty Co., Inc., 370 Macon; (a) R. Thos. Short, 370 Macon (1466).

E 92D ST, 1098, n w c Glenwood rd, 2-sty fr str & 2 fam dwg, 20x44; \$7,500; (o) Hagar A. James, E 92d & Glenwood rd; (a) Gustave T. Olsen, 9520 Glenwood rd (1326).

BLAKE AV, 1069, n e c Berriman, 2-sty bk str & 2 fam dwg, 20x80; \$12,000; (o) Louis Brownstein, 338 Wyona, 338 Wyona; (a) Chas. Infanger & Son, 2634 Atlantic av (1345).

BLAKE AV, 1071-3, n s, 20 e Berriman, 2-2-sty bk str & 2 fam dwgs, 20x50; \$20,000; (o) Louis Brownstein, 338 Wyona; (a) Chas. Infanger & Son, 2634 Atlantic av (1346).

NEW LOTS AV, 247, n e c Williams av, 3-sty bk str & 2 fam dwg, 17.2x58.1; \$12,000; (o) Morris Hessel, 662 Williams av; (a) Jack J. Feinberg, 695 Georgia av (1362).

NEW LOTS AV, 249-51, n s, 21.2 e Williams av, 3-sty bk str & 2 fam dwg, 30x55.1; \$12,000; (o) Morris Hessel, 662 Williams av; (a) Jack J. Feinberg, 695 Georgia av (1365).

RALPH AV, 48, n w c Monroe, 2-sty bk str & 1 fam dwg, 19.5x50; \$9,000; (o) Wm. Meruk & Son, 1124 Myrtle av; (a) Wm. Debus, 86 Cedar (1333).

RALPH AV, 40-46, w s, 19.5x1n Monroe, 5-2-sty bk str & 1 fam dwgs, 19.5x50; \$40,000; (o & a) same as above (1334).

MANHATTAN AV, 681, w s, 120 s Norman av, 3-sty bk str, office & 2 fam dwg; \$15,000; (o) Mrs. K. Teichman, 319 New York av; (a) Abraham Farber, 1746 Pitkin av (1669).

15TH AV, 3901, s e c 39th, 2-sty bk str & 2 fam dwg, 20x100; \$12,500; (o) March Realty Co., Inc., 1534 43d; (a) Jas. J. Millman, 26 Court (1636).

15TH AV, 3903-11, e s, 20 s 39th, 4-2-sty bk str & 2 fam dwgs, 18.9x72; \$30,000; (o & a) same as above (1637).

STORES, OFFICES AND LOFTS.
NEPTUNE AV, 153-9, n w c E 11th, 4-1-sty bk str, 15.4x48.2; \$16,000; (o) Associated Realty Import Co.; (a) Geo. H. Suess, 1131 Gravesend av (1483).

MISCELLANEOUS.
LOTT AV, 209-19, n e c Osborn, 2-sty bk bakery, 100x75; \$20,000; (o) Co-Operative Bakery, Inc., 252 Powell; (a) M. A. Cantor, 373 Fulton (1653).

Queens

APARTMENTS, FLATS AND TENEMENTS.

ELMHURST.—26th st, n w c Hayes av, two 4-sty bk tnts, 110x86, gravel-slate rf, 29 fam, steam heat; \$272,000; (o) Hayes Ave. Apartment, Inc., 2 Claremont ter, Elmhurst; (a) Andrew Thomas, 137 E 45th, N. Y. C. (1375-76).

DWELLINGS.

ARVERNE.—Swan pl, sw c Beach 68th, 3-2-sty fr dwgs, 22x40, shingle rf, 2 families, gas, steam heat; \$30,000; (o) K. Cohen, Fairview av, Rockaway Beach; (a) A. H. Knoll, Rockaway Beach (1061-62-63).

ARVERNE.—Vernam av, w s, 300 n Alameda av, 2-1-sty fr dwgs, 30x25, shingle rf, 1 family, gas; \$10,000; (o) Frank Donaldson, 310 Radde, L. I. City; (a) A. H. Knoll, Rockaway Beach (986-987).

CORONA.—Lurting st, s s, 250 e Way av, 2-2-sty fr dwgs, 20x50, slag rf, 2 families, gas, steam heat; \$17,000; (o) Geo. Mician, 2386 Silver, Ridgewood; (a) Andrew F. Brems, 83 Corona av, Corona (1057-58).

CORONA.—41st st, e s, 198 s Polk av, 2-sty fr dwg, 20x55, gravel rf, 2 families, gas; \$9,500; (o) Peter Donoghue, 48 41st, Corona; (a) Alfred De Blasi, 94 E Jackson av, Corona (1002).

CORONA.—Ferguson st, s s, 175 w Tieman av, 2½-sty bk dwg, 20x40, shingle rf, 1 family, gas, steam heat; \$9,000; (o) Joseph Vitarelli, 96 Merritt, Corona; (a) Andrew F. Brems, 83 Corona av, Corona (1047).

CORONA.—51st st, w s, 75 n Nicolls, 2-sty fr dwg, 18x50, slag rf, 2 families, gas, steam heat; \$8,500; (o) Frank J. Latterello, 52 Radcliff, Corona; (a) A. F. Brems, 83 Corona av, Corona (1048).

DOUGLSTON.—Virginia rd, s s, 142 d Douglaston rd, & Boulevard, n w c Dartmouth rd, & Virginia Rd, n e c Highland av, & Boulevard, n w c Princeton rd, 6-2-sty fr dwgs, 35x25, shingle rf, 1 family, elec, steam heat; \$94,000; (o & a) Geo. Fike, Douglaston (980-81-82-83-84-85).

DOUGLSTON.—Forest dr, n s, 250 e Centre dr, & Arleigh rd, n e c Centre dr, & Dartmouth rd, e s, 180 n Boulevard, 6-2½-sty fr dwgs, 33x37, shingle rf, 1 family, elec, steam heat; \$86,000; (o & a) Geo. C. Fike, Douglaston (1137-38-39-40-41-42).

EDGEMERE.—Beach 41st st, w s, 570 n Boulevard, 3-1-sty fr dwgs, 20x36, shingle rf, 1 family, gas; \$7,500; (o) Warner & Hartman, Edgemere; (a) J. C. Jorgenson, Far Rockaway (1146-47-48).

EDGEMERE.—Beach 43d st, e s, 260 s Boulevard, 2-sty fr dwg, 22x42, shingle rf, 2 families, gas; \$7,500; (o) Rosenberg & Oppenheimer, 1050 Amsterdam av, Manhattan; (a) Samuel Sass, 366 5 av, Manhattan (993).

FLUSHING.—Laburnum av, s s, 75 w Smart av, 2½-sty fr dwg, shingle rf, 2 families, gas, steam heat; \$8,500; (o) John Lazenby, Bowen st & Laburnum av, Flushing; (a) W. J. McKenna, 21 State, Flushing (1001).

FLUSHING.—18th st, w s, 80 n State, 2½-sty fr dwg, 22x34, shingle rf, 1 family, gas, steam heat; \$8,000; (o) James Callan, 219 Cypress av, Flushing; (a) A. E. Richardson, 100 Amity, Flushing (1125).

FLUSHING.—Franconia av, n e c 17th, 2½-sty fr dwg, 24x43, shingle rf, 2 families, gas, steam heat; \$7,500; (o) Jos. Graziano, Elm st, Flushing; (a) A. E. Richardson, 100 Amity, Flushing (1122).

GLENDAL.—McComb pl, w s, 139 s Cooper av, 2-2-sty bk dwgs, 22x55, slag rf, 2 families, gas, steam heat; \$10,000; (o) Wolff Bros., 2952 Cooper av, Glendale; (a) Bertram Wolff, same address (1078-1079).

GLENDAL.—Metropolitan av, n s, 734 e Cooper av, 10-2-sty fr dwgs, 18x36, shingle rf, 1 family, gas, hot air heat; \$50,000; (o & a) Thomas Smithwell, Collins av, Maspeth (968-69-70-71-72).

JAMAICA.—Putnam st, n s, 100 w Baisley av, 7-1½-sty fr dwgs, 22x37, shingle rf, 1 family, gas, hot air heat; \$31,500; (o) Harris Nevins, 44 Court, Bklyn; (a) Louis Dannacher, 328 Fulton, Jamaica (1006 to 1012).

JAMAICA.—Hillcrest av, n s, 285 w Grand av, 2-sty bk dwg, 41x34, shingle rf, 1 family, gas, hot water heat; \$15,000; (o) A. Holzman, 185 Water, Manhattan; (a) M. E. Freehof, 405 Lexington av, Manhattan (1151).

JAMAICA.—Liberty av, s e c Baltic, 2-sty fr dwg, 20x44, shingle rf, 2 families, gas, steam heat; \$7,500; (o & a) Frank Dupers, Central Park, L. I. (1130).

JAMAICA.—De Graw av, n s, 125 e Victoria, 2-sty fr dwg, 24x32, shingle rf, 1 family, gas, steam heat; \$8,000; (o & a) Stanley Jahrdt, 43 W 34th, Manhattan (1088).

JAMAICA.—125th st, n e c Metropolitan av, 2-sty fr dwg, 16x36, shingle rf, 1 family, gas, steam heat; (o) John Rothbaum, 230 Graham av, Bklyn; (a) A. P. Sorce, Jr., 363 Fulton, Jamaica; 6 bldgs; \$21,000 (1110-11-12-13-14-15).

MASPETH.—Muller rd, s w c Folkner, 2-sty fr dwg, 22x55, slag rf, 2 families, gas; \$8,000; (o) Louis Bennett, Fisk av, Maspeth; (a)

Albert H. Stines, Jr., 300 Grand av, Maspeth (998).

MASPETH.—Flushing av, n s, 565 e Clermont av, 2-sty bk dwg, 22x48, slag rf, 2 families, gas, steam heat; \$9,000; (o) John Connick, Prospect pl, Maspeth; (a) Albert H. Stines, 300 Grand, Maspeth (999).

QUEENS.—222d st, w s, 275 n 99 av, 8-2-sty fr dwgs, 20x25, shingle rf, 1 family, gas, steam heat; \$40,000; (o) Mortimer F. Lynch, 42 W 39th, Manhattan; (a) Frederick B. Noonan, 3 E 44th, Manhattan (1153 to 1160).

RICHMOND HILL.—109th st, w s, 195 s Roanoke av, 5-2-sty fr dwgs, 15x35, shingle rf, 1 family, gas, steam heat; \$20,000; (o) Frohwitter Building Corporation, 150 96th, Woodhaven; (a) T. G. Anderson, 20 Homer Lee av, Jamaica (1066-67-68-69-70).

SOUTH OZONE PARK.—142d pl, w s, 103 n Baldwin av & 142d, s w c Horan av & 142d pl, n w c Zinder av, 11-2-sty fr dwgs, 14x34, shingle rf, 1 family, gas, hot air heat; \$27,500; (o & a) Thomas F. Malone, South Ozone Park (1093 to 1103).

SOUTH OZONE PARK.—School st, n s, 40 w Hazel, 6-2-sty fr dwgs, 14x26, shingle rf, 1 family, gas, hot air heat; \$12,000; (o & a) Thomas F. Malone, South Ozone Park (1104 to 1109).

WOODSIDE.—11th av, e s, 341 n Woodside av, 2-sty fr dwg, 16x40, shingle rf, 2 families, gas, steam heat; \$9,000; (o) Mrs. A. Wetterstrand, 438 E 118th, Manhattan; (a) Anderson & Werner, 222 Lexington av, Manhattan (1085).

WINFIELD.—Meyers av, w s, 631 n Woodside av, 2½-sty fr dwg, 20x52, shingle rf, elec, steam heat; \$10,000; (o) R. Cassell, care Geo. C. Johnston, Elmhurst; (a) W. S. Worrall, Lynbrook, L. I. (1136).

WINFIELD.—17 st, w s, 75 s Prospect st, 2-sty fr dwg, 20x42, shingle rf, 2 fam, gas; \$8,000; (o) Geo. Trutlein, 218 Woodside av, Winfield; (a) Frank Chmelik, 796 2d av, L. I. City (1149).

STORES AND DWELLINGS.

RICHMOND HILL.—Liberty av, s e c 116th st, three 1-sty bk stores & dwgs, 16x65, slag rf, 1 fam, gas; \$15,000; (o) Jos. Miller & Sons, Church st, Richmond Hill; (a) L. Danancher, 328 Fulton st, Jamaica (1403).

MISCELLANEOUS.

LONG ISLAND CITY.—2d av, s w c Graham av, 2-sty bk market & garage, 40x80, slag rf, elec, steam heat; \$20,000; (o) Chas. Abrams & Sons, 546 4 av, Long Island City; (a) R. L. Lukowsky, 49 Stevens st, L. I. City (1390).

Richmond. DWELLINGS.

ANNADALE.—Arden av, s s, 50 e Edgegrove av, 1-sty fr dwg, 28x28, shingle rf; \$4,500; (o & b) Andrew Anderson, 246 E 121, N. Y. C. (100).

ANNADALE.—Amboy rd, n s, 1200 e Arbutus av, 1-sty fr dwg, 20x28, rubberoid rf; \$3,000; (o) Jos. Post, Annadales, S. I.; (a) Chas. L. Winant, Huguenot Park, S. I.; (m) M. Peterson, Huguenot Park, S. I.; (c) C. L. Winant, Huguenot Park, S. I. (96).

ELTINGVILLE.—Richmond av, e s, 269 w Kantan av, 2-sty fr dwg, 24x25, shingle rf; \$4,000; (o) Herbert Supina, Richmond av, Eltingville, S. I.; (a) E. A. Nilson, 3785 Richmond av, Eltingville, S. I. (144).

ELTINGVILLE.—Ridge Crest av, e s, 50 n Hilltop rd, 2-sty fr dwg, shingle rf, 1155 sq ft ground space; \$4,000; (o & b) a) Lutz Gruber, Eltingville, S. I. (124).

ELTINGVILLE.—Seacrest av, e s, 500 s Blvd, 2-sty fr dwg, 22x32, rubberoid rf; \$6,000; (o) Chas. Bonin, 912 Garden st, Hoboken, N. J.; (a & b) E. E. Meissner, 96 Warren, N. Y. C. (118).

FORT WADSWORTH.—Wadsworth av, s s, 100 e Tompkins av, 1½-sty stucco dwg, 25x100, rubberoid shingle rf; \$2,500; (o) Frederick Nadia, 180 Richmond av, S. I.; (a) Chas. B. Heweker, Tompkinsville, S. I.; (m & c) Alfred Pederson (106).

GRANT CITY.—Husson st, s e s, 78 sw Franklin av, 1-sty fr dwg, 22x34, shingle rf; \$3,000; (o & b) Times Sq. Development Co., 18 Egbert (97).

GRANT CITY.—Otis av, w s, 150 s Kruger, 1½ sty fr dwg, 22x28, rubberoid rf; \$5,000; (o) Edward Renz, Stapleton, S. I.; (a & b) A. F. Gerken, Great Kills, S. I. (134).

GREAT KILLS.—Oakdale st, n s, n e c Accia av, 2-sty fr dwg, 24x24, shingle rf; \$4,000; (o) Joseph Dietz, Railroad av, Great Kills, S. I.; (a) M. Mallin, Eltingville, S. I. (128).

MARINERS HARBOR.—South av, s s Washington av, 575 s, 1-sty fr dwg, 25x32, shingle rf; \$2,500; (o & b) Marlow Golant, 38 Hawthorne, Mariners Harbor, S. I. (139).

MARINERS HARBOR.—w s South av, 625 s Washington av, 1-sty fr dwg, 25x32, shingle rf; \$2,500; (o & b) Walter Drozynski, South av, Mariners Harbor, S. I. (140).

MIERS CORNERS.—Gansevoort blvd, e s, 100 n Purdy pl, 2-sty fr dwg, 22x26, rubberoid rf; \$5,000; (o) A. H. Ludwig, 94 Egbert av; (a) P. P. Ludwig, 94 Egbert av (125).

NEW BRIGHTON.—s s Stanley av, 92 e Portland pl, seven 1½-sty bungalows, 22x32, shingle rf; \$3,300 ea; (o) John G. Gingley, 16 Loft av,

N. B.; (c) Wm. F. Gorman, 31 Tyler av, West New Brighton (103).

NEW DORP.—Hett av, w s, 220 s Marine way, 2-sty bk dwg, 24x46, rubberoid rf; \$6,000; (o) Leonardo Dia, 321 Bleecker, N. Y. C.; (a) R. Tangere, S. I.; (m & c) Vincenzo Giacci, 181 5th st, New Dorp, S. I. (114).

PORT RICHMOND.—Charles av, n s, 92 w Treadwell av, 2-sty fr dwg, 19x28, shingle rf; \$3,500; (o) T. Printh, Richmond ter; (a) O. O. Odegaard, 183 Sharpe av, Port Richmond, S. I. (126).

PORT RICHMOND.—Lexington av, e s, 300 s Catherine, 2-sty fr dwg, 22x24, shingle rf; \$3,000; (o) H. Larsen, 191 Lexington av; (a) Ole Jensen, 136 Decker av, Port Richmond (119).

PORT RICHMOND.—John st, n s, 254 w Decker av, five e2-sty fr dwgs, 18x24, shingle rf; \$15,000 (o & b) O. O. Odegaard, 183 Sharpe av, Port Richmond, S. I. (110).

PORT RICHMOND.—John st, n s, 100 w Decker av, five 2-sty fr dwgs, 19x28, shingle rf; \$17,500; (o & b) O. O. Odegaard, 183 Sharpe av, Port Richmond, S. I. (109).

PRINCES BAY.—n s Castleton av, 300 e Rossville, two 1-sty fr dwgs, 35x24, rubberoid rf; \$4,000 total; (o & b) Angelo Roneoni, 165 Adam st, Bklyn, N. Y. (80).

WESTERLEIGH.—w s Willard av, 40 s Water st, 2-sty fr dwg, 22x30, shingle rf; \$5,000; (o & b) Olaf T. Thorsen, 557 54th, Bklyn, N. Y. (102).

STABLES AND GARAGES.

PORT RICHMOND.—Cor of Maple av & Harrison av, conc & stucco garage, 1-sty, 49x98, asphalt slag rf; \$8,000; (o) B. B. Isaac, 123 Richmond av; (a) M. J. Lawler, 211 Prospect, Port Richmond, S. I. (150).

STORES AND TENEMENTS.

MIDLAND BEACH.—Lincoln av, s s, 50 w Ocean av, two 2-sty bk store & apt, 16x50x34x50; rubberoid rf; \$9,000 total; (o) James Graham, Montague st, Bklyn, N. Y.; (a) P. P. Graham (133).

MISCELLANEOUS.

RICHMOND VALLEY.—Station av ext, ss, abt 1400 e and n — S. I. R. R., 2-sty (green house) (glass & frame), 30x60; \$3,500; (o & a) Frank Mancirri, Richmond Valley, S. I. (135).

PLANS FILED FOR ALTERATIONS

Manhattan

DELANCEY ST, 128, remove rf, partitions, floor beams, new ext, tapestry, bk front, t. c. trim, stairs, partitions, light shafts, bath rooms, rf, plastic slate, bulkhead, steam heating plant, steel & wood beams, girders in 6-sty bk str & tnt; \$60,000; (o) Olga Miller, Rockaway Park, L. I.; (a) Morris Whinston, 116 W 39th (283).

MADISON ST, 56, remove bk wk, str front, new str front on 5-sty bk str & tnt; \$1,000; (o) Mrs. Calipay Cologera, 56 Madison; (a) John A. Rofrano, 1 Mott (271).

10TH ST, 234 E, new ext on 4-sty bk str & tnt; \$1,500; (o) Louis Mayers, 234 E 10th; (a) Jacob Fisher, 25 Av A (292).

15TH ST, 405-7-9 W, new ext on 3-sty bk loft; \$1,500; (o) Fish Rly. Co., 16 8 av; (a) P. F. Brogan, 36 8 av (280).

32D ST, 16-18-20 W, decrease vault under sidewalk, reduce sidewalk on 11-sty bk str & lofts; \$1,000; (o) Wm. R. Rose, care arch; (a) Henry Wilkens, 204 E 58th (286).

57TH ST, 105-7 W, lower sidewalk on 5-sty bk club house; \$2,000; (o) Metropolitan Club, 105-7 W 57th; (a) Geo. & Edw. Blum, 505 5 av (288).

57TH ST, 220-2 W, reduce sidewalk vault, move curb on 4-sty bk auto tire show room; \$3,500; (o) American Soc. of Civil Engrs., 29 W 39th; (a) Arnold W. Brunner, 1 Lexington av (267).

73D ST, 170 E, remove closets, fire retard ceiling, stair enclosures, new f. p. doors in 3-sty bk garage & apts; \$2,000; (o) Geo. Shoffer, 673 Madison av; (a) Dietrich Wortmann, 116 Lexington av (281).

80TH ST, 40 E, new plaster board ceiling, ext, skylight, scuttle, vent & soil pipes, plumbing fixtures, windows in 4-sty bk dwg; \$25,000; (o) Sagamore Land Corp. of N. Y., 11 Nassau; (a) Wallace McCrea, 27 E 40th (282).

87TH ST, 51-3 E, remove partitions, new apts, enlarge hall in 5-sty bk tnt; \$7,000; (o) T. F. McLoughlin, 2 Rector; (a) Gronenberg & Leuchtag, 450 4 av (270).

10TH AV, 828, remove show windows, new driveway doors, 1-sty add on 1-sty bk repair shop & str; \$2,000; (o) Alida B. Emmett, 32 Liberty; (a) Alfred C. Wein, 21 E 40th (268).

23D ST, 140 W, 2 new tanks on 5-sty bk lofts; \$3,600; (o) 140 W. 23d St. Corp., 140 W 23d; (a) Reliance Tower & Steel Constn. Co., 94 Mangin (264).

46TH ST, 33-5 W, remove toilets, alter stable, new ventilating blower system, toilets in 8-sty bk str & lofts; \$6,000; (o) Ritz Rly. Corp., 14 E 46th; (a) Foster & Vassar, 132 Madison av (266).

79TH ST, 206-16 E, remove partitions, new t. c. partitions, cable slot & mezzanine platform, fr cable hole in floor of 8-sty bk telephone central office bldg; \$15,000; (o) N. Y. Telephone Co., 15 Dey; (a) Edw. A. Munger, 104 Broad (274).

104TH ST, 128 W, remove stoop, porch, partitions, walls, new extension, partitions, plumbing fixtures in 3-sty bk dwg; \$5,000; (o) Louis Grubin, 105 W 105th; (a) Saml. Levingson, 156 E 43d (265).

104TH ST, 51 E, remove window, partitions, new partitions, door, stairs, piers in 3-sty bk synagogue; \$1,000; (o) Cong. Agudas Achim M. Plock, 51 E 104th; (a) Morris Schwartz, 1400 Bway (287).

105TH ST, 51 W, new ext, plumbing in 1 & 3-sty bk str & apts; \$5,000; (o) Frances Hoertel, 51 W 105th; (a) John H. Knubel, 305 W 43d (272).

106TH ST, 211 E, shift hall enclosure, enclose toilet compartments & baths, new stairs, change partitions in 4-sty bk tnt; \$1,000; (o) Henry Kornheiser, 215 E 106th; (a) Bruno W. Berger & Son, 121 Bible House (263).

130TH ST, 513-17 W, new ext, skylight on 1-sty bk garage; \$25,000; (o) Isadore Dietelbaum, 513-7 W 130th; (a) Harold L. Young, 253 W 42d (276).

AMSTERDAM AV, 1889, remove str front, partitions, new metal ceiling, stairs, str front on 2-sty bk str & apt; \$2,000; (o) Harry L. Weiss, 514 W 152d; (a) Elwood Hughes, 342 W 42d (291).

BROADWAY, 2276, new coal storage vault in 5-sty bk str & apts; \$1,000; (o) Henry D. Chapin, 150 Bway; (a) John C. Westervelt, 36 W 34th (278).

BROADWAY, 198, new balcony, stairs, dumb-waiter shaft, t. c. partition, vent duct in 12-sty bk restaurant & offices; \$5,500; (o) Orinoco Rly. Co., 119 W 40th; (a) Beineix & Snyder, 135 W 42d (273).

PARK AV, 1074, remove partitions, new ext, apts in 8-sty bk str & apt; \$3,000; (o) Jacob Zimman, 112 E 87th; (a) A. J. Simberg, 1133 Bway (290).

7TH AV, 494-8, new stairs in 24-sty bk factory; \$1,500; (o) The Garment Centre Rly. Co., 498 7 av; (a) Bertram Cunyngnam, 25 W Bway (275).

8TH AV, 886, new tubs, wash basins, partitions in 4-sty bk tnt; \$2,000; (o) 8th Av. & 53d St. Rly. Co., 859 8 av; (a) J. A. Herbert, 347 5 av (279).

8TH AV, 2329-31, remove wall, new str front, show windows, partitions, str in 4-sty bk str & apts; \$5,000; (o) Michael J. Adrian Corp., 447 2 av; (a) Geo. & Edw. Blum, 505 5 av (289).

Bronx

165TH ST, 265 E, new steel girders & cols, new plumbing & new partitions to 5-sty bk str & tnt; \$3,500; (o) The Rockshore, Inc., 89 Av C; (a) Chas. M. Straub, 147 4 av (63).

180TH ST, 589 E, 1-sty bk ext, 25.3x25, raise & build 1-sty of bk under, new plumbing, new partitions to 3-sty fr str & dwg; \$5,500; (o) Sam Lizza, on prem; (a) M. W. Del Gaudio, 158 W 45th (59).

204TH ST, 362 E, new toilet, new str front, new partitions to 1-sty fr str; \$1,500; (o) Smith & Bernhard, 460 Tremont av; (a) Wm. H. Meyer, 1861 Carter av (65).

FOREST AV, 1038-40, new rf to 1-sty bk garage; \$1,000; (o) Belefread Garage Corp., on prem; (a) Loran F. J. Weiher, 271 W 125th (58).

MONROE AV, 1640, 2-1-sty fr exts, 6.6x20.8, 21.10x7.6, to 2 1/2-sty fr dwg; \$1,200; (o) Seymour Realty Co., 25 Broad; (a) Chas. Schaefer, Jr., 394 E 150th (60).

MONROE AV, 1652, new plumbing, new partitions to 2-sty & attic fr dwg; \$1,500; (o) Seymour Realty Co., 25 Broad; (a) Chas. Schaefer, Jr., 394 E 150th (61).

WHITE PLAINS AV, 4700, 1-sty fr ext, 22.6x4, to 2-sty fr dwg; \$1,500; (o) Nicholas Junjulas, on prem; (a) Crumley & Skrivan, 355 E 149th (66).

Brooklyn

DECATUR ST, 643, n s, 25 w Saratoga av, fire-escapes, int alts & plumbing in 3-sty bk 3 fam dwg; \$2,000; (o) Irving Femshil, 986 Halsey; (a) Benj. Sackheim, 26 Court (1821).

FULTON ST, 390, s s, 50 e Smith, str front & int alts to 4-sty bk str; \$10,000; (o) Andrew J. Nutting, prem; (a) David Bleier, 2366 Webster av, Bronx (1717).

HANCOCK ST, 147, s e c Nostrand av, ext, str fixtures, &c. to 4-sty bk str & 4 fam dwg; \$8,000; (o) A. Marnioff, 47 Hancock; (a) Irving M. Fenichel, 583 Bedford av (1851).

JUNIOR ST, 340-56, w s, 100 s Blake av, add sty on 2-sty bk mill; \$3,000; (o) Interborough Sash & Door Co., prem; (a) Morris Rothstein, 2109 3 av, Manhattan (1804).

WILSON ST, 206-10, e s, 270 n Lee av, int alts & plumbing in 3-3-sty bk schools; \$15,000; (o) Yeshiva Torah Vadaas, prem; (a) Levy & Berger, 395 E 2d (1732).

14TH ST, 260-68, s s, 62.9 e 5 av, str fronts & int alts to 2-sty bk str, garage & 1 fam dwg;

\$3,000; (o) Herman Isaacson, 535 5 av; (a) C. E. Murray, 301 Atlantic av (1880).

BROADWAY, 1177, n e s, 25 s e Kossuth pl, str fronts, int alts to 3-sty fr str & 1 fam dwg; \$2,000; (o) Chas. A. Ohle, 237 Stuyvesant av; (a) Fredk. Gerber, 101 E 87th (1767).

DIVISION AV, 278, s s, 110 e Keap, int alts & plumbing to 3-sty bk garage & 2 fam dwg; \$5,000; (o) Lazarus Harris, 223 Rodney; (a) Irving M. Fenichel, 583 Bedford av (1844).

FLUSHING AV, 656, s e c Delmonico pl, str fronts & int alts to 3-sty bk str & 2 fam dwg; \$1,500; (o) Morris Pochenekes, 660 Flushing av; (a) Tobias Goldstone, 50 Graham av (1834).

MARCY AV, 409-13, e s, 18 s Lorimer, exterior & int alts to 2-sty fr 2 fam dwg; \$2,000; (o) Saml. Pasofsky, 370 Wallabout; (a) Hy. M. Entlich, 413 S 5th (1718).

MYRTLE AV, 158, s s, 33.10 e Flatbush av, ext & int 1-sty fr theatre; \$8,000; (o) Subway Motion Picture Co., premises; (a) McCarthy & Kelly, 16 Court (1999).

NASSAU AV, 135, n e c Oakland, exterior & int alts to 3-sty bk str & 2 fam dwg; \$2,600; (o) Chas. Calabrese, prem; (a) I. H. Lanzarone, 60 Jefferson (1701).

OCEAN PKWAY, 3084-3110, n w c Sea Breeze av, exterior & int alts to 3-sty fr hotel; \$5,000; (o) Hotel Shelburne, Inc., prem; (a) Dodge & Morrison, 160 Pearl, Manhattan (1873).

PITKIN AV, 1538, s s, 80 w Douglass, str front on str & 2 fam dwg; \$2,500; (o) Morris Goldbetter, prem; (a) Jacob Lubroth, 44 Court (1812).

PROSPECT AV, 1110, 11TH AV, TERRACE PL, 17TH ST, add sty & ext to 3-sty bk storage; \$10,000; (o) Pilgrim Steam Laundry, 633 17th; (a) John J. Petit, 107 E 44th, Manhattan (1840).

SUTTER AV, 613, n w c Sheffield av, str fixtures & ext to 3-sty bk str & 2 fam dwg; \$8,000; (o) Sam Cohen, prem; (a) Harry Brodsky, Jr., 583 Sutter av (1728).

WILSON AV, 203, n s, 25 e Stockholm, cellar on 3-sty bk storage & 2 fam dwg; \$4,000; (o) Chris Grozinger Co., Inc., 197 Wilson av; (a) Julius Eckman 217 Bway, Manhattan (1823).

5TH AV, 7516, e s, 85.76 n 76th, exterior & int alts to str & 2 fam dwg; \$2,000; (o) Paulina Eder, prem; (a) Emil Falkenhainer, 547 83d (1722).

Queens

ASTORIA.—Newtown av, n e c 2 av, in alts to club house to provide for str; \$2,000; (o) George Ridder, 129 Newtown av, Astoria; (a) Thos. Curran, Jr., 840 Crescent, Astoria (323).

FLUSHING.—Sanford av, s w c Union, 2-sty fr & bk ext, 20x28, shingle rf, front & rear, new chimney, int alts; \$7,000; (o) Good Citizenship League, Flushing; (a) S. Edson Gage, 28 E 49th, Manhattan (277).

JAMAICA.—Fulton st, 366, s s, 100 w Washington, elevator; \$3,500; (o) James & Hawkins, prem (325).

JAMAICA.—Meyer av, n s, 300 e Rockaway rd, raise roof, 1-sty; \$2,000; (o & a) John Griemer, prem (251).

LONG ISLAND CITY.—8th st, s w c & Vernon av, int alt, plbg; \$2,000; (o) P. Lapse, 188 8th, L. I. City; (a) Richard Lukowsky, 49 Stevens, L. I. City (215).

LONG ISLAND CITY.—Franklin st, n w c, & Willow st, 2-sty bk ext, 32x23, rear, rubberoid roof, store & dwg; \$2,000; (o) Ant. Saratonio, Willow st, near William st, L. I. City; (a) A. D. Bartholomen, 3813 White Plains av, L. I. City (220).

LONG ISLAND CITY.—Third av, e s, 150 n Washington av, 1-sty fr ext, 24x15, rear, rubberoid roof, int & ext alt; \$1,400; (o) Denis Clair, 166 3d av, Astoria; (a) Ruth Wiendorf, 215 5th av, Astoria (228).

LONG ISLAND CITY.—Jackson av, 602-10, two elevators; \$12,900; (o) Richard Hellman, Inc., 501 Steinway av, L. I. City (229-230).

RICHMOND HILL.—Hillside av, s s, 428 w Jamaica av, 2-sty fr ext, 9x12, side, int alt; \$4,000; (o) Mrs. H. W. Chapin, 432 Sanford av, Flushing; (a) Henry Chapin, 20 Claverly pl, Flushing (227).

ROCKAWAY BEACH.—Rockaway Beach blvd, s s, Beach 103d & Beach 104th sts, 1-sty fr ext, 13x56, side, slag roof, stores int alt; \$15,000; (o) Bagdad Trading Co., New York City; (a) Harry J. Sprung, 214 Beach 116th st, Rockaway Park (193).

SPRINGFIELD.—Cherry av, s s, nr New York av, int alt dwgs; \$1,200; (o) Fred Fertsch, prem (206).

Richmond.

PORT RICHMOND.—Richmond av, w s, 50 n La Forge av, 2-sty fr dwg, 19x30, rubberoid rf; \$1,500; (o) Louis Piscatella, 472 Richmond av; (a) Harry Pelcher, Richmond av, P. R., S. I.; (mason & carpenter), Victor Perosi, 275 Morningstar rd, P. R., S. I. (27).

SOUTH BEACH, s e c Arthur & Cedar avs, 2-sty bk bldg, str & furn rooms, 25x42, slag rf; \$4,000; (o) Antonio & Giuseppe Allotta, 67 W 44, N. Y. C.; (a) Vespucci Petrone, 67 W 44th st, N. Y. C. (15).

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; E. S. DODGE, Vice-President; J. W. FRANK, Secretary-Treasurer

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

Copyright, 1922, by The Record and Guide Company,

119 West 40th Street, New York (Telephone: Bryant 4800)

VOL. CIX
NO. 8 (2815)

NEW YORK, FEBRUARY 25, 1922

25c. A COPY
\$12.00 A YEAR

Advertising Index

Page

A. B. See Electric Elevator, 4th Cover	
Ackerly, Orville B.....	243
Adams & Co.....	242
Adler, Ernest N.....	243
American Bureau of R. E.....	238
American Enameled Brick & Tile Co.....	249
Ames & Co.....	2d Cover
Amy & Co., A. V.....	2d Cover
Anderson Brick & Supply Co., 4th Cover	
Anderson & Co., James S.....	2d Cover
Armstrong & Armstrong.....	243
Ashforth & Co.....	2d Cover
Automatic Fire Alarm Co.....	250
Balter, Alexander.....	242
Bauer, Milbank & Molloy.....	242
Bechmann, A. G.....	244
Bell Co., H. W.....	252
Boyd, James.....	236
Boylan, John J.....	2d Cover
Brener, Samuel.....	236
Brennan, Edmund M.....	243
Brett & Goode Co.....	Front Cover
Brooks & Momand.....	236
Brown, Frederick.....	236
Brown Co., J. Romaine.....	Front Cover
Builders' Brick & Supply Co., 4th Cover	
Bulkley & Horton Co.....	244
Busher & Co., Eugene J.....	2d Cover
Butler & Baldwin.....	Front Cover
Cammann, Voorhees & Floyd, 2d Cover	
Carpenter, Leonard J.....	2d Cover
Chauncey Real Estate.....	2d Cover
City Investing Co.....	228
Classified Advertising.....	241
Coburn, Alfred P.....	242
Cross & Brown.....	Front Cover
Cruikshank Co.....	Front Cover
Cruikshank's Sons, Wm.....	Front Cover
Cudner, R. E. Co.....	2d Cover
Cusack Company.....	242
Cushman & Wakefield.....	242
Cutler & Co., Arthur.....	2d Cover
Cutner, Harry B.....	2d Cover
Davies, J. Clarence.....	244
Day, Joseph P.....	2d Cover
Dean & Co., W. E.....	2d Cover
Dike, O. D. & H. V.....	2d Cover
Dodge Co., F. W.....	240
Dowd, James A.....	243
Dubois, Chas. A.....	242
Duffy Co., J. P.....	250
Dunlap & Loyd.....	242
Duross Co.....	2d Cover
Edwards Co., Charles G.....	2d Cover
Edwards, Downey & Richart.....	228
Elliman Co., Douglas L.....	236
Ely & Co., Horace S.....	Front Cover
Empire Brick & Supply Co., 4th Cover	
English, J. B.....	2d Cover
Finch & Co., Chas. H.....	250
Finkelstein & Son, Jacob.....	243
Fischer, J. Arthur.....	2d Cover
Fisher, James B.....	244

TABLE OF CONTENTS

Editorials.....	229
Hearing at Albany on Life Insurance Loan Bill....	230
First Appellate Division Fixes 8% as Reasonable Rental.....	231
Weak Spots Exposed in Lockwood Insurance Loan Bill.....	233
Review of Real Estate Market for the Current Week.....	235
Private Sales of the Week.....	235
Statistical Table of the Week.....	244
Modern Methods of Building Construction Are Out-lined.....	245
Annual Meeting of Building Trades Employers' Association.....	246
Commercial and Industrial Building Gains in Volume.....	247
Personal and Trade Notes.....	247
Trade and Technical Society Events.....	247
Building Materials Market.....	248
Current Building Operations.....	248
Contemplated Construction.....	250
Plans Filed for New Construction.....	253

Fox & Co., Fredk.....	2d Cover
Goodwin & Goodwin.....	2d Cover
Grunert, Robert G.....	243
Gulden, Royal Scott.....	242
Harris Exchange.....	243
Hecla Iron Works.....	250
Hess, M. & L., Inc.....	Front Cover
Holmes Elec. Protective.....	4th Cover
Holt & Merrill, Inc.....	243
Home Title Insurance Co.....	228
Hubbard, C. Bertram.....	2d Cover
Hughes & Hammond.....	239
Jackson, Daniel H.....	236
Jones & Son, William P.....	243
Kane Co., John P.....	4th Cover
Keller, Charles G.....	242
Kelley, T. H.....	242
Kelly, Albert E.....	242
Kempner & Son, Inc.....	Front Cover
Kilpatrick, Wm. D.....	228
Kissling, J. P. & L. A.....	242
Kloes, F. J.....	252
Kohler, Chas. S.....	228
Kopp & Co., H. C.....	242
Kurz Co., Wm. F. A.....	244
Lackman, Otto.....	244
Lawyers Mortgage Co.....	241
Lawyers Title & Trust Co.....	239
Lawrence, Blake & Jewell.....	228
Lawrence Cement Co.....	4th Cover
Leaycraft & Co., J. E.....	Front Cover
Leist, Henry G.....	2d Cover
Lesch & Johnson.....	252
Levers, Robert.....	242
Losere, L. G.....	244
Manning & Trunk.....	2d Cover
Martin, Samuel H.....	2d Cover
May Co., Lewis H.....	2d Cover
McMahon, Joseph T.....	238
Milner, Joseph.....	243
Mississippi Wire Glass.....	4th Cover
Monell, F. Bronson.....	2d Cover
Moore, John Constable.....	243
Moore's Sons, Morris, Inc.....	2d Cover
Moors, J. K.....	2d Cover
Morgan Co., Leonard.....	243

Advertising Index

Page

Muhler, Arthur G.....	243
Murray & Sons, Inc., John A.....	248
Murtha & Schmohl.....	4th Cover
Nail & Parker.....	228
Natanson, Max N.....	238
Nehring Bros.....	2d Cover
New York Edison Co., The.....	251
New York Title & Mortgage Co.....	228
Niewenhouse Co., Inc.....	239
Noyes & Co., Chas. F.....	Front Cover
Ogden & Clarkson Corp.....	2d Cover
O'Hare, Geo. L.....	228
Oppenheimer, Fred.....	244
O'Reilly & Dahn.....	2d Cover
Payton, Jr., Co., Philip A.....	238
Pease & Elliman.....	Front Cover
Pell & Co., S. Osgood.....	252
Pencoyd Steel & Iron Co.....	250
Pendergast, John F., Jr.....	244
Pfomm, F. & G.....	Front Cover
Phelps, Albert D.....	244
Pomeroy Co., Inc., S. H.....	250
Porter & Co.....	Front Cover
Prudence Co., Inc.....	238
Quell & Quell.....	244
Read & Co., Geo. R.....	Front Cover
Realty Co. of America.....	228
Rickert-Brown Realty Co.....	248
Rinaldo, Hiram.....	242
Royal Burnall Fuel Saver Co.....	239
Runk, Geo. S.....	242
Ryan, George J.....	2d Cover
Sansome Arena Co.....	243
Schindler & Liebler.....	242
Schweibert, Henry.....	244
Seaman & Pendergast.....	242
Shaw, Arthur L.....	243
Shaw, Rockwell & Sanford.....	242
Simberg, A. J.....	250
Sherman & Kirschner.....	243
Smith, Malcolm E., Inc.....	242
Smith, Gerritt, Mrs.....	241
Spear & Co.....	242
Speyers, Inc., James B.....	243
Spotts & Starr.....	2d Cover
Sterling Mortgage Co.....	241
Straus & Co., S. W.....	252
Talbot, Jacob J.....	242
Tankos, Smith & Co.....	243
Title Guarantee & Trust Co.....	228
Tyng & Co., Stephen H., Jr.....	228
Union Stove Works.....	248
United Elec. L. & P. Co.....	237
U. S. Realty & Improvement Co.....	228
Van Valen, Chas. B.....	236
Vorndrants Sons, C.....	252
Walsh, J. Irving.....	2d Cover
Watson Elev. Co., Inc.....	4th Cover
Weill Co., H. M.....	236
Wells Architectural Iron Co.....	250
Wells Sons, James N.....	2d Cover
Westergren, Inc., M. F.....	4th Cover
White & Sons, Wm. A.....	Front Cover
Whiting & Co., Wm. H.....	Front Cover
Whitney-Foster Corp.....	242
Williams-Dexter Co.....	243
Winter, Benjamin.....	236
Wood-Dolson Co.....	Front Cover
Wyckoff, Walter C.....	2d Cover
Zittel & Sons, Fredk.....	2d Cover

A Positive Foundation Upon Which to Build

The Federal Reserve Board, in its January bulletin, declares that "the most encouraging feature of the business situation is that a positive foundation apparently has been established upon which to build development during 1922. Governor Harding believes that the country as a whole has passed safely the points of danger entailed in after-war deflation.

One positive foundation upon which real estate and construction interests can effectively build their business is regular, consistent advertising in

THE RECORD AND GUIDE

For 54 Years the Authority in the Metropolitan District.

Phone Bryant 4800 and a representative will call.

A CIRCLE OF SERVICE

Our close affiliation with The American Trust Company enables us to offer our friends a valuable circle of Service.

NEW YORK TITLE AND MORTGAGE COMPANY

Manhattan	-	-	-	135 Broadway
Brooklyn	-	-	-	203 Montague St.
Jamaica	-	-	-	375 Fulton St.
L. I. City	-	-	-	Bridge Plaza
Staten Island	-	-	-	24 Bay St.
White Plains	-	-	-	163 Main St.

EDWARDS, DOWDNEY & RICHART REAL ESTATE AND MORTGAGE LOANS

156 Broadway, New York

Tel. Cortland 1571-1572
Member Real Estate Board, N. Y.

STEPHEN H. TYNG H. OAKLEY HALL

Stephen H. Tyng, Jr., & Co.

Incorporated

Member Real Estate Board, N. Y.

REAL ESTATE MANAGEMENT OF BUSINESS PROPERTY

41 Union Square West

22 EAST 17TH STREET

Telephone: Stuyvesant 4000

A Trust Fund That Cannot Shrink

NO. 4

The readers of the Record and Guide are peculiarly interested in this perfect trust. They know the merit of real estate mortgages and the wonderful history of those guaranteed by the Bond & Mortgage Guarantee Company. They know, too, the history of other investments and the experience of countless investors with fluctuating securities. Its readers are the class who wish to make sure provision for their dependents. Make use, then, of this trust plan and advise your clients to do so.

TITLE GUARANTEE & TRUST CO

Capital \$7,500,000
Surplus \$11,000,000

176 BROADWAY, NEW YORK
175 REMSEN STREET, BROOKLYN
350 FULTON ST., JAMAICA

The Realty Company of America

FRANKLIN PETTIT
President

TRANSACTS A GEN-
ERAL BUSINESS IN
THE PURCHASE AND
SALE OF NEW YORK
CITY REAL ESTATE

2 WALL STREET, NEW YORK CITY
Rector 0275-0276

Established 1837
CHAS. S. KOHLER, Inc.

Real Estate Insurance

Broker and Manager of
Estates

MAIN OFFICE:
991 Columbus Ave.—Corner 104th St.
BRANCH OFFICE:
1428 St. Nicholas Ave.—Near 151st St.
NEW YORK

Lawrence, Blake & Jewell Mortgage Loans

115 Broadway

Tel. 4080 Rector

Member Real Estate Board, N. Y.

GEORGE L. O'HARE
MEMBER REAL ESTATE BOARD OF N. Y.

REAL ESTATE

EXCEPTIONAL INVESTMENTS
SELLING—RENTING—BUSINESS AND
APARTMENT BUILDINGS

SPECIALIZING IN LEASEHOLDS

MORTGAGE LOANS

FULL EQUIPPED DEPT. FOR EXCHANGING

489 FIFTH AVE.
TEL. VANDERBILT 5092-6441

Specialists in Harlem and Colored Tenement Properties

NAIL & PARKER REAL ESTATE

145 West 135th Street
New York City

JOHN E. NAIL
HENRY C. PARKER

Telephone 7863
Morningside 7863

William D. Kilpatrick

REAL ESTATE OPERATOR

149 BROADWAY

SAMUEL KILPATRICK

WE have several well-located investment properties on easy terms at pre-war prices.

For details apply to

United States Realty

AND

Improvement Company

115 BROADWAY

Rector 4300

Full Commission to Brokers

HOME TITLE INSURANCE CO.

HENRY J. DAVENPORT, President

Insures Titles Makes Loans
Sells Guaranteed Mortgages

Capital and Surplus over \$1,500,000

51 Willoughby Street
Brooklyn

Post Office Building
Jamaica

City Investing Company

61 Broadway, New York

Telephone: Bowling Green 8330

Capital, \$5,000,000

ROBERT E. DOWLING, President

	<h1>EDITORIAL</h1>	
--	--------------------	--

Wherein Lockwood Plan Is Weak

The Real Estate Board of New York is logical and convincing in its opposition to the bill which the Lockwood Committee has presented at Albany, permitting the investment by life insurance companies of 10 per cent. of their total admitted assets in the purchase of land and the construction thereon of apartment buildings in which the "average net rental of such apartment, tenement, or other dwelling house erected thereon, as estimated at the time of commencement of construction, be \$9, or less, per month per room." In a brief sent to Albany for the enlightenment of the legislators the Real Estate Board exposes the dangerous possibilities of this measure and points out some of its most ambiguous features.

This measure, as drawn, applies to all cities of the first class, but it is a well-known fact that its sponsors expect its provisions to apply chiefly, if not exclusively, to New York City. Under its provisions life insurance companies are authorized not only to buy land and construct buildings for dwelling purposes, but they are authorized to hold the land and improvement, and to go into the business of renting, rent collection, etc.

The Lockwood measure raises a doubt as to what may be classed as "admitted" assets if so invested. The bill stipulates that land purchased by an insurance company shall not be allowed as an "admitted asset" unless improved, nor if improved shall the cost of such land and improvement thereon be so allowed "unless the average net rental of such apartment, tenement, or other dwelling erected thereon, as estimated at the commencement of construction, be \$9, or less, per month per room." This presents a hard proposition to insurance companies, which necessarily would lessen their quick resources if partly invested in land not classed as an asset until improved by a building requiring months of construction work. There also remains the question of what shall constitute "net rental."

Entirely aside from the merits or demerits of the bill, however, the question arises as to why foreign companies doing business in this city, or New York companies also doing business in many other states of the Union, could be expected to invest ten per cent. of their assets in New York City property to help out the people of this city when these assets are derived from the premiums paid on life insurance policies held by persons living in other states. Policy holders outside of New York City undoubtedly would object to such a plan.

No one questions the desirability of attracting more mortgage money into the building field, but can it be reasonably expected that life insurance companies, or any other handlers of large amounts of money, would invest their funds in a scheme so speculative in character as the one covered by the Lockwood Committee plan? If it were proposed that life insurance companies be permitted to invest 10 per cent. of their assets in such mortgage loans as might appear safe to the company officials, without restriction as to the maximum rent per month which a room should produce, that would be one thing. But what this

bill proposes is an entirely different matter, although, fortunately, the measure is permissive, and not mandatory, in its provisions. If it were mandatory it undoubtedly would be laughed out of the legislative halls.

If Senator Lockwood and his associates want to accomplish something really important in the way of protecting the mortgage loan market they might much better give their serious attention to the defeat of the Knight Bill, which seeks to amend the Banking Law so as to authorize trust companies and savings banks to invest their funds in Federal Farm Loan Bonds. This measure constitutes a very serious menace because, if it should become a law, the Western farmers would make a hard drive to get from New York institutions large investments in these bonds. The Farm Bloc which is now in the saddle in Congress has given the country a forceful illustration of what the Western farmers can accomplish when they set themselves to any given task. There is evidence that the success of the Farm Bloc in carrying out its selfish program at Washington has encouraged the organization of a somewhat similar Farm Bloc at Albany, having for its object the passage of legislation advantageous to the agriculturists of the state, regardless of the interest of all other classes. That the Farm Bloc at Albany is a force to be reckoned with was demonstrated early this week when its members won distinct victories in the Senate through the passage of measures re-organizing the Department of Farms and Markets and re-codifying the State Agricultural Law.

The Farm Bloc at Albany, according to dispatches from the State Capital, is out to do business. One of its chief objects is the passage of the Knight Bill, which might divert to other channels many millions of dollars which ought to be used for mortgage loans right here in the metropolis. The sinister suggestion has been made that the Farm Bloc may be prevailed upon to favor the extension of the life of the Lockwood Committee if the supporters of that plan indicate their willingness in turn to support the Knight Bill. If any such dicker should be made between the two elements at Albany it would constitute one of the most disgraceful incidents known at the State Capital in many years.

Way Cleared for Port Development

The New York Legislature now has joined the New Jersey Legislature in favorable action upon the plan which will make possible the systematic development of the port facilities in the Metropolitan District. Governor Miller and Governor Edwards both are supporters of the plan and no important obstacle to the carrying out of this great project is in sight.

Mr. Outerbridge, Chairman of the Commission, which has handled the preliminary work, says there will be no delay and expresses the pleasure of the Commission in informing the country that "The Port of New York is proceeding along progressive and systematic lines to make

its facilities ample to take care of all the burdens that commerce will impose upon it."

Such efforts as have been made to inject politics into this great enterprise have failed. The way is now paved for the Port of New York to catch up with its opportunities, to come more nearly abreast of the times, and to check,

through the possession of better facilities, the diversion of commerce from this to other ports. Co-operation in this project between the Federal Government and the state governments of New York and New Jersey must prove of tremendous advantage to all who use the Port of New York or have a genuine interest in it.

Hearing at Albany on Life Insurance Loan Bill

(Special to the Record and Guide)

Albany, Feb. 23, 1922.

THE Lockwood Committee's plan to permit life insurance companies to enter the real estate field, buy land, and build dwellings or apartments thereon, had a nearing before the Senate and Assembly Insurance committees, and its reception was cold.

Walter Stabler, Comptroller of the Metropolitan Life Insurance Company, said that the company was in sympathy with every move that would help in any way to improve housing conditions in New York City.

"If the bill is passed," said Mr. Stabler, "we will satisfy ourselves that we can, with absolute safety to the policy holders of the company, invest in real estate. We are not anxious to own real estate as an investment, but we would like to do something to help relieve the present stringency in dwellings. But I want to tell the members of this Committee that we will investigate this thing in dead earnest before we make any move. If we find that we can go into this project with safety to the policy holders, we intend to build, as a starter, one block of dwellings, which will probably cost us between \$900,000 and \$1,000,000. If that proves to be a success, we intend to ask the Board of Directors of the company for permission to go further into the matter. I cannot say definitely now what course we will take, but I can almost assure you that it will be favorable.

"It looks to us now as if dwellings could be erected to rent on an average of \$9 per room per month. Of course we would want to obtain 6 per cent. on our investment with an additional 5 per cent. for amortization."

Edward P. Doyle, legislative agent of the New York Real Estate Board, produced evidence to show that if the legislature by any chance passes the law, and life insurance companies enter into the scheme for competing in the real estate field, private money will be driven from real estate markets, and construction work on new apartments will cease.

F. A. Matthews, a builder who in the last twenty years has constructed houses in which 25,000 people now live, told the

committee that he would guarantee to build houses to rent for \$7 a room a month if the measure became law. He said there was no reason why houses could not be built today to rent for that sum.

"Any one who is ready to invest money in real estate to relieve the present housing shortage," said Mr. Matthews, "ought to be encouraged, and for that reason I think this measure should be passed by the Legislature. When I first heard of the bill I thought I would be opposed to it, but after I read it I changed my mind. Its passage would be the best thing that has happened in the real estate field in years.

"The measure has a provision in it which says that the rooms must rent for not more than \$9 a month, and I want to say right now that my company will guarantee to build homes if this bill is passed which will rent for \$7 a month or less."

Leroy A. Lincoln, of the Metropolitan Life, told the Committee that if the bill were passed the company intended to go into the subject very carefully and that if it found that it would be possible to invest its money in such houses as the bill proposes without danger to policy holders, it would do so.

Elias H. Cohen spoke against the plan, as did Stewart Browne, president of the United Real Estate Owners' Association.

Members of the Lockwood committee are studying "their" report this week to find out what they are to "recommend." This report was written at Palm Beach by Chief Counsel Untermeyer, and sent to Albany in sections. Section after section of the report has come from the south, with a string of recommendations, drastic, widespread and lengthy. One proposal is that the state take over the regulation of rates of all insurance companies, including fire and casualty companies. Mr. Untermeyer claims that insurance costs eat up six per cent. of building expenditures today, and says these represent enormous profits.

Executive sessions of the Lockwood committee are scheduled for every day this week, so that each phase of the report and the recommendations, can be considered in detail.

Record and Guide Annual for 1921 a Valuable Volume

ISSUED at an earlier date than in many years, the Annual Number for 1921 of the Record and Guide Quarterly is now ready for delivery. The year was an active one in large transactions and well diversified in medium-sized and small sales, and the Annual reflects the good bottom that characterized the real estate market for the twelve months it covers. It was a year that brought many substantial investors into the market, as well as a wide range of professional operators. The greater part of the summer was unusually active for that season of the year. As a reference book on everything pertaining to the real estate market of the year last past this volume of 641 pages is invaluable. It contains all of the Manhattan records from January 1 to December 31 inclusive.

Arranged geographically, chronologically and alphabetically, all of the records, of whatever kind, may be easily found by the subscriber. It is the most complete publication covering the field issued anywhere. In one volume are all conveyances, mortgages, leases, wills, real estate appraisals, assignments of mortgages, satisfied mortgages, auction sales, release of dowers, contracts, agreements, consents, assignments of rents, powers of attorney, designation, resignation and appointment of new trustees and executors, etc., extension of mortgages, participation and subordination, agreements of mortgages, cancel-

lations and surrenders of leases, new buildings and alterations, together with cross references for the entire year. This is why the Annual is an indispensable adjunct of every up-to-date real estate office. The attorney's name in all mortgages and cross reference to appraisals is included.

As a quick reference to old business and as a stimulus to new business the Record and Guide Annual should be in the hands of every real estate owner, operator, agent or broker. The new volume fully sustains its past reputation for complete performance of the service it undertakes to give to its subscribers.

HEALTH DEPARTMENT figures show that the death rate in New York City for adults and children was the lowest in 1921 of any year since the records have been kept.

The general death rate was 11.17 per 1,000 population. In 1920 the rate was 12.93. Ten years ago it was 16, and twenty years ago it was 20. Fifty years ago it was 30 per 1,000 persons.

The infant death rate was 71.1 per 10,000, the lowest, Dr. Copelands reports, in any great city. In 1920 this rate was 85.

REAL ESTATE SECTION

First Appellate Division Fixes 8% as Reasonable Rental

Holds Basis of Calculation of Yield After Deduction of Expenses Is on Fair Valuation of Property Unencumbered by Mortgages

A REASONABLE rental return to the landlord has been adopted by the Appellate Division, First Department, as that which will yield eight per cent on the fair valuation of the premises as though they were unencumbered by mortgages.

This decision agrees substantially with that of the Appellate Division in Brooklyn and of Judge Learned Hand in the Federal District Court both rendered last Fall. Justice Shelby in Brooklyn laid down five rules for guidance in fixing rentals—to determine the present fair market value; the gross rentals; the operating expenses for the last year; deduct operating expenses from gross rentals giving net; net rentals not to exceed ten per cent of the present value. He added that rental value is in no way affected whether the property is mortgaged or by change of ownership.

Judge Hand took the assessed rather than the market value as a basis for calculating the return and allowed eight per cent as a reasonable rental and stated that the lessor is entitled in each case to that portion of the reasonable rental of the whole building which the value of the tenants accommodation bears to that of the aggregate tenants.

The latest decision was rendered in the case of the A. C. & H. M. Hall Realty Co. against Leon Sidney Moos involving the rent of an apartment at 251-255 West Ninety-eighth Street, reversing the judgment of the Municipal Court rendered in favor of the plaintiff, and ordering a new trial. Sixteen cases were involved in the appeal, having been tried together under a stipulation that the same evidence should be applicable to all of them. Louis W. Stotesbury appeared as counsel for the plaintiff; Samuel Untermeyer and William Unger for the defendant; and Lewis M. Isaacs for the Real Estate Board of New York. The opinion was delivered by Justice Samuel Greenbaum and concurred in by Justices John Proctor Clarke, Victor J. Dowling and Walter Lloyd Smith, and dissented from by Justice Alfred R. Page. The opinion follows:

The pleadings in all of the cases are substantially alike. The complaint alleges that the defendant was in possession of certain designated apartments in one of the two adjoining apartment houses located respectively at 251 and 255 West 98th Street, Borough of Manhattan, under a written lease from the plaintiff, which expired on September 30th, 1920, and that defendant wrongfully held over and continued in possession after the expiration of the lease without the permission of the landlord. Judgment was demanded for the reasonable value of the use and occupation of the premises at the rate of \$250 per month.

The answer, in addition to a general denial, sets up the affirmative statutory defense that the rent is unjust, unreasonable and oppressive. The judgment awarded against the defendants in the 16 cases covering the months of October, November and December, 1920, were from 60 to 70% higher than the rents under their leases which expired on September 30th, 1920.

It is the contention of the respondent that the evidence did not warrant the conclusions of the Trial Justice. A bill of particulars, as required by Chap. 944 of the Laws of 1920, was filed by the plaintiff. The apartments under consideration are in two adjoining buildings known as 251-255 West 98th Street, which constitute one unit, and which are operated as a unit. The two buildings are substantially identical in size and character, excepting that on the roof of No. 251 is an apartment of four rooms and two baths described as a "pent house." All of the other apartments, with the exception of two of them, one in each building, which have five rooms and two baths each, consist of six rooms and two baths each. The assessed valuation of the two houses for the year 1920 was \$400,000 and for the year 1921, \$450,000. One of the properties is subject to a mortgage of \$190,000, bearing interest at the rate of 5½%, and the other is free and clear of incumbrances. The bill of particulars alleges that the plaintiff purchased the land on which the buildings were erected at a cost of somewhat over \$173,000, and that

the buildings were constructed in 1913 under the supervision of the plaintiff at a cost of upwards of \$349,000, making the total cost of the land and buildings somewhat upwards of \$522,000. The actual operating expenses from October 1st, 1919, to September 30th, 1920, omitting interest on the mortgage and including water rates and insurance, agent's commissions and an item designated as allowance for "depreciation" of \$7,944.00, are stated to have been \$37,793.21. Adding thereto the sum of \$9,920.00 the taxes for the year, total expense for maintenance would be \$47,885.00, thus leaving a net income of \$27,171.79. In the foregoing resume we have omitted the item of interest on the mortgage, since we are of the opinion that the return or profit in this class of cases should be calculated upon the basis of the value of the property regardless of any mortgage thereon.

The bill of particulars also sets forth details of the estimated cost of maintenance and other deductions for the year commencing October 1st, 1920, and ending September 30th, 1921, which aggregate \$87,976.00, and include interest on the mortgage and a number of items which were not embodied as items of expense for the preceding fiscal year. Deducting the item of interest on mortgage, the total estimated expense for the year ending September 30th, 1921, would be \$77,526.00, which is an increase over the preceding year of \$29,812.79.

Upon the trial plaintiff assumed the burden of proving that it was entitled to largely increased rentals, owing to the increased cost of maintenance and the enhanced value of the property in October 1921. The decision of the Trial Court does not disclose upon what findings of fact the judgments were predicated. It therefore becomes necessary to analyze the proofs for the purpose of ascertaining whether there was sufficient, competent and proper evidence to uphold the judgment.

The testimony in behalf of the plaintiff on the subject of the market value of the properties was given by four witnesses. One was a real estate agent having charge of a large number of apartment houses in the neighborhood where the property is located. Another was a real estate owner and agent and the two remaining ones were real estate owners and builders. These witnesses were in substantial accord that the value of each building was about \$300,000, and each lot about \$100,000, making the total value of both properties \$800,000, a sum nearly \$300,000 more than the properties cost the plaintiff in 1913.

The testimony of the agent demonstrates that he was absolutely incompetent as an expert on present values. His testimony was not based upon any experience in cases of sales, but was simply an expression of his opinion. He constantly kept saying that the figures given by him were what he thought the properties were worth. In our opinion his testimony lacked any probative force and should have been disregarded. Incidentally it may be said that this witness is a member of the firm which is the agency in control of other properties belonging to the plaintiff.

The witness who was both an owner and an agent merely estimated the value of the buildings upon an arbitrary calculation of present cost of construction, without showing his qualifications, based upon the cubical contents of the buildings multiplied by 60c per cubic foot, thus reaching a figure of about \$400,000 as the value of each building, including the land. He also testified that in 1913, the cost of construction was 42 cents a cubic foot.

The third witness was a real estate owner and a builder, who testified that he had purchased property in the neighborhood. His testimony on values was given as the result of computations of present cost of construction mentally made by him, based upon the amount of steel and plaster and the number of bricks and the quantity of excavation which he thought would be necessary in the construction of the building, without giving any details of quantity or prices. He had made no written calculations. His testimony on cross-examination as to the cost of construction in 1913 is as follows:

Q. And you simply knew the general type of construction?

A. Yes.

Q. How much a cubic foot did the Hall building (meaning plaintiff's building) cost to build?

A. Well, we will say around sixty cents a cubic foot.

Q. In those days?

A. Yes, sir.

Q. Did you hear Mr. Sharpe testify here this morning that the cost of that building was forty-two cents a cubic foot?

A. I heard him testify, but I didn't pay any attention; I don't know."

The remaining witness as to market value of the properties was a builder and owner, who had erected apartment buildings and who had purchased and sold buildings between 110th and 72nd Streets in the City of New York. He testified on his direct examination that he had examined the buildings two days before he testified, and that in his opinion they would cost \$312,500 to "build today" without carrying charges. He gave it as his opinion that the value of the building and land today was \$412,500 for each house. When asked upon cross-examination if the figures he gave as to the value of these two buildings were the cost of

replacement today, he answered, "If I were giving the value of those buildings at the cost today, they would be worth \$550,000 apiece."

"Q. Didn't you testify just a moment ago, I think on direct examination, that the value of these buildings was three hundred and twelve thousand five hundred dollars, because of what it would cost to build them today?"

A. No. Counsel asked the stenographer to read the witness' testimony. The witness then stated: "If you want to know what I said, I said they would cost today \$312,500 without carrying charges." Then there was a question asked as to the value."

"Q. What do you mean by carrying charges?"

A. The interest and taxes and other incidental expenses which are incurred during the construction of the building, such as the building loan operations, which amount to quite a little." When asked what the carrying charges on the building during the time of construction would be, he answered about \$35,000 a building. It is quite apparent that the testimony of the witness was reckless. It is a matter of judicial experience that expert opinions of real estate values are of the most unsatisfactory character. Touching upon this subject in *City of Knoxville v. Knoxville Water Co.*, 112 U. S. 18, the Court stated: "That most unsatisfactory evidence, the testimony of expert witnesses employed by the parties."

It is our opinion that the so-called opinion testimony given in this case as to the value of the properties, was most unreliable in character and most unsatisfactory in any aspect.

The first witness whose testimony we referred to, merely said what he thought the property was worth, regardless of any experience on his part in effecting sale or knowing of sales of similar property in the neighborhood. In the case of the other witnesses their opinions when probed were not based upon any actual experience of sales, but upon present reproduction value of the property in question.

In *Brooklyn Borough Gas Company vs. Public Service Commission*, 17 State Dept. Rep. 81, 98, 99, former United States Supreme Court Justice Hughes, acting as referee, aptly observed in his opinion: "To base rates upon a plant valuation simply representing a hypothetical cost of reproduction at a time of abnormally high prices due to exceptional conditions, would be manifestly unfair to the public." We may take judicial notice of the fact that during the past few years the excessively high price of building materials and other factors that enter into building construction work have discouraged the erection of buildings for dwelling purposes. Reproduction value during such an abnormal period is not a fair test of property valuation for the purpose of fixing fair rental values under the emergency rent laws. The natural law of supply and demand is not applicable to an abnormal period any more than would the law of supply and demand be favorably considered by the courts in justification of the existence of monopolies controlling the necessities of life. It is, of course, difficult to formulate an absolute rule for ascertaining the base upon which the fair rental return to the landlord is to be calculated, at a time when a fair market value is not ascertainable. It seems to us that, where it can be shown that there was an existing market value of property before the period of abnormality set in, it would be proper to accept such proof if competently given, taking into consideration at the same time the cost of the property when the owner purchased it or constructed the building, its assessed valuation, actual *bona fide* sales of similar property, if any, in the vicinity, and such other facts and circumstances as may be pertinent in a given case, in order to fix the fair value of the property for the purpose of determining a fair rental.

The testimony in this case bearing upon the market value of the properties, aside from its inherently unsatisfactory character, was based on an erroneous theory, and hence has no probative force.

In addition to the abortive attempt to prove market value, there was testimony given in behalf of the plaintiff by a witness who qualified as a real estate agent of many years experience, familiar with the renting of apartments in the neighborhood of the property in question, who testified as to what he considered was a fair rental for the premises in question.

Under the Rent Laws it devolved upon the Court, or the jury in the event of a jury trial, to determine what a fair rental was. The Rent Laws were enacted to combat the "Unreasonable" rents which the Legislature found were oppressively being exacted. To permit a witness to give his opinion as to what he thought was a fair rental based upon prevailing oppressive rentals would be to permit a usurpation of the functions of the court or jury. Besides the lack of competent evidence of values, the record discloses errors in the admission of items affecting the expenses for maintenance for the year ending September 30th, 1921, to which respondent made objection. These are: Pro rata share in Federal and State taxes, \$3300.00; rental losses estimated at \$5864.50; telephone service at \$1250.00; sundries, \$800.00; and salaries and office expenses, \$10,000.00.

The items of Federal and State taxes refer to income taxes. Income tax is a tax on profits as such. We are here merely concerned with determining the profits to which the landlord is entitled upon the investment in the two buildings under consideration. The tribute that the landlord must pay to the Government by reason of the income derived from the property in question and from other sources may not be foisted upon the tenant. The tenant, too, is expected to pay taxes to the Government upon his income, but he is not required to contribute towards the payment of the landlord's income taxes. As to the item of rental losses, the case is barren of any proof showing the experience of the plaintiff with respect to such losses. Rental losses would be a proper charge in connection with the expenses for operating an apartment building. But there must be some proof offered showing the past experience in respect of such losses, upon which an estimate of probable losses in the future may be fairly made. The experience of rental losses is particularly important during a period when housing facilities were restricted. Vacancies would necessarily be fewer under existing housing conditions than during a normal period. In the absence of evidence in the matter of vacancies no estimate as to rental losses could be made by the Court, and that item, therefore, must be eliminated from consideration.

The item for telephone service of \$1250.00 paid to the Telephone Company, was absolutely unwarranted for the reason that it was conceded by the landlord that the tenants more than repaid the actual money paid to the Telephone Company for the yearly service. The only proper charge in connection with telephone service would be the expense incurred by

the landlord over and above the reimbursements therefor made by the tenants. But such evidence was not adduced from the trial. As to the item of \$800 for sundries, there was not the slightest proof as to what these sundries consisted of. The item of \$10,000 for salaries was properly stricken out by the Court, and it must be assumed that it was not taken into consideration by the Trial Court as an item of expense.

Among the "operating expenses" for the year ending September 30th, 1920, there was an item in the bill of particulars for "allowance for depreciation" of \$7944.00, and in the statement of "estimated cost of maintenance" for the year ending September, 1921, there were the following two items: "2% depreciation, \$6456.00;" and "1% obsolescence, \$3178.00."

It seems to us that "obsolescence" was not allowable in the case of a comparatively new fire-proof apartment building, for the reason that there was no evidence that such buildings were obsolete or were becoming obsolete in the locality in which they were. "Depreciation" is a different matter. Such an allowance would be proper; but the proof in this case that 2% is a proper percentage for depreciation was not satisfactorily established. Thus we understand that the Federal Government, in the enforcement of the income tax law, permits an annual loss on fire-proof apartment buildings to the extent of 1%. The percentage allowable upon a fire-proof building assuredly should be less than upon an ordinary brick and masonry building.

As heretofore mentioned, the estimated cost of maintenance from October 1st, 1920, to September 30th, 1921, was \$87,976.00, from which should be deducted the items which we have criticized and disallowed, aggregating about \$26,000, as also the item of interest on mortgage, amounting to \$10,450, thus making the estimated cost of maintenance the sum of \$51,506.00.

The judgment appeal from fixes the amount of the defendant's rent in the instant case at \$475 for three months, which is equal to an annual rental of \$1900. The annual rentals thus adjudged in the other fifteen actions are \$1000 for the "pent house," \$1800 for the five-room apartment occupied by the defendant Lichtenstein, and from \$2000 to \$2300 for each of the remaining twelve occupancies of six rooms. The adjudged rentals of the sixteen apartments aggregate \$33,000, or an average of \$2100 for each apartment. The evidence is that there are 55 apartments in the two buildings consisting in all of 326 rooms. At an average rental of \$2100 per apartment, the 55 apartments would yield an annual gross rental of \$115,500. Deducting from that figure the sum of \$51,506, the established cost of maintenance, we find an annual profit of \$63,994. If the value of the property be assumed to be \$800,000, it would show substantially an 8% return. But, as pointed out, the evidence does not warrant any such valuation. Eliminating the incompetent evidence, a valuation of more than \$523,250, the cost of the property in 1913 would not be justified. Even a lower valuation might be found, if we take into account the 1921 assessed valuation of \$450,000 on both properties.

In this connection we would state that, in our opinion, in cases of this kind, the rental should be based upon the fair percentage of profits upon the fair valuation of the premises as though they were unencumbered by mortgages. It is true that upon that basis an owner of the equity therein would apparently receive a higher return upon his investment than the owner of an unencumbered fee. But so far as the tenants are concerned, the adoption of the methods of calculation based upon an unencumbered fee valuation would result in the establishment of a fairly uniform scale of rentals of similar properties, and it would at the same time obviate the necessity of determining, in case of ownership of mortgaged premises, the cost of procuring loans, brokers' commissions and other charge and simplify the trial of this class of actions. We also think it might not be amiss to express our views as to what would be a fair percentage of return on the fair value of the property under existing conditions. What such a percentage should be is not readily determinable. It would necessarily vary with market fluctuations of the rates of interest or returns on other classes of investments. There is however a limit which we believe impartial thinkers will agree should not be exceeded, giving due heed to prevailing financial and industrial conditions. It seems to us that the fair net return on the valuation of unencumbered properties under existing circumstances should be 8 per cent.

Upon the basis of an 8% return upon an unencumbered fee valuation of the property at \$523,250, the landlord, upon the proofs in the instant case, would be entitled for the year ending September 30th, 1921, to a net income of \$42,580. To secure such a net income, the gross rentals must aggregate \$94,086, which is reached by adding the desired net income of \$42,580, the estimated cost of maintenance of \$51,506. Dividing the figure \$94,086 by 55, the total number of apartments in both buildings, we obtain an average rental of \$1,700 per year. We have merely made the foregoing demonstration upon the admissible evidence for the purpose of establishing that the judgments appeals from were not justified. In our opinion the judgments were properly reversed.

The determination of the Appellate Term must be affirmed with costs, the court held, and judgment absolute rendered against the plaintiff upon its stipulation, with costs.

Weak Spots Exposed in Lockwood Insurance Loan Bill

Real Estate Board of New York Point Out to Legislature Dangerous Features of Ambiguous Measure Which Imperils Interests of Policyholders

THE Real Estate Board of New York has sent to the Joint Legislative Committee on Housing at Albany criticisms and suggestions relative to the bill which proposes to amend the Insurance Law by extending the powers of insurance companies to permit "every life insurance corporation, foreign or domestic," which does business in the State, to go into the building business, in all that that implies, limiting, however, this novel extension of authority to the building of dwellings and apartment houses; and limiting the "investment" in these enterprises to 10 per cent. of the total "admitted assets" of such corporations, reported to the Superintendent of Insurance as of December 31, 1921. The memorandum follows:

"The cost of the land acquired as sites for these dwellings and apartments must be improved in order to be allowed as admitted assets, and the cost of the buildings so provided will not be so allowed unless the average net rental value of such apartment, tenement or other dwelling house erected thereon, as estimated at the commencement of construction, be nine dollars or less per room, per month. These new powers granted to the life insurance companies, are to continue until March 1, 1924, and so long thereafter as the emergency in housing * * * shall continue. The ostensible purpose of this bill is to increase the volume of housing for the poorer

"The Real Estate Board of New York second to none would welcome an increase in the supply of housing for all classes, at rents within the means of those in need of such housing. The Board has a vital interest in this matter, not only in the abstract, but because its membership, inclusive of property owners, business, commercial and industrial concerns, represents a large employing class, who appreciate the importance of adequate, sanitary and moderate-priced housing for those in their employ, as well as other conditions of living which make for the health, welfare and morals of those in moderate and poorer circumstances. It therefore owes a duty to its members and to the whole community to scrutinize all measures affecting the housing situation, and weigh equally the merits and defects of such measures.

"The Real Estate Board of New York has a further interest in this bill because its membership includes a great number who are policy-holders in the life insurance companies. For these reasons the Board presents the following analysis of

"This bill, like others introduced by the Joint Legislative Housing Committee during 1920 and 1921, is predicated on a 'housing emergency.' The Real Estate Board is convinced, and has stated to the Joint Legislative Housing Committee, that whatever color may have been lent to the claim two years ago that a housing 'emergency' existed has long since faded; that an almost unprecedented amount of housing construction in 1921 has converted a temporary shortage of housing into an almost sufficient amount of housing, though this has been produced at costs which the average wage-earner cannot meet.

"The business of producing housing is highly speculative. In normal times it is surrounded by a degree of risk which individual builders, or private corporations, have to assume. Errors of judgment, changes in market conditions, overproduction and so forth all lay speculative builders open to the hazard of financial loss.

"All this is beyond question. The history of speculative building in this city makes clear the fact that this form of enterprise is frequently disastrous to those who take the initial step in producing housing, namely, speculative builders. It is now proposed to permit the life insurance companies to embark upon an enterprise of this character, entailing the use virtually, for speculative purposes, of millions of dollars of the savings of the poor and thrifty, entrusted to these companies for the benefit of widows and orphans against the time of the decease of the breadwinner. Is there not grave reason to think that the Legislature would be acting unwisely in granting this authority?

"In the past it has been not uncommon for these fiduciary corporations to be compelled, through errors in judgment or for other reasons, to foreclose on property upon which they have made loans and to carry these properties on their books and sometimes to dispose of them at a loss. In any event, they have not willingly continued to hold assets of this character. So sacred has the Legislature considered the trust placed in these institutions that it has prohibited their investing them in stocks and even in real estate, restricting such securities to certain specified investments, among them mortgages upon real estate. Their real estate holdings are confined exclusively to such buildings as may be needed in the administration of their business as insurers.

"It is now proposed to remove these wise restrictions. And while no one would question the conduct of these corporations under existing management, this high standard of efficiency or probity is not necessarily guaranteed for all time, nor even for so long a time as the Legislature might consider that 'an emergency' existed.

"Practical builders, and those having other than a theoretical knowledge of the housing situation, are aware that the crux of the matter is not lack of housing, but inability to produce housing at rents which the wage-earner and others of moderate means can afford to pay; and that the main reason for this condition is the fact that wages of labor in the building industry remain at war-time levels, while the income of wage-earners generally are declining.

"The proposed bill," the memorandum continues, "makes it incumbent upon the insurance companies to produce housing at an average net rental value of \$9 or less per room per month, and this on a bare estimate of cost at the time of commencement of construction. But what is an average net rental value? To whom is it net? How much is net? Does it mean that this is to be net after all operating and maintenance charges are deducted? Does it mean that the net rent to the tenant shall be \$9 per room per month?

"If it is net to the tenant, it is difficult to see how such housing is to be produced without assuming philanthropic aid indirectly from the insurance companies but actually from their policy-holders. And if, in any event, the plan in practice should prove a failure, the unsuccessful lands and houses would be among the 'not admitted' assets of the companies involved.

"If it is net to the insurance company or the owner, it assumes, first, a gross rent including all of the cost of maintenance and operation; in which case it is difficult to see how this will benefit the classes the plan is devised to benefit. Loans made recently by insurance companies to builders of housing have been on a basis of approximately 50%, or less, of value at present cost of construction, and they have also required amortization on a basis of 2% to 4% per annum. Both of these requirements have been to safeguard the interests of the policy holders. To what extent has the proposed plan taken this point into consideration?

"If now, in any event, the life insurance companies embark on a plan involving the keenest competition with their own mortgages, will it not have two obvious results, namely—(1) To jeopardize their own loaned funds; (2) To discourage those planning to provide housing and thereby to prevent the construction of, let us say, ten houses that might have been built privately for every one that would be built under the proposed plan?

"Aside from the foregoing, the bill, as drawn, is ambiguous in its terms. It does not seem to the Real Estate Board of New York to be sufficiently clear in its language, or specific in its provisions, to meet the requirements of a plan involving so radical a departure from the existing safeguards heretofore considered necessary to be thrown around the use of the funds entrusted to the safe-keeping of life insurance companies."

Interesting Program at Monthly Meeting of Building Managers

THE regular monthly dinner meeting of the Building Managers' and Owners' Association, held at the Advertising Club, Tuesday evening, February 14, although not so well attended as the January meeting, was most interesting. The speaker of the evening was Clarence H. Fay, former Commissioner of Public Works, and he gave some excellent advice and suggestions on the subject of co-operation with the city government.

Several committee reports were read which indicated not only the activities of the association but the intense interest that each committee is taking in its work, and showed also that the men chosen to carry on the activities of the association for the coming year were wisely selected.

After the routine business of the evening was concluded

William C. McTarnahan, second vice-president of the Petroleum Heat & Power Company, delivered an interesting lecture on "Fuel Oil." This lecture outlined the process of using oil for heat and power in commercial buildings and also described the equipment required and its cost as compared with coal.

Although the amount and value of 1921 exports were below figures for the preceding two years they were in general far above pre-war averages. According to a study made by the foreign commerce department of the Chamber of Commerce of the United States, out of twenty principal exports only five show a decline, as measured in value, during the January to September period over the same nine months of 1909-1913.

Annual Volume for 1921 of Record and Guide Quarterly Now Ready for Delivery

THE Annual Number of the RECORD & GUIDE QUARTERLY contains in this, the final issue of the year, all the data contained in the preceding three plus those of the fourth period, making in one compact volume, a complete transcription of all Conveyances, Miscellaneous Conveyances, such as Release of Mortgages and Dowers, Contracts, Agreements, Consents, Assignments of Rents, Power of Attorneys, Designation, Resignation and Appointment of New Trustees and Executors, etc., Mortgages, Extension of Mortgages, Participation and Subordination, Agreements of Mortgages, Assignments of Mortgages, Satisfied Mortgages, Leases, including consents, assignments, cancellations and surrender of leases; Real Estate Appraisals, Auction Sales, Wills, New Buildings and Alterations with cross references for the entire year, Borough of Manhattan.

Price
\$60.00

These records are arranged geographically, chronologically and alphabetically, so that the subscriber may, at a moment's notice, find the desired information. In order to make these records more complete the attorney's name is inserted in all Mortgages and a geographical cross reference to the Real Estate Appraisals is given. This permits the user in searching for the appraised value of a given parcel, and not having the name of the deceased, to obtain the information instantly.

Years of experience have demonstrated that by using the RECORD & GUIDE QUARTERLY time and annoyance are saved. It is equally valuable to the broker who maintains an elaborate system of keeping records, or the man who must condense his plant.

***The* RECORD and GUIDE COMPANY**

119 WEST 40TH STREET

NEW YORK CITY

Phone, Bryant 4800 and a Representative Will Call

Review of Real Estate Market for the Current Week

The Bronx Maintained a Steady Sale of Plots and Apartment Houses, While Manhattan Buyers Absorbed a Variety of Properties

THIS was not a spectacular week in real estate. There was a steady drift toward a good total business, involving fair-sized properties in Manhattan and the Bronx, with one or two exceptions that proved the rule. A tract of 65 lots in the Bronx held in one family for three generations was sold to a builder for improvement with high-class apartment houses. Several other plots not so large, but larger than ordinary, also changed hands there, for improvement along similar lines. Another feature of the Bronx market was the sale of numerous newly-finished apartment houses to investors.

Two important transactions recorded during the week were the sale of the Pathe Exchange, a 13-story loft building in West 45th street, and a 12-story loft building in West 36th street, the latter to the tenant. Both parcels are within half a block of Fifth avenue. The last-mentioned property was bought by a prominent furniture firm which until a few years ago was near the old Eden Musee property on West 23d street. Following the farther-north movement, this firm has found its final bearings for some time to come and has bought the prop-

erty it leased when it first tried out the Fifth avenue section. The two sales total about \$1,250,000.

The selling of all kinds of multi-family houses still continues steady. Medium-sized elevator apartment-houses are in good demand. Many of the latter type in the northern reaches of Manhattan are changing hands. The tendency for business, both retail and wholesale, to creep into Harlem neighborhoods, more and more, is reflected in some of the sales made during this week, and during several weeks last past.

The Strand Chop House, which recently took a profit on the sale of its old quarters at 224-226 West 47th street, has shown its intention of sticking to its old neighborhood by buying the property 156-158 West 48th street, adjoining the Vanderbilt Theatre, which it will improve. Several medium-sized business holdings throughout the city changed hands.

Some interesting leases were effected during the week, notably a floor in the Heckscher building, a half floor or more in the Liggett building, and several large commercial leases farther south in Manhattan. A long leasehold in the Bronx was a strong feature of the market.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 76, as against 101 last week and 75 a year ago.

The number of sales south of 59th st was 18, as compared with 31 last week and 23 a year ago.

The number of sales north of 59th st was 58, as compared with 70 last week and 52 a year ago.

From the Bronx 44 sales at private contract were reported, as against 33 last week and 8 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 244.

Report of Register Annie Mathews

Register Annie Mathews has made public the annual report of the Register's Office for 1921, prepared from figures collected under the direction of her predecessor, County Clerk James A. Donegan. The financial receipts and the number of real estate transfers and mortgages show a decrease from 1920, which was a record year in the recording offices of New York City, but indicate a considerable advance over the figures for years preceding 1920. The main items of the report are:

	1921	1920	Average 1915-1919
Conveyance instruments recorded	16,115	21,501	11,390
Mortgage instruments recorded	19,916	21,141	10,672
Miscellaneous real estate papers recorded.....	981	888	732
Satisfactions of mortgages	7,559	7,261	4,635
Chattel mortgage instruments filed	84,806	80,275	85,537
Notary and commissioners' certificates	10,456	9,573	7,110
Chattel mortgage inspections cards	17,710	13,344	15,069
Last owners' cards.....	4,461	4,603	4,736

The revenues of the office from statutory fees in 1921 were \$221,903.70, as compared with \$242,489.95 in 1920, and a yearly average of \$119,241.73 for the five years preceding 1920.

The receipts from taxes collected by the Mortgage Tax Bureau in 1921 were \$1,511,771.76. Receipts from the same source were \$1,782,135.37 in 1920 and the yearly average receipts from 1915 to 1919 were \$808,357.87.

The expenses of the Register's Office in 1921 were \$311,938.35. The cost of maintaining the office in 1920 was \$246,415.43, while the average yearly expenses for the five years preceding 1920 were \$247,875.89.

Register Mathews also reports that the number of real estate instruments recorded in January of the present year greatly exceeds that of January, 1921, and unusual activity in real estate is indicated by the increased number of transfers.

Conserving Yacht Club Property

In order to enable the Atlantic Yacht Club at Sea Gate, Brooklyn, to pay off its obligations and to permit the members to obtain a share of the stock in the valuable property, the trustees have originated a plan whereby the real estate will be

vested in the Atlantic Realty Corporation, capitalized at \$250,000. A share of stock will be presented to each member and, in addition, a limited amount of stock will be sold to each one. The club will continue to use the property under lease from the realty company and will pay the actual carrying charges and 6 per cent. on the realty company's stock.

The club was organized in 1866 and is one of the oldest in the country. Its club house, grounds and anchorage are favorably known to all yachtsmen. Sir Thomas Lipton has always made his headquarters there during the cup races.

Tenants Buy Big Building

The Flint & Horner Co., Inc., furniture dealers, purchased the 12-story building 20-26 West 36th st, which they have occupied under lease since the structure was put up about 8 years ago. The deal was negotiated by Samuel Kronsky for the Glenalla Realty Co. Conrad Hubert, president. The property was held at \$600,000. The sale is regarded as an indication that the furniture trade is safely anchored in the shopping district to the west of Fifth av in the vicinity of 34th st.

The buyers occupy the entire building, which stands on a plot 65x98.9, between Fifth and Sixth avs. Title was taken in the name of the 20 West 36th Street, Inc., a holding concern for the new owners. The buyers operate a large factory on East 68th st. The sale is recorded.

Pathe Exchange Building Sold

Louis and Harry Ferguson bought through Slawson & Hobbs from the 35 West 45th Street Corporation the 13-story loft building 35-39 West 45th st, on a plot 50x100.5 known as the Pathe Exchange. It was held at \$700,000. The sale is recorded.

Lexington Ave. Corner Sold

Harry B. Cutner sold for Fernando Bose, of San Francisco, to the Viga Realty Co., Inc. Mortimer L. Hanover, president, 61 Lexington av, northeast corner of 25th st, a 6-story brick building, on a lot 20x79.10. It is part of the structure known as the Hotel Belmore, the other part being 39.2x79.10.

The purchaser owns the other sections of the building which originally were separate dwellings. The entire plot is 59.2x79.10.

Lutherans Establish Social Center

Nehring Bros. sold for a client 1244 Madison av, adjoining the northwest corner of 89th st, a 5-story brick apartment house, on a lot 20x87.9. The buyer is a committee representing the Metropolitan District of the Walther League, a national organization of 600 Lutheran Young People's Societies. The building, after alterations and renovations, is to be used as a Lutheran hospice, providing accommodations for out-of-town Lutherans coming to New York on business or social visits. The Walther League maintains such Lutheran hospices in Detroit, Chicago, Milwaukee, Omaha, Washington, D. C., and Buffalo, N. Y. The purchase of this property was considered favorable in view of the fact that it is very closely situated near Emmanuel Lutheran Church, Lexington av and 88th st, one of the largest Lutheran congregations in the coun-

try. George H. Siebern is president of the Metropolitan District; of the Walther League, Gustav Zimmermann is Hospice Chairman and J. F. E. Nickelsburg is Hospice Secretary of the League.

Sells a South St. Parcel

Seaboard Trading Co. Edward Born, president, sold through Cammann, Voorhees & Floyd, 20 South st, a 5-story brick warehouse, on a lot 28.6x125.5.

Builders Buy Heights Plot

The Myron Development Corporation, Samuel Wacht, Jr., president, purchased from the New York Institute for the Education of the Blind the block front facing 195 feet on the north side of 168th st and Haven av and having a frontage of about 32 feet on the west side of Fort Washington av. It was held at \$50,000. The purchaser will erect a 6-story elevator apartment house. Owing to the total frontage of about 227 feet, the plans will call for all front apartments.

Notable Broadway Improvement

Contracts have been signed in the sale of the Church of the Blessed Sacrament at the southeast corner of Broadway and 71st st to the George Dose Engineering Co., builders, who will improve the site with a 15-story apartment house, 112.10x175. The report of the sale of the church property was published last week. Edward M. Simmonds was the broker.

Restaurateurs Buy Plot

The La Hiff Realty Co., which operates the Strand Chop House at 224 and 226 West 47th st, and which recently sold the property at that address to the Greenwich Bank, has purchased the two old 3-story and basement dwellings, on a combined plot of 34x100.5, at 156 and 158 West 48th st, adjoining the Vanderbilt Theatre on the west. The properties were sold by Mrs. Felicie Foulton and the estate of Dr. Francis D. Buck, respectively. They were held at \$120,000. James S. Woodward, who was the broker in the sale of the chop house property on 47th st, was also the broker in the present deal. The newly acquired property will be used for restaurant purposes as soon as alterations are completed.

Some Recent Buyers

Arthur H. Springer has acquired title to the New York Evening Post property at 255 to 265 West 33d st, sold recently. The seller had acquired the plot as a site for a newspaper plant, but changed its plans.

Dr. L. M. Lemich is the buyer of the block of six apartment houses sold on February 15, by the Realty Associates at 307 to 321 Flatbush av, corner of Prospect pl, Brooklyn.

Lillian Stimel, secretary of the Pulaski Babe Clothes, Inc., is the buyer of the northeast corner of Fifth av and 109th st, sold recently. The recorded price was \$152,000.

Kahn & Daly, who are building a 9-story apartment house on 74th st, between Riverside st, West End av, are the buyers of the former Vanderbilt-Webb properties at 125 to 135 East 63d st, sold by Samuel Brenner.

\$2**12-Story Bldg.
6-8 E. 39th St.**

at 5th Ave.

Square Foot

Immediate Possession
or May 1st.**Showrooms**

3,000 to

Offices

15,000 Ft.

Full Commission to Brokers

Daniel H. Jackson, Owner

135 Broadway

Tel. Rector 3569

Douglas L. Elliman & Co.**Real Estate Brokers**

Fifth and Park Avenue Districts

Efficient Property Management

Plaza, 9200

15 East 49th St.

JAMES BOYD

Member Real Estate Board, N. Y.

Real Estate—Mortgage Loans

135 BROADWAY

Phone: Rector 8658-8659

BROOKS & MOMAND

Member of Real Estate Board

Real Estate Mortgages

115 BROADWAY

Phone 2267
2268

Rector

CHARLES B. VAN VALEN, INC.

Member Real Estate Board of N. Y.

REAL ESTATE**MORTGAGE LOANS—INSURANCE**

110 WILLIAM STREET

Phone: 6000 Beekman

**SPECIALISTS IN
PENN. TERMINAL SECTION
REAL ESTATE****AGENTS—BROKERS—APPRAISERS****H. M. Weill Co.**

Tel. Longacre 2290-2817

221 West 33rd St.

FREDERICK BROWN**Real Estate Operator****OFFERINGS SOLICITED
FROM BROKERS**

565 5th Ave.

Phone Vanderbilt 8725

BENJAMIN WINTER**BUY AND SELL HIGH-CLASS
MANHATTAN PROPERTY****BROKERS ARE INVITED TO SUBMIT
PROPOSITIONS—Quick Decision Given.**

Lansing Building

2299 BROADWAY, AT 82nd STREET
Suite 6 Phone: Schuyler 2897**SAMUEL BRENER****REAL ESTATE OPERATOR**

50 EAST 42nd STREET

Vanderbilt 3918-19

A Car Barn Sold at Auction

The car barn property of the New York City Railways Co. on the west side of Madison av, between 85th and 86th sts, was purchased at auction on February 16, by M. Turner Brockway through his attorney, C. P. Northrop of 31 Nassau st, for \$925,000. Mr. Brockway, through Mr. Northrop, announced that he intends to improve the plot with a high class family hotel at a cost of about \$3,000,000. The site has a frontage of 204.4 feet on Madison av and 120 feet on each of the side streets. According to the recent action of the Board of Estimate in amending the Fifth av zoning district, 20 feet of the western portion of the plot cannot be improved with a building more than 75 feet, or about 7 stories in height.

The sale was conducted by Joseph P. Day in the County Court House at 11 o'clock for Nathaniel A. Elsberg, special master for the receiver of the New York City Railways Co. Before bidding on the property Mr. Northrop inquired of Mr. Day whether the site would be sold subject to the Fifth av zoning regulations. The auctioneer replied that it would be sold subject to the zoning laws and any other laws affecting the premises. Mr. Northrop, after making the highest bid, deposited \$45,000 in certified checks and \$1,250 in cash to guarantee the purchase, which is subject to the approval of the United States District Court.

Before the plot was offered in one parcel it was offered in four, the total high bids aggregating \$760,000. It was then offered again in four parcels differently arranged as to boundaries and the bids for two of them indicated a boost of \$10,000. The remaining two parcels, however, were not bid for at all under this arrangement.

The bid offered by Mr. Northrop, being so largely in excess of the other bids, was accepted provisionally by Nathaniel A. Elsberg, who was recently appointed special master in place of the late ex-Justice Francis M. Scott. The certified checks of the parcel bidders were returned to them.

It was then announced by Alexander Rossner, for Mr. Day, that if for any reason the sales should be set aside by the United States court the property will be reoffered on the steps of the County Court House on March 16, when the sale of the property of the railroad company on 33d st, between Lexington and Fourth avs, will be held.

The sale took place in connection with the receivership proceedings instituted by the Guaranty Trust Co. as trustee and the American Brake Shoe & Foundry Co. of New York of which Job E. Hedges was appointed receiver. Stetson, Jennings & Russell are attorneys for the Guaranty Trust Co.

I. Flugelman, proprietor of the Hotel Hamilton, is reported to be the actual buyer of the car barn.

A Good Upper Harlem Sale

Abraham Saffir, in conjunction with Louis Block & Co. sold for the Alert Operators, Inc. 2083-2087 Madison av, adjoining the northeast corner of 131st st, three 5-sty brick tenement houses with stores, on a plot 75x98.

Sells An East Side Theatre

The Thomashefsky Theatre at the southwest corner of Chrystie and East Houston sts has been sold by Mrs. Max D. Steuer to a syndicate of out-of-town investors, who will adapt it for business purposes and apartments. The buyers have formed the Shea Theatre Corporation, with Patrick F. Shea president. The theatre is an 8-sty building, fronting 100 feet on Houston st and 165 feet on Chrystie st, and was held at \$750,000. H. D. Baker was the broker.

Builder Buys 65 Lots from Estate

Richard H. Scobie sold for the estate of James J. Phelan to Hyman Berman, a well known West Bronx builder, the entire square block on Fordham rd through to 189th st, from Washington to Bathgate avs, having a frontage of 420 feet on Fordham rd, 369 feet on Washington av, 369 feet on Bathgate av and 420 feet on 189th st, making 65 lots in all. He will improve the parcel with high-class apartment houses with show rooms. The Phelan family owned the tract 70 years.

Upper Bronx Corners Sold

Clement H. Smith sold for the Estate of Catharine Neuhoff the southeast corner of Third av and 178th st, a vacant plot 150x90.6x irregular; and for C. A. Becker, the vacant plot 75x95 on the east side of Third av, 150 feet south of 178th st, to a client who will improve same for business purposes.

Charles Siegel Levy resold to Simon Berg 3400-3404 Third av, southeast corner of 166th st, on a plot 75 feet on the avenue and 70 feet on the street. The site will be redeveloped with a modern 2-sty commercial building by the new owner. Mr. Levy bought the property a month ago from Joseph Goldberg.

The Ebling Brewing Co. sold the 5-sty brick apartment house, with stores, on a plot 104x75 at 371-377 East 204th st, northeast corner of Webster av, to the Denwood Realty Co.,

Benjamin Benenson, president. The property was held at \$125,000. Clarence E. Hutchinson was the broker.

Sells New Bronx Apartments

Harry Cahn and Philip Wattenberg purchased through George J. McCaffery from the P. H. Construction Co., Philip Herschowsky, president, the new 5-sty apartment house at the southeast corner of Creston av and Field pl, 100x89, arranged for 43 suites and held at \$225,000.

Bronx Sites for Markets Bought

John J. Tully of the Bronx Community Corporation in connection with the purchase of two sites for market and store purposes, has acquired through Alexander Selkin and David Mintz the four dwellings, on plot 77x100, at 787-793 East 161st st and the vacant plot 75x100 on the east side of Prospect av, 98.8 feet, south of 169th st. Both sites will be improved with markets.

Buy Factory Site in L. I. City

The Underpinning and Foundation Co. has purchased 7,500 square feet of land on the Degnon Terminal, Long Island City, in the block bounded by Nott av, Rockdale and Rawson sts and Anable av, on which they will erect a 3-sty building having about 70,000 square feet of floor space, to be used for manufacturing a special type of instruments and tools. The plans for the building are already prepared, and construction will be started at once. The brokers were William D. Bloodgood & Co.

Sale in Brooklyn's "Wall Street"

Clinton Trading Corporation sold for a client to Margaret E. Bretz 109 Montague st, Brooklyn, a 5-sty brick building on a lot 25x100, between Clinton and Henry sts.

Overlooking Prospect Park Plaza

Meister Builders, Inc., bought through E. J. & S. Grant and Ascher Strauss 34 Plaza st, 703-707 Vanderbilt av and 256 Sterling pl, Brooklyn, a 4-sty brick and stone apartment house, with a frontage of 54.6 feet on Plaza st, 137.6 feet on Vanderbilt av and 110 feet on Sterling pl. It was held at \$300,000. The property overlooks the plaza at the main entrance of Prospect Park, and it houses 40 families. The late Cord Meyer built the building 20 years ago.

Brooklyn Plots for Improvement

William Liss, Inc., sold for Queens Park Development Co. the northwest corner of East 14th st and Av R, 60x100, to a client who will improve with 2-family houses. The property was held at \$8,000. The same brokers sold the southeast corner of East 13th st and Av O, 60x100, for Mrs. Annie Hilton to a client who will improve with 2-family houses; also a plot 40x100 on Av R, 60 feet east of East 13th st, for Mrs. Mamie D. Barry for improvement.

M. C. O'Brien sold for Michael Tuch plot on the south side of Eastern Parkway, 200 feet west of Bedford av, 100x192, to the B. & B. Contracting Co., which will improve with an apartment house; also for the estate of George Gantz the northeast corner of Eastern Parkway and Plaza st, 58x110, Brooklyn, to a realty company.

Sells Nassau County Acreage

Realty Associates sold to George Brown a tract of 47 acres on the Jericho Turnpike, between Lakeville and New Hyde Park, Nassau county, L. I.

Tract for Bungalows Sold

The Barclay Builders, a subsidiary concern of the American Finance and Credit Co., Inc., purchased control of the Harbor Haven properties near Jamaica, in the Fourth ward of Queens, on which they plan to build, sell and finance California bungalows of concrete. The houses will contain 4 and 6 rooms each. The buyers are now completing the Grand canal in Harbor Haven and are installing a large boating and fishing park. They expect to build 400 bungalows during the present year.

Government to Sell 301 Dwellings

The United States Shipping Board will sell at Buckman Village, Chester, Pa., about 301 dwelling and apartment houses, on Saturday, March 18. Joseph P. Day has been commissioned by the Shipping Board to conduct the sale at Chester.

When the Camden and Bristol sales were held, last December, many people went away disappointed, being unable to purchase homes, and Chester, Pa., presents another opportunity, because it is only about 12 miles from Philadelphia, while Bristol was about 25 miles away.

Among the large concerns which have plants in the vicinity are those belonging to the Texas Oil Co., National Aniline Co., General Chemical Co., Sinclair Co., Sun Oil Co., Congoleum Co., Viscose Co. and the American Steel Co.

New Offices of Spear & Co.

Spear & Co. have opened a new real estate office at 1261 Broadway, where they have taken the second floor in the Martin Building, at the northeast corner of 31st st. A sales and renting department, with 15 brokers, will have offices here in addition to the industrial, insurance and publicity departments.

When Spear & Co. opened their first office in a small room at 63 Bleecker st in 1905, that neighborhood was the centre of the fur district. Tenth st was "away up-town," and the first big lease closed by the firm, which transferred a large cloak and suit firm from Division st to Tenth st, placed the latter firm at the extreme northern limits of the cloak and suit district. In 1908 the office of the firm was moved to Broadway and Washington pl, which was then the centre of the cloak and suit district. In 1914 a move was made to the corner of 13th st, at 840 Broadway.

When the move was made to 840 Broadway, the organization numbered eighteen. The growth of the staff to its present size of 46 persons and the increase of business north of 23d st led to the establishment of the present office at 31st st. The office at 840 Broadway is maintained.

Kenneally Indicted for Extortion

William P. Kenneally has been indicted on a charge of extortion by the Grand Jury, of which Robert Appleton is foreman. Robert P. Brindell, former president of the Building Trades Council, now serving a term in Sing Sing for extortion, was also named in the indictment, which was handed up to Justice Isidor Wasservogel in the Criminal Branch of the Supreme Court.

The indictment alleges that Kenneally and Brindell extorted \$3,000 from Saul Blickman on February 21, 1920, when Blickman was erecting a building on Nelson av, Brooklyn. The evidence was submitted to the Grand Jury by Deputy Attorney General Timothy N. Pfeiffer and Assistant District Attorney Stanley M. Richter. The indictment was a result of information obtained by the Lockwood Committee.

Mortgage Loans

Edwards, Dodwney & Richart, in conjunction with Frank Sullivan, placed a loan of \$240,000 for the Twelve John Street Corporation on premises 12-16 John st.

George Milne obtained a loan of \$60,000 for 5 years on the property at Coney Island known as the Jefferson Baths, at 37th st, extending from Surf av to the new ocean front boardwalk now under construction by the city.

New York Title and Mortgage Co. made two building loans, aggregating \$130,000, on the east side of Harrison av, 95 feet south of 180th st, Bronx, to the Poleck-Crause Building Co., Inc., composed of Morris Polky and Bernard Crausman, on two 5-sty and basement brick apartment houses.

George S. Runk placed a mortgage loan of \$17,000 on the 5-sty tenement house at the Southwest corner of 89th st and Av A.

Charles S. Kohler, Inc., as broker, placed a first mortgage loan of \$32,000 on 145 Wadsworth av, a 5-sty and basement brick apartment house, on a plot 37.6x100.

Two building loans aggregating \$250,000 have been made by the New York Title and Mortgage Co. to the Gotham Building Corporation for the erection of two 5-sty apartment houses on the east side of University av, 275 feet north of 190th st. The site measures 250x100. The same company loaned to the Craus-Hart Construction Co. \$80,000 on the plot, 75x100, on the east side of Morris av, 113.7 feet north of Burnside av.

The S. H. J. Building Corporation obtained a building loan of \$100,000 for improving the plot, 75x100, on the north side of 191st st, 74.10 feet east of Aqueduct av, with a 5-sty apartment house.

James Kyle & Sons secured for Haiganoush Chutjian a mortgage of \$20,000 on the premises northwest corner of Second av and 45th st, two 4-sty tenement houses with stores, on a plot 25.5 x100.

The Poleck-Craus Building Co. obtained from the New York Title & Mortgage Co. two building loans, totaling \$130,000, on the plot, 130x100, on the east side of Harrison av, 95 feet south of 180th st, for the erection of two 5-sty apartment houses.

Brooks & Momand placed with the Manhattan Savings Institution a first mortgage loan of \$160,000 on the property at the southwest corner of St. Nicholas av and 186th st; a first mortgage loan of \$110,000 with the Dollar Savings Bank on the two 5-sty apartment houses 976 Tinton av and 987 Union av, Bronx; a first mortgage loan of \$120,000 with the Columbia Trust Co. for the Partos Realty Co. on the southeast corner of 52d st and Madison av; also first mortgage loan of \$120,000 with Republic of Panama on the two 6-sty elevator apartment houses 414-416 West 118th st.

For the erection of a 6-sty elevator apartment house the 71 West Twelfth Street, Inc., representing S. Morrill Banner and Herbert Mitler obtained from S. W. Straus & Co. a building loan of \$290,000 on the property, 87.6x103.3, at 71-77 West 12th st.

A mortgage loan of \$185,000 has been obtained by William J. Diamond from the Franklin Savings Bank on the property, 74.11x126.7, at the southwest corner of St. Nicholas av and 163d st.

SPEAR & CO. leased for clients the store and basement in 799 Broadway to the Greenwald Display and Fixture Co., Inc.; the 2d floor in 11 West 21st st to the Victory Belt Co., Inc.; the 3d floor in 27 East 21st st to J. M. Steinfeld & Bro., men's knitted neckwear; the 8th floor in 230 and 234 West 17th st to the Modern Braid Co.; the 12th floor in 20 East 12th st to Charles Gottlieb & Sons, art engravers; the 3d floor in 48 West Houston st to Silverstein & Kleinman, manufacturers of hats and caps, and with Adams & Co. the 11th floor in 160 Fifth av, northwest corner of 21st st. With the exception of the store and basement this completes the renting of the building.

TANKOOS, SMITH & CO. leased for a client to Drucker & Baltes Co., successors to Drucker

& Co., commercial photographers, for a term of years, the entire 2d floor in 106 West 43d st; also for the Horn & Hardart Co. the 2d floor in the southwest corner of Broadway and 31st st to Louis Angelus.

Manhattan.

South of 59th Street

GREENWICH ST.—Duross Co. sold for the Martin estate to E. A. Schiller 550 Greenwich st, adjoining the southwest corner of Charlton st, a 5-sty stone tenement house with stores, on a plot 27.2x76.6.

34TH ST.—The 211 East 34th Street Realty Corporation (F. J. Callaghan, L. M. Scheubel and I. Cooper) purchased the two 4-sty brick flats with stores at 209-211 East 34th st, both on a lot 25x98.9. The company is represented by Tattano & Gillman, attorneys.

FIRST AV.—Henry Hof sold for a client to A. Cassino 647 First av, adjoining the northwest corner of 37th st, a 4-sty brick tenement house with store, on a lot 24.8½x78.

MADISON AV.—Dwight, Archibald & Perry sold for William D. Kilpatrick and others 301 Madison av, adjoining the northeast corner of 41st st, a 5-sty stone dwelling altered for business, on a lot 24x100.

Better Light, Better Production

Only an increase in the productiveness of machinery and of employees, it is commonly admitted, will bring about normalcy in prices and in trade. Maximum efficiency is needed. Maximum efficiency must be attained. The general public demands to share in the benefits that will result therefrom.

The methods employed in getting that maximum may vary widely with different businesses, excepting only in the proper use of light. Experience has proven that good light in any industry can raise production more than enough to pay the cost. But not that alone. In many instances production has been increased from 10 to 30 per cent. at a cost of from 1.9 to 5.5 per cent. of the pay roll.

The how and the why of all this is not a secret. The explanations and reasons given by the lighting engineer are as simple as they are logical.

Daylight illumination in well lighted factories usually ranges from 10 to 25 foot-candles and near windows, often from 50 to 200 foot-candles. Yet in artificial lighting, most factories employ an intensity of only 3 or 4 foot-candles. The eye, adjusted by nature to daylight, cannot maintain maximum production under such a disparity in light intensities.

Accidents resulting from eye fatigue, shadows and glare often prove serious and costly. Spoilage and inaccuracy, due to improper lighting, cause irretrievable and substantial losses. Labor turnover and discontentedness, too, is often only the effect of "lighting neglect."

Give a serious thought to Better Lighting. Plant, factory and office productiveness cannot reach its maximum point of efficiency until you do.

Our representatives will be glad to make a scientific Foot-Candle Meter Survey of your premises and suggest lighting improvements, if they are found to be necessary, without cost or obligation to you.

The United Electric Light and Power Co.

130 East 15th St., New York.

CO-OPERATION OF RELIABLE BROKERS INVITED

OFFERED

Factory—107,000 s. f., Boro Hall, Bklyn (S)
 Estate—2,300 acres & bldgs.; Catskills (S-E)
 Camp, Hotel, Residence, etc.—Adirondacks (S-E)
 1,000 Acres, Crops, Orchard and Timber in Ala.
 (S)
 Apartment House—\$400,000 in Chicago (S-E)
 60,000 Acres Timber Land in Fla. (S-E)

WANTED

25 to 200 Dry Acres—Bklyn nrby Queens (B)
 Funds for Mortgages in the South (M)
 Factory on R.R. for Sash and Doors—Bklyn-
 Queens (B-L)
 Highway Sites for Gasoline Sta.—G. N. Y. (L)

AMERICAN BUREAU OF REAL ESTATE

All About Real Estate Everything—Everywhere

MODERN 大銀理地產 SYSTEM

18-20 W. 34th St. (Aster-Court Bldg.), New York

Telephones 0396-0397 Pennsylvania

Explanation:—B—Buy; L—Lease; M—Mortgage;

S—Sell; E—Exchange

ALL ITEMS TREATED STRICTLY CONFIDENTIAL

(See Previous Weekly Ads.)

MAX N. NATANSON

BUYS AND SELLS
 IMPROVED
 MANHATTAN
 PROPERTY

170 BROADWAY

Suite 915-919

Cortlandt 7637-7638

Applications wanted for

First Mortgage Loans

(Building and Permanent)

Amounts from \$100,000 up on
 improved property in Greater
 New York.

(Send full details)

The PRUDENCE COMPANY, Inc.

162 Remsen Street

Brooklyn

Member Brooklyn Real Estate Board

Money to Loan on First Mortgage

Joseph T. McMahon

REAL ESTATE and
 MORTGAGE LOANS

188 and 190 MONTAGUE STREET
 BROOKLYN

Main 0834

SPECIAL ATTENTION GIVEN TO
 COLLECTING, RENTING
 AND MANAGEMENT OF ESTATES

Philip A. Payton, Jr.,
 Company

REAL ESTATE AGENTS
 AND BROKERS

New York's Pioneer Negro
 Real Estate Agents

127 West 141st Street

Between Lenox and Seventh Avenues
 Telephone: Audubon 0945

North of 59th Street

69TH ST.—William B. May & Co. sold for cash for Dr. Charles A. Holder the 4-sty and basement brick dwelling 14 East 69th st, on a plot 30x100.5, and held at \$160,000. The purchaser is a well known New Yorker, a client of Douglas Gibbons & Co., who will occupy. This is the second sale of the property by these brokers within a year.

70TH ST.—Pease & Elliman sold for Paul F. O'Neill, 123 West 70th st, a 4-sty and basement stone dwelling, on a lot 20x100.5.

78TH ST.—Julius W. Wahl sold to Laura Meyer the 3-sty and basement brick dwelling on a lot 13.4x102.2, at 212 East 78th st.

78TH ST.—James H. Cruikshank resold through E. K. Van Winkle to Gomer D. Reese 142 West 78th st, a 4-sty and basement brick and stone dwelling, on a lot 17x102.2.

81ST ST.—M. H. Gaillard & Co. sold for a client of Stoddard & Mark, attorneys, the 4-sty and basement brick dwelling 143 West 81st st, on a lot 19x102.2. The purchaser, Mrs. A. Baranie, will occupy the house after alterations are completed.

88TH ST.—Froman & Taubert sold for Tat-tie Walner 154 East 88th st, a 5-sty brick tenement house, on a lot 25.6x100.8½, adjoining the southeast corner of Lexington av.

95TH ST.—Malcom E. Smith, Inc., sold for the John Ryan estate the 3-sty and basement brick dwelling, 126 East 95th st, on a lot 18x100.8½, to Chester J. Byrns of the Joseph P. Day organization.

100TH ST.—Pierre & Golden Co. sold to Annette and Gladys Hoffman for the estate of Fannie Dryfoos the 5-sty bk American basement dwelling at 307 West 100th st, on a lot 18x100.11, which had been owned and occupied by the Dryfoos families since 1905.

102D ST.—Philip Goldberg resold to G. Cappella 166 East 102d st, a 4-sty stone tenement house, on a lot 20x100.11.

105TH ST.—James H. Cruikshank resold to Bertha Fischer 216 East 105th st, a 2-sty and basement stone dwelling, on a lot 16.6x100.11.

109TH ST.—Abraham Saffir sold for the Pompey Realty Co. the 4-sty and basement stone dwelling 84 East 109th st, on a lot 17x80.10.

114TH ST.—Manhattan & Bronx Co. sold for the Ubricco Realty Co. to Filomena Zaccollino 431 East 114th st, a 4-sty brick tenement house, on a lot 25x100.11.

116TH ST.—Manhattan & Bronx Co. sold to F. & N. Maffel 207 East 116th st, a 5-sty brick tenement house with store, on a plot 30x100.11.

125TH ST.—Fitzpatrick Realty Co. sold for the Maseba Realty Co. 254 East 125th st, a 5-sty brick tenement house with stores, on a plot 30x100.11.

126TH ST.—Herman Miller sold to Morris Loest 49 West 126th st, a 3-sty and basement stone dwelling, on a lot 18.9x99.11.

127TH ST.—May B. Cary sold to Anton Wlenola the 3-sty and basement stone dwelling, on a lot 18.9x99.11, at 35 West 127th st.

128TH ST.—Shaw, Rockwell & Sanford sold for Dr. Walter M. Seward to an operator 215 West 128th st, a 3-sty and basement stone dwelling, on a lot 16.8x99.11.

129TH ST.—James H. Cruikshank resold through George R. Thompson to Jacob Vreen, 222 West 129th st, a 3-sty and basement stone dwelling, on a lot 17x99.11.

130TH ST.—Porter & Co. sold for Gesa Weiss to Jacob Goodman 260 West 130th st, a 3-sty and basement brownstone dwelling, on a lot 16x99.11.

135TH ST.—Coughlan & Co., Inc., sold for the University Investing Co. 5-sty brick apartment house, on a plot 40x99.11, at 525 West 135th st.

137TH ST.—Mrs. Ida C. Hunt of St. Etienne, France, bought 178 West 137th st, a 5-sty and basement stone apartment house, on a lot 25x100. Louis W. George was the broker.

138TH ST.—The Children's Aid Society, whose west side school is at 417 West 38th st, purchased from Isaac B. Miller the buildings, with stores, on plot 50x98.9, at 411 and 413 West 38th st. The sale is recorded.

143D ST.—Frederick Brown resold to a client of J. Romaine Brown Co. 516-518 West 143d st, a 6-sty elevator apartment house, known as the Bellefonte, on a plot 100x99.11, having accommodations for 36 families. Mr. Brown recently purchased the property from E. L. Felt.

144TH ST.—Slawson & Hobbs, sold through C. C. Hall for the Balden Realty Co., Inc., Louis C. Balsam secretary, to Abraham Crosney, the Sylvia, 560 West 144th st, adjoining the southeast corner of Broadway, a 6-sty brick apartment house, on a plot 100x99.11, housing 42 families and held at \$240,000.

150TH ST.—Charles A. Du Bois sold for Hugh L. Roberts to Mrs. Mollie Mandelbaum 520 West 150th st, a 3-sty and basement stone dwelling, on a lot 16x99.11.

170TH ST.—Joseph Keenan, with Charles Berlin, sold for Charles A. Strauss to the Michelman Realty Co. the Exeter, a 5-sty and

basement brick apartment house, on a plot 50x100, at 705 West 170th st.

172D ST.—Nehring Bros resold for M. Feln 580 West 172d st, a 5-sty and basement brick apartment house, containing 25 apartments, on a plot 62.6x95. It was held at \$110,000.

AMSTERDAM AV.—Stebbins Realty and Construction Co., Inc., purchased from the estate of Moses J. Wolf and the estate of Emanuel Heilner 1456 Amsterdam av, a 5-sty brick apartment house with stores, on a lot 25x100, and resold the same to Isadore Wertheimer, through Louis Wetzler, broker.

CLAREMONT AV.—Mrs. G. H. Heimer sold through Pease & Elliman and Joseph P. Day, to Joseph G. Abrahamson, operator, 181 Claremont av, a 6-sty brick elevator apartment house, on a plot 50x100. It was owned by the seller for 25 years.

COLUMBUS AV.—Hall J. How & Co. sold for the James O'Shea estate 621 to 627 Columbus av, northeast corner of 90th st, four 5-sty cold water flats, with stores, on a plot fronting 100.8 feet on the avenue and 66.8 feet on the street. The property had been in possession of the selling family for more than 20 years and was held at \$150,000. The new owner is the Zilmaur Realty Corporation, representing Nathan Wilson.

EDGECOMBE AV.—Manport Realty Co. sold to the Moton Realty Co., Inc. 281 Edgcombe av, overlooking Colonial Park, a 6-sty brick elevator apartment house, on a plot 129.11x100. It houses 48 families.

FIFTH AV.—The 7-sty apartment house, 50x100, at the southeast corner of Fifth av and 127th st, has been purchased by Nettie V. Moyse from Rosa Hoffman through J. L. Moyse, president of the Rosalind Realty Co. The property was held at \$150,000.

FIRST AV.—The two 4-sty stone flats with stores, at 1632-1634 First av, southeast corner of 85th st, have been sold by the Lesser Furniture Co. to an operator. The property was scheduled to be sold at auction at the stand of Arthur C. Sheridan in the Vesey st salesroom.

127TH ST.—A. Greenberg sold to Nettie V. Moyse 145-147 West 127th st, a 6-sty and basement brick apartment house, on a plot 50x99.11.

LENEX AV.—Abraham Saffir, in conjunction with Louis Block Co. resold for Simon Bernstein 151 Lenox av, a 5-sty brick flat with store, on a lot 20.13x75.

PLEASANT AV.—Carmela Sisca sold through the Manhattan & Bronx Co. to Luigi Sava 343 Pleasant av, adjoining the northwest corner of East 118th st, a 3-sty and basement brick dwelling, on a lot 20x88.

SECOND AV.—Oscar D. & Herbert V. Dike sold for the Haedec Realty Co. 1881 Second av and 235 East 97th st, northwest corner of the two thoroughfares, a 5-sty brick tenement house with stores, on a lot 24.11x100.

ST. NICHOLAS AV.—Olivia E. Lapland sold to Adeline Hancock 953 to 957 St. Nicholas av, southwest corner of 158th st, three 3-sty frame dwellings, on a plot 51.9x62x irregular.

TEUNISSEN PL.—Mary T. Masterson sold to Laura M. Morgan the vacant lot, 25x100, on the southeast side of Teunissen pl, 75 feet north-east of Leyden st, Inwood.

THIRD AV.—A. V. Amy & Co. sold for the estate of Marie R. Rogers the 5-sty flat, with stores, at 1311 Third av, northeast corner of 75th st, on a plot 27.6x105, to Raphael Korn. The property was held at \$40,000.

THIRD AV.—Marie L. Maseman sold to B. Frankel 2047-2053 Third av, northeast corner of 112th st, four 5-sty brick tenement houses with stores, on a plot 101.1x66. Also 203 East 112th st, adjoining, a 5-sty brick flat, on a plot 34x100.11.

WEST END AV.—Le Roy Coventry sold for Elizabeth Rothschild the 5-sty brick American basement dwelling, on a lot 23.6x100, at 471 West End av. The two top floors have been converted into a large studio. The house contains an electric elevator and was held at \$75,000.

WEST END AV.—Adolph Meyer sold for the Bondyx Realty Co., to the Hamilton Holding Co., William Prager president, 617 West End av, a 4-sty dwelling on a lot 22x10, adjoining the southwest corner of 90th st. This house with 619, the immediate corner in which the purchasers are interested, now gives them a plot, 44x90 which it is their intention to improve with a 14-sty apartment house, having one apartment to a floor.

Bronx

BECK ST.—Estate of Nathan Hutkuff sold 885 Beck st, northeast corner of Intervale av, a 5-sty brick apartment house with stores, on a plot 115x81.8x25x100.

KELLY ST.—Tobie Exelbirt sold to Julius Rosenblatt 887 Kelly st, a 4-sty and basement brick flat, on a plot 33.3x100.

175TH ST.—Rogers & Beckman bought 723 East 175 st, a 4-sty and basement brick flat, on a plot 30x90, adjoining the northwest corner of Clinton av.

BELMONT AV.—George J. McCaffrey, Jr., sold for Stephen McBridge the southeast corner of Belmont and Tremont avs, a vacant plot front-

ing 200 feet on Belmont av and 58 feet on Tremont av.

BELMONT AV.—Benenson Realty Co. sold to a client of Abberly & Bryde, attorneys, 1804 Belmont av, northeast corner of 175th st, a 5-sty and basement brick apartment house with stores on plot 50x100, housing 25 families and renting for \$12,500. The holding price was \$85,000.

BURNSIDE AV.—Irving Judis purchased from the Hudson Builders Corporation the northeast corner of Burnside and Harrison avs, a vacant plot, 189x100x irregular. Plans are being prepared for a 2-sty business building.

CLAY AV.—Schwab & Co. sold for A. J. Schwartzler 1100 Clay av, a 5-sty and basement brick apartment house, on a plot 89x80, adjoining the northeast corner of 166th st.

DAVIDSON AV.—Ennis & Sinnott purchased through W. D. Morgan the vacant plot, 90x180, at the southeast corner of 183d st and Davidson av, from Ernest C. Romane.

DECATUR AV.—Benenson Realty Co. bought the vacant plot, 49x100, on the east side of Decatur av, 105 feet south of 155th st, for improvement with stores.

EAGLE AV.—Samuel Hengber sold to Harry Gilman 899 Eagle av, a 4-sty and basement brick flat, on a lot 18.7x100.

GRAND AV.—The 2443 Grand Avenue Corporation (M. Solomon, G. Horner and B. Seidman) has been formed to take over the 2½-sty frame detached dwelling, on plot 50x111, at that address, which Samuel Barkin purchased recently for improvement with stores.

INTERVALE AV.—Samuel Kaplan sold for the Maxlip Realty Co. 995 Intervale av, a 5-sty apartment house, containing 26 apartments, on a plot 50x100.

PROSPECT AV.—Bronx Community Corporation (John J. Tully, president), purchased through Alexander Selkin and David Mintz the vacant plot 75x100, on east side of Prospect av, 98 feet, south of 169th st, upon which they will erect stores and a market.

MAPES AV.—The Manport Realty Co. purchased from Antonio Sava the northwest corner of Mapes av and 181st st, a 5-sty apartment house, 47x95, containing 18 apartments and 3 stores. Max Gold was the broker.

MELROSE AV.—Cahn & Cahn sold through Alfred E. Schaefer to Elsie Schneider 734 Melrose av, a 4-sty brick double flat with store, on a lot 25x92.5, adjoining the southeast corner of 156th st.

RIVERDALE.—The trustees of the Presbyterian Church of Riverdale on Hudson have purchased through George Howe the residence of Louis H. Robinson, on Mosholu av, Riverdale on Hudson. The property will be used by the assistant to the present pastor, Dr. Robert McKenzie, now occupying the pulpit of the Riverdale Presbyterian Church.

SHAKESPERE AV.—Charles B. Van Valen, Inc., sold for the Skandia Building Corporation, Oscar Pedersen, president, the new 5-sty apartment house 1382 Shakespere av, on a plot 50x95.

SOUTHERN BOULEVARD.—William J. Gabel sold for the Prellwitz estate the vacant plot fronting 115 feet on Southern boulevard and running 235 feet through to Mapes av, where it has a frontage of 127 feet. It is 78 feet south of 182d st. It is the first sale of the plot since 1868. The buyer will improve the plot.

THIRD AV.—William F. A. Kurz resold for Charles Siegel Levy 3539 Third av, a 3-sty and a 2-sty frame building with store, on a lot 25x105. This property was purchased by Mr. Levy, together with the two adjoining properties at 3525-3527, last month from John J. Heintz.

THIRD AV.—The 2725 Third Avenue Corporation (N. and M. Weiss and M. Cohn) has been formed to take over the 1 and 2-sty buildings, 58.5x100, at that address, southeast corner of 145th st.

THIRD AV.—The estate of Judge John J. Brady, sold through J. Clarence Davies the northwest corner of Third av and Lorillard pl, a 1-sty building, 51x123, containing 7 stores.

TINTON AV.—Dora Gottlieb sold through William Korne 708 Tinton av, a 3-sty and basement frame 3-family house, on a lot 18.8x85.2.

UNIVERSITY AV.—Harry Cahn sold through M. Davis to J. Zehngebot the vacant plot 75.6x127.8xirregular, on the east side of University av, 256 feet north of Featherbed la. The buyer is preparing plans for a 5-sty apartment house on the site.

VALENTINE AV.—Shaw, Rockwell & Sanford sold for B. Nieberg the vacant plot, 124x102, at the northeast corner of Valentine av and 196th st, to a builder, for immediate improvement with a 5-sty apartment house.

VALENTINE AV.—Oscar Rosenbaum sold to Jacob Klein the 5-sty and basement brick apartment house, 90.1x38.1x irregular, at 2801 Valentine av, southwest corner of 197th st.

WASHINGTON AV.—Stehl estate sold to Mrs. Hedwig Fibrel 945 Washington av, a 6-sty brick apartment house with stores, on a plot 37.5x99.1. It houses 22 families.

WEBSTER AV.—Benenson Realty Co. bought the newly completed 5-sty apartment house at

the northwest corner of Webster av and 204th st, from its builder, a client of Clarence Hutchinson. Containing 7 stores and 30 apartments, the house yields a yearly rental of \$17,500 and was held at \$125,000. The plot is 75x115.

WEBSTER AV.—Clement H. Smith sold for Dr. M. Gieberich the 4-sty and basement brick double flat with stores, on a lot 25.6x100.6, at 2023 Webster av, and resold the parcel to an investor. The same broker sold the vacant plot, 75x118, on the north side of Tremont av, 33 feet east of Vyse av, to Russo Construction Co., who will improve with a taxpayer; and the plot 150 feet on Tremont av, north side, by 300 feet in depth, through to 178th st, 108 feet east of Vyse av.

WEST FARMS RD.—Fred Oppenheimer purchased through H. Gillman from the City Kalamain Co. the new 1-sty garage at the junction of Boone av and West Farms rd, fronting 101 feet on the road by 154 feet on the avenue by 137 feet in the rear.

Brooklyn

STATE ST.—Cruikshank Co. sold for Miss Jessie Ridley to a buyer, for occupancy, 293 State st, a 3-sty and basement dwelling. It is the first sale of the property since 1874. The buyer will make extensive improvements.

SULLIVAN ST.—Realty Associates sold to M. Gavin 194 Sullivan st, a new 2½-sty brick dwelling with garage and driveway.

3D ST.—A. J. Shannon Co., Inc., sold for E. B. Dusenberry to a buyer, for occupancy, 589 3d st, Park Slope, a 3-sty American basement dwelling.

13TH ST.—A. J. Shannon Co., Inc., sold for Mrs. Esther Lupowitz 503 13th st, a 2-sty and basement brownstone 2-family house.

47TH ST.—Edward C. Cerny sold for Mary H. Applegate to a client, for occupancy, the 2-sty and basement brownstone dwelling 445 47th st, on a lot 20x100.

77TH ST.—Frank A. Seaver & Co. sold the plot of 5 lots on the north side of 77th st, 229 feet east of Fifth av, Bay Ridge, for T. S. Bogart to a builder for improvement.

79TH ST.—Bulkeley & Horton Co. sold for Donald Dunbar to a buyer, for occupancy, 102 79th st, Bay Ridge, a 2½-sty frame detached dwelling, on a plot 60x122.

EAST 19TH ST.—I. N. O. Realty Co. sold through Bulkeley & Horton to a buyer, for occupancy, 1521 East 19th st, Flatbush, a dwelling on a lot 20x100.

EAST 35TH ST.—Knox Realty Co. sold for Charles Ebetsch 789 East 35th st, a frame dwelling in course of construction.

CHURCH AV.—McInerney-Klinck Realty Co. sold for John Wilkens 1821 Church av, a 3-sty brick and stone apartment house with store, on a lot 20x100.

COLONIAL RD.—Senior & Allan, Inc., sold through Kruse & Abramson to the Ruge Construction Corporation the plot, 100x109, at the northwest corner of 81st st and Colonial rd, Bay Ridge. The purchaser will erect three dwellings.

GATES AV.—Farmers Loan & Trust Co., as

\$6,465,000

Since Jan. 1, 1922

we have placed the
above amount on

FIRST MORTGAGES

Our clients are now
actively in the mar-
ket for good loans.

Hughes & Hammond

34 Pine Street

Phone John 4168

An Opportunity For Real Estate Salesmen

We will make a liberal arrangement with really high grade men who can place contracts for a fuel saver sold with a positive guarantee to save 25% in coal, and now endorsed by banks and hundreds of users in Greater New York. For particulars apply

ROYAL BURNALL FUEL SAVER, Inc.
140 NASSAU STREET NEW YORK

NINE POINTS OF THE LAW

Possession may be nine points of the law, but nine are not enough to make real estate titles salable. You must have all ten points—a title not open to dispute. Don't be satisfied because your possession is not questioned. Insure: our policy will satisfy everybody that your title is as good as it looks.

LAWYERS TITLE & TRUST CO.

160 Broadway, New York
188 Montague Street, Brooklyn
44 Court Street, Brooklyn

367 Fulton Street, Jamaica, N. Y.
363 East 149th Street, New York
1354 Broadway, Brooklyn

160 Main Street, White Plains, N. Y.

NIEWENHOUS COMPANY, INC.

We specialize in Financing, Planning and Erect-
ing Legitimate Building Operations
on a 60% Loan Basis.

Commission Moderate. 316-318 East 161st Street
Telephone: Melrose 1694-1695 New York City

Covers 27 States

— DODGE REPORT SERVICE — Established January 1, 1892

Know Your Market

The most productive sales campaigns of today are being based on actual knowledge of consumers' immediate needs.

Dodge Report Service offers the most efficient method of obtaining the live information essential to the planning and execution of a sales campaign in the construction field.

The cost of complete news service is about 4 cents for each project that goes ahead. A specially selected service to meet your requirements can be arranged for.

Use Dodge Reports to get into contact with your present and future market.

THE F. W. DODGE COMPANY

Have your stenographer fill out this form and mail to our New York office

WE ARE NOT OBLIGATED BY MAILING THIS FORM

THE F. W. DODGE CO.1922

Gentlemen:—We are interested in learning more about your Daily Construction Report Service for the increasing of sales in our line of business.

We operate in the following states:.....

.....

Name.....

Address.....

Business.....

Offices of

The F. W. Dodge Company

Boston - - - - 47 Franklin Street
 New York - - - 119 West 40th Street
 Buffalo - - - 409 Niagara Life Building
 Philadelphia - - 1821 Chestnut Street
 Pittsburgh - - - Bessemer Building
 Cleveland - 920 Citizens Bank Building
 Cincinnati - - - 301 Gerke Building
 Detroit - - - 860 Penobscot Building
 Chicago - - - 131 No. Franklin Street
 St. Louis - 600 Title Guaranty Building
 Minneapolis - 407 South Fourth Street

trustee, sold 270 Gates av, a 4-sty brick English basement dwelling, on a lot 17.10x76.

AV I.—Knox Realty Co. sold for a client to a buyer, for occupancy, 3703 Av I, a frame and stucco dwelling.

OCEAN PARKWAY.—J. Lacov sold for David Schlien 941 Ocean parkway, a 12-room furnished detached dwelling and a 3-car garage, on plot 80x150, to Louis Goldberg.

NEW UTRECHT AV.—Meister Builders, Inc. sold to Vincent Giglio, tenant, the 2-sty brick double flat with stores, on a lot 22x100, at 7407 New Utrecht av.

NOSTRAND AV.—McInerney-Klinck Realty Co. sold for a client 565 Nostrand av, a 3-sty brick and stone apartment house with store, on a lot 20x100.

ST. CHARLES PL.—Wilhelmina Mundy sold to a buyer, for occupancy, 21 St. Charles pl, a 2-sty and basement brownstone 2-family house.

TROY AV.—William P. Jones sold for John W. R. Smith to John H. Bordes the vacant plot, 40x100, on the west side of Troy av, 97 feet north of Glenwood rd.

Queens

EDGEMERE.—Lewis H. May Co. sold for Clara J. Tomlinson the Hotel Strand at Edgemere to Mrs. Messner. The property is on the north side of Lewmay rd, and facing the ocean at Beach 31st st. It comprises a 50-room modern seashore hotel, on a plot 100x100. The purchaser recently conducted the Hotel Shelburne and Hotel Coronado at Edgemere, L. I. Improvements, consisting of steam heat, interior decorations and refurnishings, will be made to the premises, and the hotel will be occupied as an all-year round hotel. The property was held at \$65,000.

FAR ROCKAWAY.—H. Frankfort sold in Far Rockaway for Hyman, Hartstein & Stern to L. A. Lifshitz the block front on the south side of Plainfield av, from Central av to Broadway, together with the two buildings thereon. The purchaser plans to erect a large hotel on the Broadway front.

FAR ROCKAWAY.—Lewis H. May Co. resold for the Bethlehem Engineering Co., Floyd Brown, president, the northeast corner of Broadway and Oak st, Far Rockaway. This parcel is part of the McKenna estate property taken in exchange for the apartment, 136 West 75th st, Manhattan. Property consists of colonial dwelling on 35 lots and was purchased by the T. & G. Realty Corporation, Peter Tessler, president. The property was held at \$50,000.

FLUSHING.—J. Albert Johntra sold for Frank B. Anderson, of Jamaica, the two 2-family houses 64 and 66 Farrington st, Flushing, to Emanuel Ross, of Los Angeles, Cal. Each house stands on a plot, 50x130 feet. Mr. Ross will occupy one of the apartments.

JAMAICA.—Jamaica Council, Knights of Columbus, purchased the vacant plot, 100x100, at the southeast corner of Shelton and Herriman av, Jamaica, adjoining the present property, 25x100, on which the Jamaica Council has a club house. The council plans to erect a community club house and gymnasium. The purchase price of the corner property is said to have been about \$20,000.

RECENT LEASES.

Leases a Fifth Ave. Building

L. A. Lifshitz, Inc. leased to Bernard M. Liebman, for a term of 15 years, the 4-sty and basement stone building with store, 26x100, at 146 Fifth av, adjoining the Methodist Book Concern building. The annual net rental is \$1,500.

New Chain Stationery Store

James S. Anderson & Co. leased for the 36-40 John Street Corporation to the Stationery Products Stores Co. the large store and basement in 40 John st, for a term of years. It is the first of a chain of stationery stores which will be opened by this newly formed company in prominent New York city locations.

Jewelers Go Uptown

Oscar Heyman & Bros. Company, platinum jewellers, of Nassau st, leased an entire floor in the Banks building, 58-64 West 40th st, for a term of years. The lease was closed by Frederick Fox & Co., Inc. in conjunction with the Loton H. Slawson Co.

Investors Make Long Lease

Charles F. Noyes Co. leased for Anton L. Trunk 1 Platt st, a 5-sty and basement building with electric elevator and steam heat, on lot about 20x85, to Adams, Groosbeck Co. for a term of 21 years, at an aggregate rental of approximately \$85,000. The tenant pays taxes, assessments, repairs and insurance. Mr. Trunk recently purchased the property through the same brokers in the auction room. He also obtained, through the Noyes Co., a loan of \$20,000. Mr. Trunk will hold the property for investment. Title to the premises will be taken by the same company that holds for Mr. Trunk the property

359 Broadway and 71-73 Franklin st, which Mr. Trunk also purchased a short time ago for investment.

Store Lease in Penn Zone

Tankows, Smith & Co. sub-leased for the Schulte Cigar Stores Co. to Spiros Batistatos and Andreas Farandatos, the large street level store on West 34th st, adjoining the southeast corner of Seventh av. The lease is from June 1, next, for a term of years, and the lessees will conduct a flower and fruit business there.

Lease Space in Central Zone

More than one-half of the largest floor in the Liggett Building, northeast corner of 42d st and Madison av, has been leased to the Commercial Investment Trust, Inc., for a term of years dating from April 1, next.

A Good Downtown Lease

Charles F. Noyes Co., H. E. White and Manning & Trunk leased for Weber & Heilbroner the entire 3d floor of 8,000 square feet in the new Weber & Heilbroner building, northeast corner of Nassau and John sts, to National Recreation Inc., Frank A. Dwyer, president, of 398-406 Fulton st, Brooklyn, for the conduct of Downtown New York's De Luxe Billiard Academy, the equipment and appointments for which will represent an investment of approximately \$100,000. The lease is for a term of 15 years, at an aggregate rental of approximately \$250,000.

New Site for Branch P. O. Leased

A new post station for the Washington Bridge post office is to be built as the result of a combined selling and leasing transaction affecting the plot, 65x80, on the north side of 182d st, 60 feet east of St. Nicholas av. The property was sold by George Ehret to Francis B. Robert, who in turn has leased the plot to the Government for a term of 21 years at an aggregate rental of about \$300,000. As part of the deal

MONEY TO LEND ON BOND & MORTGAGE

LAWYERS MORTGAGE Co.

Capital and surplus \$9,000,000

59 Liberty Street, New York

184 Montague St., Brooklyn

4 Herriman Avenue, Jamaica

MRS. GERRIT SMITH

Member Real Estate Board of New York

42 EAST 40th STREET

CITY DEPARTMENT

APARTMENTS AND HOUSES

SOUND SHORE PROPERTY A SPECIALTY

MONEY TO LOAN

on-Mortgages

Building Alterations

Leaseholds

Building Loans

BROKERS PROTECTED

Sterling Mortgage Company Inc.

135 Broadway, New York

TELEPHONE RECTOR 1228-9447

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 25c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

PROPOSAL

NOTICE TO CONTRACTORS: Sealed proposals for Construction, Heating, Sanitary and Electric Works, Assembly Hall and Bakery Building at the Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock p. m. on Wednesday, March 22, 1922, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contracts within thirty (30) days after official notice of award of contract, and in accordance with the terms of Specifications Nos. 3837, 3838, 3839, 3840, 3841, 3842, 3843 and 3844. The right is reserved to reject any or all bids. Drawings, specifications and blank forms of proposal may be consulted at the Manhattan State Hospital, Ward's Island, N. Y.; at the New York Office of the Department of Architecture, Room 618, Hall of Records Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings, specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon

the deposit of a certified check in the sum of \$10.00, made payable to the State of New York, for each set of plans and specifications, which check will be returned if plans and specifications are returned in good condition to the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

L. M. FARRINGTON,
Secretary, State Hospital Commission
February 16, 1922.

SITUATIONS WANTED

RELIABLE MAN desires position with first class firm or individual. Limited experience in realty matters. 15 years' practical banking and investment experience. Box 865, Record & Guide.

MAN, with twelve years' experience as architectural draftsman and construction superintendent with prominent New York architect, seeks position with responsible organization. Would be interested in organization, distributing or advertising building materials, locally or nationally. Box 866, Record & Guide.

WANT AND OFFER

WANTED.

Will pay 25 cents for copies New York edition of Record & Guide of October 29, 1921. L. W. M. Record & Guide.

Mr. Robert has contracted to start immediately the erection of a building which the post office can occupy by next October. S. & D. Cooper and John Hill were the brokers. Schmidt & Donahue represented Mr. Ehret.

The Washington Bridge Station is now at Amsterdam av and 180th st, but its accommodations are too cramped for the business in the district. Its removal to the new location is part of the Post Office Department's program for modernizing the branch offices in various sections of the city.

A Large Yorkville Lease

George S. Runk leased for the Cunningham estate the 7-sty and basement loft building, 50x100, at 438-440 East 91st st. The lessee will occupy the entire building and has leased same for a term of years.

Columbus Ave. Corner Leased

L. A. Kissling leased for the estate of Daniel Buckley 900-906 Columbus av, two 5-sty buildings, on a plot 62x100, northwest corner of 104th st. The term is 20 years, at an aggregate rental of \$500,000. The Campus Restaurant long occupied the property.

Lease Floor in Heckscher Building

Consolidated Cigar Corporation leased through Cushman & Wakefield the 17th floor of the Heckscher building, Fifth av and 57th st, for a term of more than 19 years, at a reported aggregate rental of about \$400,000. The lessee has 25 factories in various parts of the country. The offices in the past have been at 81st st and East End av.

Lease Large Loft Space

M. & L. Hess leased for a client to the Mun-singwear Corporation the 9th floor, containing 17,500 square feet, in 114-120 East 23d st running through to 115-119 East 22d st, for a term of years.

Lease Corner to Remodel

Frank L. Fisher Co. leased for Simon M. Barber to Leonard Hardy, for a term of 21 years 655 Lexington av, southeast corner of 55th st, a

4-sty and basement stone dwelling 20x63. The lessee will make extensive alterations and will install stores and small apartments.

Lease a Bronx Factory

P. M. Clear & Co. leased for the Autopiano Co., Inc., the 5-sty and basement building, on plot 100x117, at the northeast corner of Jackson av and 140th st, to Albert Oliver & Son, Inc., for a term of years. The new tenants will occupy the building for the manufacture of fireproof building material.

AMES & CO. leased for Louis Kovner store at 506 Sixth av to Kraft & Brownell, who will install in the store the first wireless department store. They will also handle automobile accessories. The lease is for a long term of years, at an aggregate rental of \$70,000.

ADAMS & CO. leased for the Alcourt Realty Co. a floor containing 10,000 feet, in 48-54 West 95th st, to T. Klipstein, for a term of years, at an aggregate rental of \$50,000; for M. & L. Hess a floor in 22-25 West 27th st to Alper & Shultz, and for the Massachusetts Chocolate Co. the store and basement in 412-414 Lafayette st to the Empire State Paper Co.

GEORGE H. CORTH, in conjunction with Frederick Fox & Co., leased for a client to the Xelus Auto Trunk & Specialty Corporation the 2d loft in 54-58 East 9th st, for a term of 3 years.

ROBERT E. FARLEY ORGANIZATION leased through Cushman & Wakefield, Inc., offices in the Canadian Pacific Building for a long term. The Farley Organization maintains several offices in the New York suburbs, with its present main office at 12 East 44th st, and will take possession of its new offices in the Canadian Pacific building on May 1.

W. L. FLEISHER CO., engineers, leased from Joseph Marcus the 2-sty brick building, 50x150, on South Washington pl, near the Bridge plaza, Long Island City, for a term of years. It will be used as a warehouse and experimental laboratory.

A. A. HAGEMAN leased the north store in 616 Sixth av to David H. Gottlieb.

A. A. HAGEMAN leased for Jacobson & Gluckman store No. 4 in the Rialto building, 552-554

Seventh av, to B. Preiss; also, leased the 3d loft in 21 West 39th st to Theodore Seydel, and leased the store in 500 Sixth av to Salvatore Ragusa, and the third loft in 59 West 30th st to King Bros., button works.

M. & L. HESS, INC., leased the 7th floor in 135 Fifth av to Charles Josephson, raincoats; the 6th floor to Croetzinger Bros., and the 5th floor to Bert Levi; the 2d floor in 134 West 31st st to the T. M. F. Dress Co.

HENRY HOF leased for Arthur J. Relser 153 East 38th st, a 3-sty brick loft building, 20x98.9.

HENRY HOF leased for clients to M. Oxman the store in 647 First av; and to the C. M. Art Furniture Co. the 1-sty garage, 125x98.9, at 239 East 41st st, for a term of years.

S. M. HIRSCH & CO. leased the 9th floor in 229-239 West 36th st to Leo Friedrich, for a term of 5 years, with a 5-year renewal privilege, making a total rental of \$180,000; also, leased for M. & L. Hess the 11th floor in 34-36 West 32d st to Melman Bros.

D. KEMPNER & SON, INC., leased to the Remington Arms Co., Inc., a large space on the 6th floor of the National City Annex Building. The Remington Co. will use the premises as the New York sales office in connection with the distribution of cash registers which this organization will manufacture in the plants now producing fire arms and ammunition. The space consists of the entire 42d at wing of the building and is taken under lease for a term of years. H. C. Kopp & Co. represented Joseph Zubow, owner of the building.

JAMES KYLE & SONS leased for Ottinger Bros. the store in 57 East 59th st for a term of 5 years, the premises to be occupied as a bookstore.

LEVIN & HARRIS, INC., leased for the Krim Realty Co. a store in the building southwest corner of Greenwich and Rector sts, to Albert Simon, for a term of years, at an aggregate rental of \$12,000; also a store in 15-17 Rector st to Lisa Embroidery Co., for a term of years.

ESTATE OF L. NAPOLEON LEVY leased to Levy Bros. 2938 Third av, Bronx, a 5-sty apartment house with store, for a term of 15 years, at an aggregate rental of \$127,500. The lessees

MEMBERS REAL ESTATE BOARD OF NEW YORK

ADAMS & CO., INC.

Real Estate
170 5TH AVE. Tel. Gramercy 3854
SPECIALIST IN BUSINESS PROPERTY

ALEXANDER BALTER

REAL ESTATE & INSURANCE
Management of Property a Specialty
152 W. 42nd St., Knickerbocker Bldg. Bryant 2042-3

BAUER, MILBANK & MOLLOY, INC.

REAL ESTATE

51 East 42nd Street Murray Hill 1936

CUSHMAN & WAKEFIELD, INC.

RENTING AND MANAGEMENT OF
BUSINESS BUILDINGS

50 EAST 42d ST. Murray Hill 7820

ALFRED P. COBURN

Real Estate—Appraisals—Insurance
Management of Estate a Specialty
159 W. 72nd ST. Phones: Columbus 4356-2548

CUSACK COMPANY

Real Estate and Insurance Brokers
Specialists in West Side Properties
176 WEST 72nd STREET
Telephones: Columbus 6947-8179

CHAS. A. DUBOIS

REAL ESTATE
3551 BROADWAY
At 146th St. Established 1894

DUNLAP & LLOYD

INCORPORATED
Real Estate—Insurance
80 GROVE STREET Phone Spring 5518

ROYAL SCOTT GULDEN

REAL ESTATE, FIFTH AVE. SECTION
680 FIFTH AVENUE Phone: Circle 8315

CHARLES G. KELLER

Real Estate and Insurance
109 WEST 23RD STREET
Watkins 5336

ALBERT E. KELLY

Successor to Fredk. A. Booth
REAL ESTATE AND INSURANCE
50 Union Square Tel. Stuyvesant 1125

T. H. KELLEY

Specialist in Fordham Heights Property
158 East 138th St., at Grand Concourse
Phone Fordham 2509

J. P. & L. A. KISSLING

Sales—Management—Appraisals
896 8TH AVE., NEAR 54TH ST.
Established 1870 Circle 0591 to 5

H. C. KOPP & COMPANY

Specialists in Retail Store Locations
MANAGEMENT and BROKERAGE
402 Madison Avenue Vanderbilt 4900

ROBERT LEVERS

Real Estate—Insurance
THE KNICKERBOCKER, 152 West 42nd Street
Uptown Office: 376 Lenox Avenue. Phone Connections.

HIRAM RINALDO

Specializing in the Sale and Leasing of
East Side Property
230 GRAND ST. Bowery Bank Bldg.

GEORGE S. RUNK

REAL ESTATE BROKER
Mortgage Loans—Management
1252 LEXINGTON AVENUE

SCHINDLER & LIEBLER

Real Estate and Insurance
Rhinelander 6122 1393 THIRD AVE., at 79th St.

SEAMAN & PENDERGAST

RENTALS—SALES—MANAGEMENT
RESIDENTIAL PROPERTIES
542 FIFTH AVENUE Vanderbilt 1309

Manhattan Office Bronx Office
1 WEST 125th STREET 1972 JEROME AVENUE
Tel. Harlem 8400 Tel. Connection

SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE
Successors to
SHAW & CO.

MALCOLM E. SMITH, INC.

Real Estate Agents and Brokers
185 MADISON AVE. Vanderbilt 7393

COMMERCIAL PROPERTY MANAGEMENT

Rentals—Sales—Appraisals
Insurance

Spear & Lee
REAL ESTATE

840 BROADWAY NEW YORK
Stuyvesant 0627

JACOB J. TABOLT

REAL ESTATE
558 EIGHTH AVE. Phone:
Above 37th St. Fits Roy 1386

WHITNEY-FOSTER CORP.

Real Estate Administrator
150 WEST 72nd ST. Columbus 6409

will make extensive alterations to the first two floors and use them for their business. Harold L. Lewis and Moore, Schutte & Co. were the brokers.

LIBERTY MUTUAL INSURANCE CO. leased for a term of years a large part of the 16th floor in the Liggett Building, 42d st and Madison av, through Albert B. Ashforth, Inc., to be occupied from March 1, 1922.

A. L. LIBMAN, INC. leased to Barry Loewe, interior decorator, for a term of 5 years, at an aggregate rental of \$30,000, the west half of the 3d floor of 28-30 West 57th st, owned by the 28-30 West 57th Street Corporation, Arnold Rothstein, president.

A. L. LIBMAN, INC., leased, for clients, in the 7-sty recently erected store, loft and office building at 23-30 West 57th st: The 6th floor east to Curry, Pauline & Keerl, women's apparel; 2d floor east to Pierre Hairdresser, Inc.; 2d floor west to Adele Gray Shop, Inc.; 5th floor west to Gail T. Brown, architect; 7th floor west to Eisinger & Greenberg, furriers. All of these leases are for a term of 5 years, and negotiations are under way for leases in other portions of the building.

LINCOLN TRUST CO. leased through Clinton H. Booth the 4-sty and basement stone building 30 East 53d st, adjoining the southeast corner of Madison av, for a long term of years.

JOSEPH F. LIPPE leased the store and basement in 1608 Broadway to Parker & Diemer, Inc., for a term of years, at an aggregate rental of about \$250,000.

J. K. MOORS leased the store in 327 West 57th st for Dr. Henry Moeller, for a term of years, to the Barnes Foundry Co., as a stock and salesroom for motor parts, etc.

H. L. MOXLEY & CO. leased for Strohmeyer & Arpe Co. to Eaton, Crane & Pike Co. entire tenth floor in 139-141 Franklin st; and sub-leased for the Hobe Button Co. the entire 4th floor in 127 Madison av to Schrell & Brock.

NEW CHESTER THEATRE CORPORATION, having for directors F. Koren, M. Plager and Albert S. Goldberg, leased the theatre property and stores, on plot 100x100, at Livonia av and Chester st, Brooklyn, for a term of 15 years, at an annual rental of \$9,000.

CHARLES F. NOYES CO. leased for Edward Jones the store and basement in 67 Warren st to Davis & Kass Co., Inc.; and in conjunction with William A. White & Sons leased 552-554 Broadway, store, basement and sub-cellar, to Charles Shongood, for a term of 5 years, at an aggregate rental of \$75,000. The Noyes Co. also

leased space in 114-16 Fulton st to William Brammer and John Droz, and space in 126-128 Maiden la to Robert Greenwald.

CHARLES F. NOYES leased for William G. Ihrig the 3d and 4th floors of 57 New Chambers st, 18-20 Oak st, to the Nation Printing Co., Inc., for a term of 10 years, at an aggregate rental of about \$80,000.

CHARLES F. NOYES CO. leased for Robert E. Dowling, president, a portion of the 10th floor of the Adams Building, 61 Broadway, to Rairck, Dorr, Travis & Marshall for 5 years, at an aggregate rental of approximately \$100,000. For Stoddard & Mark, attorneys, the Noyes Co. leased the 4 entire upper floors of 207 Pearl st to John S. Anderson, who will occupy for executive offices, salesroom and storage purposes. The lessees represent Ralli Bros., one of the big factors in the glue and gelatine business in this country.

CHARLES F. NOYES CO. leased for Henry Allen the 5th floor of the Allen bldg, 119 Fulton st, to M. J. Lampert & Sons, Inc., for a term of 5 years, at an aggregate rental of about \$30,000; the store and basement at 25 Great Jones st for Bernard Corn to Samuel Posner; the basement and sub-basement at 96-98 Fulton st, southeast corner of William st, for Elias A. Cohen to Max Gurvitz. The last lease is of interest because Mr. Cohen is now receiving for the basement of this Fulton and William st building a rental equal to what the entire ground floor produced only a few years ago.

CHARLES F. NOYES CO. leased for Edward Jones the store and basement of 67 Warren st. to Davis & Kass Co., Inc., and in conjunction with William A. White & Sons has leased 552-554 Broadway, store basement and sub-cellar to Charles Shongood for a term of 5 years, at an aggregate rental of \$75,000; also leased for J. Lasky & Sons Realty Co. (A. H. Landley, resident director) the 10th floor of 476 Broadway to the General Footwear Co., Inc.

PEASE & ELLIMAN leased for Mrs. E. B. Reumont to the Dustless Floor Co. the 4-sty 25-foot building, 148 East 50th st, for a term of years.

F. & G. PFLOMM leased for the estate of Isaac Walker the 5-sty building 2 East 30th st to Paul Schachter, for a term of years. Samuel Hoffman represented Mr. Schachter. Also leased for the estate of James K. Pell the store in 10 West 28th st to the Cohen Typewriter Exchange; for the Glover estate the 5-sty building 171 Duane st, northwest corner of Staple st, for a long term of years, to the Enyard, Godley Co.; for Mrs. Caroline C. Taylor the 5th loft in 34 West

32d st to the State Clock Co.; for the estate of Thomas Morgan the 2d loft in 10 West 29th st to Steinholtz & Ross, and the store in the same building to Daniel Roth, jeweler.

PRICE, BIRKNER & JOHNSTON leased for a client to the Knomark Shoe Polish Co. a floor in 47-59 Greene st running through to 41-44 Wooster st, for a term of years; and for Mandelbaum & Lewine the 2d floor in 56 West 39th st to Harry Roman & Co.

PRICE, BIRKNER & JOHNSTON leased for the estate of Bradish Johnson an entire floor in 921-925 Broadway, running through to 149-151 Fifth av, to Phillipsborn, Inc., one of the largest mail order houses in the United States, for a term of years, at an aggregate rental of \$50,000; to the Hall & Panneth Paper Box Co. a floor in 526 West 26th st for the Harris H. Uris Iron Works, Inc.; for the Pyle estate a loft in 182 King st to the A. L. Wagner Mfg. Co. Also, for the Ritchey Lithographic Co. their floor in 412-414 West 26th st to the Wolf Estate, Inc. These leases aggregate \$125,000.

GEORGE R. READ & CO. leased for the National Bank of Commerce to the Guaranty Trust Co. 3 entire floors in 35 Nassau st., which will be occupied by the latter in connection with their own building adjoining on Liberty st. This lease is for an aggregate rental of approximately \$700,000; also leased for a client to the banking house of Salomon Bros. & Hutzler the space recently occupied by the Metropolitan Trust Co. in 60 Wall st., and who have in addition leased space in the same building now occupied by Goldman, Sachs & Co.

RULAND & BENJAMIN, INC., leased, for a client, the 7-sty brick building 156 Franklin st, for a term of years, to T. J. Van Houten & Zoom; and the top floor of 111 East 47th st to J. W. Allen.

GEORGE S. RUNK leased for a client to the Jordan Motor Car Co. the store at the southeast corner of Grand Boulevard and Concourse and 184th st, Bronx; and leased for a client to I. R. Beck the store at the southeast corner of St. Anns av and 137th st, Bronx.

SCHINDLER & LIEBLER leased the large store in 1357 Third av, for Adelaide S. Connelly to the A. & P. Tea Co. Also, the large corner store at 1815 Amsterdam av, for the Christian Wynen Estate, of Holland, to Morris Elser.

SCHINDLER & LIEBLER leased for a long term of years, for Henry Strauss, as trustee, the 5-sty factory building 417 East 76th st.

HENRY SHAPIRO & CO. leased for the Reimel Holding Corporation, to a jeweler, the store in 859 Eighth av, for a term of years, at an aggregate rental of \$50,000.

MANHATTAN BROKERS

ORVILLE B. ACKERLY
Appraiser of
LONG ISLAND REAL PROPERTY

Phone: Longacre 2280

243 West 34th Street, New York City

ERNEST N. ADLER

Upper East Side Property a Specialty

1506 FIRST AVE., at 79th St.

Established 1903

Phone: Rhineland 6125

ARMSTRONG & ARMSTRONG

Real Estate Agents and Brokers

212 ST. NICHOLAS AVE.—Near Eighth Ave. and

121st Street

Phone: Morningside 1376

EDMUND M. BRENNAN

INCORPORATED

Real Estate—Insurance

11 EAST 56th ST.

Plaza 7604

JAMES A. DOWD

Real Estate—Insurance

Renting—Management

874 SIXTH AVENUE, above 49th Street

JACOB FINKELSTEIN & SON

Real Estate—Mortgages

Specialists in the Bowery Section
42 BOWERY Phone: Franklin 1810

ROBERT G. GRUNERT

Successor to the

D. A. CUSHMAN REALTY CORPORATION

Real Estate—Management

172 Ninth Ave., at 21st St. Phone: Chelsea 2841

HARRIS EXCHANGE

Real Estate—Mortgages

Renting and Leasing of Stores and Lofts
Times Building Broadway at 42d Street
Phone: Bryant 310-1124

HOLT & MERRALL, Inc.

Industrial Real Estate

342 MADISON AVE. Tel. Vanderbilt 4699

WM. P. JONES & SON

ESTABLISHED 1895

Real Estate & Insurance

1358 BROADWAY

Corner 34th St Phone: Fitz Roy 6267

JOSEPH MILNER CO., Inc.

Real Estate

505 FIFTH AVE., NEW YORK
Vanderbilt 3607

LEONARD MORGAN CO.

Real Estate—Insurance—Estates Managed
Gotham Bank Building, Columbus Circle
Suite 504-5 Phone: Columbus 1646

ARTHUR G. MUHLKER

Real Estate—Insurance

Yorkville Section

1112 PARK AVE., NEAR 90TH ST.

Phone: Lenox 3335

JOHN CONSTABLE MOORE

REAL ESTATE

15 EAST 40th ST.

Vanderbilt 8129

SANSONE-ARENA CO.

Real Estate Insurance

Specializing in Italian Properties

320 EAST 34TH ST., NEW YORK

Tel. Vanderbilt 4218

ARTHUR L. SHAW

Washington Heights Specialist

4032 BROADWAY, ABOVE 169TH STREET
Wadsworth 4150-4151

SHERMAN & KIRSCHNER

Real Estate and Insurance

54 E. 109th STREET
NEW YORK

Tel. Harlem 9028-5863

JAMES B. SPEYERS, INC.

Real Estate

CANADIAN PACIFIC BUILDING
342 Madison Ave. Suite 814-816

TANKOOS, SMITH & CO.

REAL ESTATE

11 JOHN STREET, CORNER BWAY
Cortlandt 6938-2372-1306

WILLIAMS-DEXTER CO., INC.

Greenwich Village Real Estate
Insurance

72 GREENWICH AVE

Chelsea 8096

REAL ESTATE NOTES.

HERMAN A. LEWINE, of Lewine & Co., Inc., has been elected an active member of the Real Estate Board of New York.

W. D. AHRENS, formerly with Slawson & Hobbs, has formed a company under the name of W. D. Ahrens & Co., with an office at 3210 Third av.

R. E. LEIGH, who was associated with the Charles F. Noyes Co. for a period of years, has become associated with Charles B. Van Valen, Inc.

HERBERT McLEAN PURDY & CO. is a new firm of general real estate brokers and managers that has opened an office at 25 West 43d st. They were formerly with William A. White & Sons.

THE PETITION of many residents of Clafin av, Bronx, to extend that thoroughfare to Kingsbridge rd, heard by the local board, has been denied on opposition by Herman A. Brand, attorney, representing the Paragon Construc-

tion Co., which recently bought 169 feet on Kingsbridge rd.

FOR THE PURPOSE of changing the control of ownership of 147-149 West 57th st, a 5-sty brick building and a 4-sty and basement brick building, respectively, and each containing stores, a special meeting of the stockholders and directors of the company owning the parcels was recently held and the ownership was vested in Max Marx.

PEASE & ELLIMAN have been appointed by J. E. R. Carpenter, owner and architect, renting agents of the new 13-sty apartment house now being erected on the southeast corner of Fifth av and 72d st. The house will have apartments of 11 and 12 rooms and 4 baths, with one of each size on a floor. Those on the 12th and 13th floors will be duplex apartments of 12 rooms each with a private roof garden. In this house, a definite attempt will be made to erect the finest constructed building on Fifth av, without exception. Mr. Carpenter built the famous 907 Fifth Avenue, corner of 72d st, which took an architect's prize, but it is expected that this new house, which will be known as 920 Fifth av, will be a still finer structure.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Feb. 15 to Feb. 20	1921 Feb. 16 to Feb. 21	1922 Feb. 15 to Feb. 20	1921 Feb. 16 to Feb. 21	1922 Feb. 14 to Feb. 18	1921 Feb. 15 to Feb. 19
Total No.....	208	168	211	141	589	465
Assessed Value.....	\$16,789,100	\$10,056,800	.....	.....	.....	.....
No. with consideration	13	20	8	7	423	24
Consideration	\$716,500	\$1,876,494	\$132,825	\$25,105	\$422,428	\$407,612
Assessed Value.....	\$635,000	\$1,409,500	.....	.....	.....	.....
	1922 Jan. 1 to Feb. 20	1921 Jan. 1 to Feb. 21	1922 Jan. 1 to Feb. 20	1921 Jan. 1 to Feb. 21	1922 Jan. 1 to Feb. 18	1921 Jan. 1 to Feb. 19
Total No.....	1,650	1,357	1,764	943	5,058	3,592
Assessed Value.....	\$129,889,950	\$77,445,250	.....	.....	.....	.....
No. with consideration	151	142	209	64	226	234
Consideration	\$7,366,308	\$9,824,276	\$1,731,984	\$409,075	\$3,197,457	\$2,962,366
Assessed Value.....	\$7,426,750	\$7,627,100	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Feb. 15 to Feb. 20	1921 Feb. 16 to Feb. 21	1922 Feb. 15 to Feb. 20	1921 Feb. 16 to Feb. 21	1922 Feb. 13 to Feb. 18	1921 Feb. 15 to Feb. 19
Total No.....	148	126	159	66	554	378
Amount	\$4,838,170	\$3,349,855	\$2,366,084	\$534,622	\$3,106,830	\$1,839,787
To Banks & Ins. Co.	23	25	8	1	92	59
Amount	\$617,834	\$1,396,500	\$215,200	\$35,000	\$851,000	\$414,120
No. at 6%	122	104	139	53	534	352
Amount	\$4,334,195	\$2,426,055	\$2,213,929	\$440,765	\$3,007,875	\$1,686,338
No. at 5½%	6	5	2	1	8	12
Amount	\$136,500	\$455,000	\$37,500	\$10,700	\$59,030	\$74,250
No. at 5%	1	3	.....	5	3	2
Amount	\$4,000	\$322,500	.....	\$5,353	\$4,500	\$4,950
No. at 4½% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4%	1	.....	.....	.....	.....	.....
Amount	\$4,000	.....	.....	.....	.....	.....
Unusual Rates.....	.....	4	1	.....	2	3
Amount .....	.....	\$27,800	\$20,000	.....	\$5,700	\$9,350
Interest not given...	18	10	17	6	7	9
Amount	\$359,475	\$118,500	\$94,655	\$77,804	\$29,725	\$64,899
	1922 Jan. 1 to Feb. 20	1921 Jan. 1 to Feb. 21	1922 Jan. 1 to Feb. 20	1921 Jan. 1 to Feb. 21	1922 Jan. 1 to Feb. 18	1921 Jan. 1 to Feb. 19
Total No.....	1,339	1,006	1,390	540	5,284	2,965
Amount	\$40,932,837	\$38,795,134	\$14,475,784	\$3,663,232	\$30,294,585	\$16,654,643
To Banks & Ins. Co.	174	163	91	13	1,010	466
Amount	\$9,544,890	\$16,032,150	\$1,992,360	\$215,700	\$8,351,520	\$4,752,764

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922 Feb. 15 to Feb. 20	1921 Feb. 16 to Feb. 21	1922 Feb. 15 to Feb. 20	1921 Feb. 16 to Feb. 21
Total No.....	40	53	19	12
Amount	\$10,827,200	\$5,247,000	\$597,000	\$391,750
To Banks & Ins. Companies...	30	38	32	8
Amount	\$3,392,500	\$4,269,500	\$532,500	\$331,500
	1922 Jan. 1 to Feb. 20	1921 Jan. 1 to Feb. 21	1922 Jan. 1 to Feb. 20	1921 Jan. 1 to Feb. 21
Total No.....	394	335	142	101
Amount	\$36,065,725	\$24,886,372	\$4,800,600	\$1,976,97
To Banks & Ins. Companies...	273	213	107	41
Amount	\$25,745,100	\$21,062,275	\$3,549,200	\$1,179,205

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 Feb. 15 to Feb. 20	1921 Feb. 16 to Feb. 21	1922 Feb. 15 to Feb. 20	1921 Feb. 16 to Feb. 21	1922 Feb. 15 to Feb. 20	1921 Feb. 16 to Feb. 21	1922 Feb. 15 to Feb. 20	1921 Feb. 16 to Feb. 21	1922 Feb. 15 to Feb. 20	1921 Feb. 16 to Feb. 21
New Buildings...	19	4	80	21	252	90	307	94	58	13
Cost	\$2,295,550	\$3,103,500	\$1,991,700	\$448,000	\$2,787,495	\$606,235	\$2,006,695	\$441,110	\$177,800	\$26,325
Alterations	\$371,550	\$351,805	\$16,850	\$3,400	\$41,015	\$97,615	\$9,365	\$44,600	.....	\$3,700
	1922 Jan. 1 to Feb. 20	1921 Jan. 1 to Feb. 21	1922 Jan. 1 to Feb. 20	1921 Jan. 1 to Feb. 21	1922 Jan. 1 to Feb. 20	1921 Jan. 1 to Feb. 21	1922 Jan. 1 to Feb. 20	1921 Jan. 1 to Feb. 21	1922 Jan. 1 to Feb. 20	1921 Jan. 1 to Feb. 21
New Buildings...	96	76	508	111	1,618	580	2,090	536	361	149
Cost	\$20,023,850	\$9,047,450	\$16,481,260	\$3,597,520	\$17,444,840	\$8,115,375	\$13,046,605	\$3,102,301	\$1,172,360	\$265,620
Alterations	\$3,575,845	\$2,961,560	\$257,700	\$105,600	\$697,050	\$1,384,190	\$746,710	\$292,399	\$92,820	\$23,081

J. CLARENCE DAVIES

Member Real Estate Board, N. Y.

BRONX REAL ESTATE

AUCTIONEER—BROKER
APPRAISER—MORTGAGE LOANS

Main Office: 149th St. and Third Ave.

BRANCHES:

32 Nassau Street 51 East 42nd Street
Phone Connections

Bronx Brokers

A. G. BECHMANN

Real Estate and Insurance

Tel. Intervale 556 1065 SO. BOULEVARD
One block from Simpson Street Subway Station

WM. F. KURZ CO.

Bronx Real Estate

370 EAST 149TH STREET

Established 1897 Phone: Mott Haven 4918-4911

OTTO LACKMAN

Management of Properties my Specialty
2514 Grand Concourse, near Fordham Road
Phone: Fordham 5799

L. G. LOSERE

REAL ESTATE

Entire Charge Taken of Property
871 Brook Ave., at 161st St. Established 1898

FRED. OPPENHEIMER

Real Estate—Mortgage Loans

540 Bergen Av., at 149th St.
Phone: MELROSE 5907

JOHN F. PENDERGAST, Jr.

Real Estate—Estates Managed

340 WILLIS AVENUE

Phone Melrose 7223

ALBERT D. PHELPS

BRONX REAL ESTATE

554 Melrose Ave., near 149th St. and 3rd Av.
PHONE MELROSE 4371

HENRY SCHWIEBERT

Real Estate—Insurance

261 EAST FORDHAM ROAD

Near Valentine Avenue Fordham 9345

Brooklyn Brokers

REAL ESTATE MUST BE SOLD

Under present conditions, real energetic salesmanship is necessary to sell real estate. Our large organization and 50 years' experience assures efficient selling service.

BULKLEY & HORTON CO.

Member of Real Estate Board of New York
Member of Brooklyn Real Estate Board
G. S. HORTON 585 Nostrand Ave., nr. Dean St.
A. J. HORTON 414 Myrtle Ave., nr. Clinton Ave.
G. H. ROME 7520 Third Ave., nr. 76th St.
1214 Flatbush Ave., nr. Ditmas
Jamaica Office, about May:
Fulton St., cor. Union Hall St.

JAMES B. FISHER

Member of Brooklyn Real Estate Board

REAL ESTATE

174 MONTAGUE ST. Main 7267

QUELL & QUELL

REAL ESTATE INVESTMENTS

MANAGEMENT

318 Patchen Avenue Brooklyn, N. Y.
Telephone: Decatur 4981

BUILDING SECTION

Modern Methods of Building Construction Are Outlined

Arthur S. Lukach, Engineer, Discussed Problems and Relative Costs at Y. M. C. A. Lecture Course for Real Estate Interests

ARTHUR S. LUKACH, engineer of the George Backer Construction Company, was the speaker last Tuesday evening in the lecture course on real estate and allied subjects being held at the West Side Branch of the Y. M. C. A. Mr. Lukach had for his subject "Modern Building Construction," and in his talk he outlined the various steps involved in erecting modern structures and included a description of the more common problems met with and their methods of solution. Although his subject was highly technical in character his presentation of the facts was interesting and instructive to all. Major S. Fullerton Weaver, prominently identified with the development of Park Avenue along modern multi-family housing lines, presided at this lecture.

"Modern building construction seems to hold an almost universal appeal for men and women of all classes and occupation," said Mr. Lukach. "Whether it is the almost human steam shovel removing huge portions of earth at the beginning of a job, or the steady climb skyward of column on column, the appeal is there, as evidenced by the interested street audience, row on row, who completely surround the structure during its early stage.

"If the next time you gentlemen watch a modern building in the course of construction, because of this lecture you are able to understand the why and wherefore of the various operations, or the place that the different materials occupy in the completed structure, I shall feel more than repaid for my effort this evening."

Mr. Lukach then gave a description of the various important steps that must be taken before a building operation is actually started. The survey of the site, the usual alternate bids for excavating both earth and rock, with frequent references to unit costs, were the subjects treated in that part of the lecture which preceded his remarks on the problems of building. The speaker's description of the usual methods employed in substructure work for large buildings compared the open-pit with the one in which steel and concrete piles is used. Interesting facts and figures were quoted as well as instances in which these methods were employed successfully in recently constructed buildings.

Following the course of an ordinary building operation through its various physical stages Mr. Lukach described the erection of the structural steel framework and the enclosure of the building with curtain walls of brick or other materials and outlined the manner in which the various elements are interwoven and tied together in order to create a beautiful and safe structure. Safe floor loads, factors of safety, and other important engineering considerations were brought out and the speaker also gave considerable data as to cost and volume of steel and other materials consumed in the construction of several prominent buildings erected during the past year or so.

"The remarkable feature of modern construction," said Mr. Lukach, "is the speed with which even the largest buildings are erected. Owners today demand that a structure be tenantable at the earliest possible moment, commensurate with good workmanship and a minimum of overtime. The result has been an effort on the part of experienced builders to have their various jobs so scheduled and planned in advance that the different trades step in at exactly the right moment and carry on their work with a sufficient quantity of men and material until completion.

"As I write these notes, there is a picture of a 16 story building in

the course of construction in front of me. The brick work has reached the 7th floor, the concrete floor arches are up to the 11th story and the steel work has just been completed. On the other hand, but a stone's throw away, a building over 10 stories is being constructed. In spite of the fact that the steel and floor arches are complete, the brick and stone work has not reached the 2nd floor level.

"Stairs should be run almost simultaneously with the structural steel. The plumbing contractor should be at work on his house drains and sewer connections while the foundations are still being prepared. He follows closely on the heels of the concrete arch contractor in running his riser lines. As soon as the exterior walls enclose a floor, elevator and stairs partitions may be started. In cold weather the immediate glazing of all windows just as soon as they are in place is of extreme importance. At least one of the house elevators and preferably two, should be put into operation at the earliest possible moment, so that the temporary material hoist may be discontinued and the holes in the floors filled in. Architectural terra cotta (artificial stone) should be assorted on the floors where it is to be used and the individual pieces laid out in proper sequence according to the setting plan. If necessary it is preferably that this work be done on overtime rather than have the bricklayer stop his work to hunt for a certain piece. At the Heckscher Building alone 17,474 individual pieces of architectural terra cotta were set.

"A shortage of basic materials on a job, such as cement, sand, lime, terra cotta block, etc., except in rare instances, is generally due to negligence on the part of the superintendent. The orders for material manufactured out of town should be placed well in advance to take care of delays in transit. Last minute changes in plans can always be counted upon to retard the progress of a job and it is therefore advisable that all drawings be given the greatest attention before work has started.

"For rough approximation, the cost of a building before the plans are drawn, can be determined by a knowledge of the cost per cubic foot of similar buildings that have been erected. Thus today, apartment buildings would average 50c per cu. ft. while loft buildings with large open floors would run in the neighborhood of 25c-30c.

"While a general knowledge of the Building Code and Tenement House Laws of New York City is extremely desirable for those engaged in the real estate or building profession, there are certain important parts in both which should be familiar to those desiring to know the reason either for the use of various materials or certain architectural designs."

A brief outline of the principal provisions of the Tenement House Law was given by Mr. Lukach, and he also brought out some of the most important of the conditions imposed by the Building Code. He described at length the fireproofing requirements in both tenements and commercial structures, and laid considerable stress upon the provisions for safety from the fire hazard and the great need for greater care in constructing new buildings with full regard for the safety and comfort of those who will occupy them.

"I can think of no better way to close this very informal talk than to leave with you a short quotation from Ruskin," declared the lecturer, "which I am sure would serve admirably as a motto for every builder who holds his profession in high repute, 'When we build, let us think that we build forever. Let it not be for present delight, nor for present use alone. Let it be such work as our descendants will thank us for, and let us think, as we lay stone on stone, that a time is to come when these stones will be held sacred because our hands have touched them, and that men will say as they look upon the labor and wrought substance of them, 'See! this our fathers did for us.'"

"If builders everywhere would take this quotation to heart, there would be fewer theatres collapsing in various sections of our country."

Annual Meeting of Building Trades Employers' Association

Committee Reports Indicate Organization in Flourishing Condition—Walter S. Faddis Elected President for Ensuing Year

THE annual meeting of the Building Trades Employers' Association was held Tuesday afternoon, February 21, at the association headquarters, 30 West Thirty-third Street. President Hugh Getty occupied the chair and called the meeting to order promptly at three o'clock. Nearly one hundred members were present.

After a brief opening address by the president, Samuel B. Donnelly, executive secretary, read the minutes of the last annual meeting which were accepted and ordered filed. The annual reports of officers and standing committees followed. A. J. Rosenthal, first vice-president and chairman of the House Committee in his report submitted a statement of the business done by the restaurant, cigar counter and billiard room, all of which showed substantial profits. John J. Grace, second vice-president and chairman of the Finance Committee reported the association in excellent position financially and his report was confirmed by the detailed report of the treasurer, J. O'Dell Whitenack, which followed.

Samuel B. Donnelly, in his report analyzed the membership of the association and gave a summary of the numerical strength of the various trade organizations comprising the Building Trades Employers' Association. In the report of the Legislative Committee, Robert Christie, chairman, told of the number of bills scrutinized by the committee and their final disposition by the Legislature.

C. G. Norman, chairman of the Board of Governors, in his report briefly outlined the work of the association during the past year, showed what had been accomplished in settling disputes with labor through mediation and arbitration and then spoke of the building prospects for the coming year. The strike of the painters, as well as other difficulties over jurisdictional matters were disposed of without great loss of time and at the close of the year the employers and unions were working in complete harmony. Mr. Norman spoke also of

the intolerable conditions imposed by the Plasterers' union and the efforts being made to bring about a more reasonable attitude on the part of this trade which is not affiliated with the Building Trades' Council.

An important part of Mr. Norman's report was devoted to the survey of the local building situation recently completed by the association. Charts, illustrating in graphic style the relation of building trade wages to living costs and also the record by months of the plans filed in the New York City Bureau of Buildings. These charts show conclusively that in many of the principal trades wages are entirely out of line when compared with other costs and also that despite the claims to the contrary there is actually more building being done today than there was in the pre-war period.

The report of the inspectors of election was called for after the conclusion of Mr. Norman's report and the Chair formally announced the election of Walter S. Faddis, president; A. J. Rosenthal, first vice-president; John J. Grace, second vice-president and J. O'Dell Whitenack, treasurer, and their installation immediately followed.

President Faddis, upon assuming the chair, delivered a brief address in which he spoke of general conditions in the building industry and their application to the local situation.

Ronald Taylor, in a brief but gracious address told of the unstinted effort of the retiring president, Hugh Getty, in behalf of the association, and of the high esteem and love in which he is held by the members and called for a rising vote of thanks which was carried unanimously after which Mr. Getty briefly responded.

Prior to adjournment President Faddis called upon Otto M. Eidlitz for a few words and he responded with a brief outline of conditions in the industry necessary to guard against and closed with some really optimistic predictions regarding the future.

The meeting adjourned at 5 p. m.

Ball of the Fine Arts a Magnificent Success

THE Ball of the Fine Arts, which was given by the Society of Beaux Arts Architects at the Hotel Astor, Thursday evening, February 16, will be written into the history of this organization as the most magnificent, interesting and financially successful function of its kind ever staged in New York City. Calling this event a monumental success but faintly describes an entertainment that was replete with glowing color and wonderful spectacular effects from the time the first dance started until the last of the merry-makers decided it was about time for breakfast.

The proceeds of this ball were for the benefit of the students in architecture, painting and sculpture of the Beaux Arts Institute of Design. As the tickets were \$10 each, and nearly three thousand artists and their friends attended, a substantial sum will be credited to this fund.

James Gamble Rogers, president of the Society of Beaux Arts Architects, and Whitney Warren, chairman of the General Committee, headed the committee of arrangements. Kenneth M. Murchison was chairman of the Executive Committee and was assisted by Donn Barber, W. Lawrence Bottomley, George S. Chappell, Howard Greenley, Frederick C. Hirons, Raymond M. Hood, Harry Allen Jacobs and H. Van. Buren Magonigle.

For the key-note of the ball the committee followed the general program of the famous Bal de Quat'z' Arts of Paris and the sub-committees were given every latitude in the matter of decorations, costumes and stunts. The problem of costumes for the revel was disposed of with a general order that "fancy costume was obligatory and must be worn throughout the evening, but may be of any old period, B.C., A.D. or B.V.D.

Many extra diversions leading from the ballroom also helped

swell the fund for students in architecture and art. Mayor Hylan's playground, with its slide and merry-go-round was well patronized throughout the evening and Henry B. Culver's "Palace of Illusions" displayed the S.R.O. sign for every performance. Arthur Ware and the Atelier Redon group of artists managed the "Theatre Intime" and were forced to give extra matinees to satisfy the demands of its patrons. "Paris by Gaslight" a sort of Parisian Eden Musee, a product of the imaginative brain of J. H. Freedlander, was a paying attraction and the hotel management was probably jealous of the success of the Taverne du Pantheon and the Cafe des Deux Magots. The "Old Fashioned American Bar" was a haven of refuge all evening but it was old-fashioned only in name and such signs as "Volstead Jin" and "A Bas Ale" were for atmosphere only and really meant nothing as thirst slakers.

Various artistic stunts were pulled off during the evening and as they came when least expected the large crowd of revelers was kept in a constant atmosphere of suspense. Captain Walter E. Traprock, Skipper of the good ship "Kawa" true to his word sent several of his "Filbert Island" brides to dance under the direction of Miss Gilda Gray. Miss Margaret Severn danced one of her favorite classic numbers and James Ben Ali Haggin arranged a series of tableaux in which a number of the most beautiful of the Follies chorus were posed.

The Society of Beaux Arts Architects predicted that this ball would be an especially brilliant occasion and these predictions were borne out in the fact. Much credit is due to those who gave unstintedly of their time and effort to the preliminaries that meant so much toward its ultimate success.

Commercial and Industrial Building Gains in Volume

Weekly Statistics of F. W. Dodge Company Show Definite Improvement in Business Construction Throughout Metropolitan Area

REPORTS of proposed construction in New York State and New Jersey, north of Trenton, indicate that the spring and summer of 1922 will be a season of unusual activity in the building industry. There has been a steady upward trend to the totals of both proposed construction and contracts actually awarded since the first of the year and the figures are not expected to reach their peak until early during the summer.

According to figures tabulated by the F. W. Dodge Company far the seventh week of this year it is shown that architects and engineers had plans in progress for new building and engineering operations in this territory to the value of approximately \$16,590,300. This total represents 440 separate projects new to the building industry. During the same period contracts to the number of 258 were reported as awarded and this work represents an outlay of about \$9,972,100.

In both proposed construction and contracts let there has been a very decided improvement in the number of commercial operations. Although residential construction is by far the most important group, as the totals for this type of construction will show, there has been a consistent gain in the number and

value of commercial and industrial operations since the beginning of the year.

The list of 440 operations for which plans were announced during the week of February 11 to 17 inclusive was made up of the following groups: 66 business and commercial projects, such as stores, offices, lofts, commercial garages, etc., \$1,813,500; 11 educational buildings, \$882,500; 7 hospitals and institutions, \$369,000; 18 factory and industrial buildings, \$2,035,000; 3 public buildings, \$83,000; 17 public works and public utilities, \$2,929,200; 2 religious and memorial structures, \$250,000; 308 residential operations, including apartments, flats and tenements and one and two-family dwellings, \$7,740,500, and 8 social and recreational projects, \$487,600.

Among the 258 projects for which contracts were awarded during the week of February 11 to 17 were included 52 business and commercial buildings of various types, \$1,864,000; 3 educational projects, \$45,000; 2 hospitals, \$69,000; 9 factory and industrial buildings, \$259,000; 1 public building, \$7,000; 4 public works and public utilities, \$317,000; 1 religious edifice, \$1,000,000; 183 residential projects, including multi-family dwellings and one and two-family houses, \$6,373,500, and 3 social and recreational projects, \$37,600.

PERSONAL AND TRADE NOTES.

Warren & Clark, architects, announce that they have moved their offices from 108 East 29th street to 15 West 44th street.

Lightoller Company, 569 Broadway, announces that the entire warehouse at 379 West Broadway has been leased in order to increase the storage and shipping facilities of the firm.

Bertram Cunningham, architect and contractor, now at 25 West Broadway, has leased an office in the S. W. Straus & Co. Building, at Fifth avenue and 46th street.

Stephen A. Smith, of the Sheehan Construction Company, Albany, was elected president of the New York State Association of Builders at the annual convention held at the Ten Eyck Hotel, Albany, on February 1.

Standard Lighting Fixture & Lamp Company, 237 Lafayette street, is the name of the company formerly known as the Standard Art Glass Company. There has been no change in address or personnel of this organization.

Ford, Bacon & Davis, 101 Park avenue, consulting engineers, specializing on power plant design, have opened an office in the Continental & Commercial Bank building, 203 South La Salle street, Chicago.

O. A. Mechlin, formerly consulting engineer, Washington, D. C., has become associated with W. G. Triest in the Triest Contracting Corporation which was formerly known as the Associated Contractors, Inc. During the war Mr. Mechlin was commander in the Civil Engineer Corps of the U. S. Navy, in charge of the construction of the large concrete army and navy building in Washington. Later he was attached to the League Island Navy Yard.

Harris K. Reichbach and Joseph Reichbach, doing business under the firm name of M. Reichbach & Sons, builders and general contractors, announce that they have dissolved the partnership heretofore existing between them and in the future Harris K. Reichbach will continue to occupy the present office at 156 East 43d street and transact business under the firm name of M. Reichbach & Son.

Marcus Contracting Co., Inc., 305 Broadway, have the contract for excavating work at the corner of Macdougall and Houston streets. The O'Day Con-

struction Co. is the general contractor. They have also obtained a contract from the Realty Associates, of Brooklyn, for the excavation incidental to extensive building development in the neighborhood of Fourth and Fifth avenues, 30th to 35th streets, Brooklyn.

F. J. Kloes 50 Years In Business

Coincident with the fiftieth anniversary of his entrance into the manufacture and sale of shades and awnings in New York, F. J. Kloes has removed his business to larger and moderately equipped quarters at 269 Canal street. Mr. Kloes recently purchased the building and remodeled it to meet the requirements of his steadily growing business.

Established in 1872, this business commenced in a modest shop at 98 Chatham street. In 1879 it was removed to 173 Canal street and seven years later it was removed to 240 Canal street. Steadily expanding, the business was again removed, in 1908, to 243 Canal street. A recapitulation of the years shows that Mr. Kloes was at 98 Chatham street from 1872 to 1879, seven years; at 173 Canal street from 1879 to 1886, seven years; at 260 Canal street from 1886 to 1893, seven years; at 240 Canal street from 1893 to 1908, 15 years; at 243 Canal street from 1908 to 1922, 14 years. It is likely that the business will remain in its present new location for a long time to come.

Lead Too Pure for Roofing.

There is such a thing as too pure lead for roofing purposes. The ancient Gothic cathedrals of Europe were topped with this gray metal that blended well with the stone work and the style of architecture.

Lead was the metal that was specified for the roof of the Episcopal Cathedral, of Washington, which is now being built, but after it had been applied for some time it was found that sheet lead on the steep roof slopes had a tendency to flow downward under its own weight and the heat of the sun. The nail-holes enlarged and allowed the metal to slip partially off.

Metallurgists of the Bureau of Standards of the Department of Commerce were called upon and they found that the grade of commercial lead used was 99.9 per cent. pure, far too pure for satisfactory roofing. They recommended the use of what is technically called "hard lead," which contains approximately 6 per cent. antimony.

Lead roofs on European cathedrals have lasted for 300 to 500 years, and the metallurgists are of the opinion that lead as manufactured in those days had impurities sufficient to harden it for roofing use.

TRADE AND TECHNICAL SOCIETY EVENTS.

Building Managers' and Owners' Association of New York will hold its regular monthly dinner meeting at the Advertising Club, 47 East 25th street, Tuesday evening, March 14. The speaker of the evening will be announced later.

Federated Engineering Societies has appointed a new committee on registration of engineers. The personnel of the committee is as follows: A. S. Dwight, chairman, New York City; Gardiner S. Williams, Ann Arbor, and Philip N. Moore, St. Louis.

American Institute of Architects has selected Chicago as the city in which to hold its 1922 convention, which will be held early in the spring. Further details will be announced later.

American Society for Testing Materials will hold its twenty-fifth annual meeting at the Chalfonte-Haddon Hall Hotel, Atlantic City, June 26 to July 1, inclusive.

New Jersey Lumbermen's Association will hold its annual meeting and convention at the Hotel Traymore, Atlantic City, March 9 and 10, inclusive.

American Lumber Congress is scheduled to hold its fourth annual meeting in Chicago, April 6 and 7, inclusive. Interesting programs are being prepared for all sessions of this convention.

American Iron, Steel and Heavy Hardware Association will hold its annual convention in Washington, D. C., May 23 to 25 inclusive. Headquarters will be located at the Hotel Washington. Secretary, A. H. Chamberlain, 1328 Broadway, New York City.

National Metal Trades Association will hold its annual convention at the Hotel Astor, April 17 to 20 inclusive. The program for this meeting provides for the executive committee meeting, a meeting of the local branch secretaries and a dinner of the local branch secretaries will be held on Monday. There will also be included a meeting of the administrative council and the so-called alumni dinner on Tuesday with the regular convention sessions on Wednesday and Thursday. The annual banquet of the association will be held Wednesday evening.

New York Building Superintendents Association.—Regular meeting, second and fourth Wednesday of each month.

CURRENT BUILDING OPERATIONS

DESPITE adverse weather conditions and several other retarding factors the local building situation is encouraging and all affiliated with the industry are optimistic for the future. A large amount of new construction has been released during the past few weeks and according to the manner in which architects and engineers are speeding up work on plans there will be considerable additional work submitted for estimates within the next month or six weeks.

The spring building program for the entire Metropolitan district shows a tremendous amount of new work and while residential building will predominate there will be a more even balance between this type and other kinds of construction than there was during 1921. Recent announcements of plans for new structural projects show a larger percentage of commercial, industrial and social building than prevailed last season and as a consequence contracting interests are more hopeful than they were regarding the outlook.

Although the local building material and supply markets are not particularly active at present, largely because of the inclement weather, there is a steadily increasing amount of inquiry for materials to be used in early spring construction that gives considerable tone to the situation. Prices are steady for the most part and no changes of importance have been reported during the past week. With the exception of common brick supplies are easily available and although the wholesale brick market is practically cleaned out the dealers have sufficient brick on hand to fill all orders until new supplies are available from up-river plants.

Common Brick—The New York wholesale market for Hudson River common brick is practically without activity at present, with little or no demand and not much brick on hand to satisfy it if there was. No building is being held up, however, as the dealers have fair stocks and there is some brick coming in from up-river plants by rail and also some few consignments from New Jersey and Staten Island. Prices are very firm and no one would be surprised if an advance was to be announced at almost any time. At present there are three cargoes of Hudson River brick unsold in the wholesale market, but manufacturers are not pushing their sale at this time.

Face Brick—Dealers in this commodity report an excellent demand and a bright outlook for the spring. The large volume

of projected apartment house construction on the schedule for New York City and vicinity will undoubtedly be responsible for heavy face brick orders and as a consequence of this anticipated business face brick manufacturers are making preparations for prompt shipments. Prices are steady and range from \$45 to \$55 a thousand and for the popular shades and textures.

Builders' Hardware—Business in this line is quite active and all signs point to a continuation of strong demand throughout the coming season. There is a steadily growing volume of active building in

New York City and vicinity and both manufacturers and dealers are confident that business will be unusually active during the next few months. Jobbers and dealers are both arranging their stocks for the anticipated demand. Prices are firm and no changes of importance have been announced.

Structural Steel—Local business in fabricated steel has picked up considerably during the past few weeks. Several orders have been booked for large building projects in New York City and there is quite a lot of new construction, for

BUILDING COMMODITY PRICES

CURRENT prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York.

Note—Price changes are indicated by bold-face type.

Brick (Wholesale, on Dock, N. Y.), per thousand:

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.
Hudson River best grades....**\$17.00** to —
Raritan**\$20.00** to —
Second-hand brick, per load
of 3,000, delivered.....**\$45.00** to —

Face Brick—Delivered on job in New York:

Rough Red.....\$45.00 to —
Smooth Red.....45.00 to —
Rough Buff.....50.00 to —
Smooth Buff.....50.00 to —
Rough Gray.....53.00 to —
Smooth Gray.....53.00 to —
Colonials.....45.00 to —

Cement—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
Domestic Portland cement, per bbl..**\$2.80**
Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd.**\$4.25**
Bronx deliveries4.25
¾-in., Manhattan deliveries.....4.25
Bronx deliveries4.25

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water front, in which case prices will be slightly higher.

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries\$3.50
Bronx deliveries3.50

Hollow Tile—

Exterior—Not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring.....\$0.12 per sq. ft.
3x12x120.12 per sq. ft.
4x12x120.17 per sq. ft.
6x12x120.19 per sq. ft.

Note—For deliveries north of 125th st., Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens\$10.50 per 1,000

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Finishing Lime (Standard in

300-lb. barrel)\$4.70 per bbl.

Common Lime (Standard 300-

lb. barrel)3.75 per bbl.

Finishing Lime (Standard in

Hydrate Finishing, in paper

bags24.00 per ton

Hydrate Common, in paper

bags\$19.50 per ton

Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth

bags\$21.00 per ton

Brown Mortar, in cloth bags. 18.00 per ton

Lath Mortar, in cloth bags... 18.00 per ton

Finishing Plaster, in cloth

bags24.50 per ton

Rebate for returned bags. 15c. per bag

Finishing Plaster (250-lb.

barrel)\$4.00 per bbl.

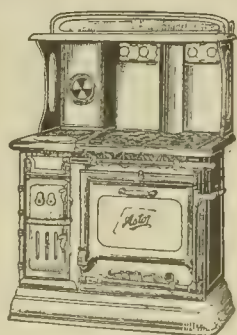
Finishing Plaster (320-lb.

barrel)5.35 per bbl.

Plaster Blocks—

2-in. (solid) per sq. ft.....\$0.17 to 0.19

3-in. (hollow) per sq. ft.....0.17 to 0.19



The UNION STOVE WORKS

Headquarters for Builders for

Kitchen Ranges for Coal or Gas, Standard or
Pipeless Furnaces, Heating Boilers, Laundry
Apparati

THE GREAT "ASTOR" LINE

70 BEEKMAN STREET

Established 58 Years

Telephone: Beekman 2490

\$80,000

To loan on corner plot, 75x100 feet, in Norwood Gardens, Long Island City, for construction of 5-story walk-up with stores.

One Million Dollars

To loan on one and two-family houses.

**Rickert-Brown
Realty Co.**

52 VANDERBILT AVE., NEW YORK CITY
Tel. Vanderbilt 9484 4-6

Keen Competition and the Great Struggle for Business has brought into the New York Market a Light Weight Extra Heavy Cast Iron Pipe.

We are selling Full Weight, New York Regulation, Extra Heavy, Cast Iron Pipe.

We do not Substitute, but sell Full, Honest Weight.

JOHN A. MURRAY & SONS, INC.

"The House of Reliability"

310-312 WEST 39TH STREET, NEW YORK

MATERIALS AND SUPPLIES

which the total tonnage requirements will be unusually heavy, are being figured. Architects report the preparation of plans for several important operations that will shortly be released for bids so that there are excellent signs of a fairly active demand for fabricated material throughout the spring and summer months. Prices are fairly steady with quotations on mill shipments of fabricated steel practically unchanged and New York quotations on steel, fabricated and erected in commercial structures ranging from \$60 to \$65 per ton. Ac-

cording to the records of the Bridge Builders and Structural Society it is shown that during the month of January, 1922, 72,100 tons of fabricated structural steel were contracted for throughout the United States. This is equivalent to forty per cent. of the entire capacity of the bridge and structural shops of the country.

Electrical Supplies—Conditions in the electrical trade in the Metropolitan district are steadily improving. Demand is good and there are indications of a consistent increase throughout the com-

ing spring and summer months. The large amount of active building is a profitable source of business in electrical lines and the program of projected work assures an increasing demand for these materials. Some price changes have recently been announced. Manufacturers have reduced price on flexible armored conductor by about 5 per cent. bringing this price back to the level current just before the recent shortage. Prices have also been reduced on one type of electric range and on some of the smaller household appliances.

Cast Iron Pipe—The market for this commodity shows signs of increasing activity, with demand improving, inquiries more frequent and prices very firm. There is some municipal business current with more in sight for the next few months and private interests are steadily becoming of greater importance as buying factors. As a general rule manufacturers are optimistic and anticipate a season of excellent business ahead. Prices are unchanged with New York quotations \$47.50 per net ton for 6 in. and larger; \$52.30 for 4 in. and 5 in., and \$62.30 for 3 in., with \$4 extra per ton for Class A and gas pipe.

Window Glass—The market for both plate and window glass is stronger than it has been for several weeks and the improvement in the situation is generally attributed to the recent reduction announced by manufacturers, which the majority of dealers feel was a substantial cut in prices. Buying is not particularly active at present, however, but there are marked indications that demand will improve shortly as the result of the general improvement in the local building situation.

Nails—During the past week or so the demand for nails has grown spotty, and although reports indicate considerable buying in some sections, others are inactive. The only recent development of interest in the nail situation is the announcement from Pittsburgh to the effect that the American Steel & Wire Company and several other prominent manufacturers had reduced their prices on nails from \$4 to \$6 per ton. As yet these reductions are not reflected in changed New York quotations, but for some time past the local prices have been negotiable.

Linseed Oil—The local market is quiet and no change in business conditions is expected before spring. Current buying is in relatively small lots and car lot purchasers are apparently out of the market for the time being. Prices are steady.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.

27x48x½ in.	.....\$0.23 each
32x36x¼ in.	.....0.22 each
32x36x½ in.	.....0.24 each
32x36x¾ in.	.....0.30 each

Sand—

Delivered at job in
Manhattan\$1.80 to — per cu. yd.
Delivered at job in
Bronx 1.80 to — per cu. yd

White Sand—

Delivered in Manhattan....\$5.00 per cu. yd.

Broken Stone—

1½-in., Manhattan delivery..\$4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.
¾-in., Manhattan delivery.. 4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.

Building Stone—

Indiana limestone, per cu. ft.....\$1.62
Kentucky limestone, per cu. ft..... 2.27
Briar Hill sandstone, per cu. ft..... 1.68
Gray Canyon sandstone, per cu. ft..... 1.66
Buff Wakeman, per cu. ft..... 1.90
Buff Mountain, per cu. ft..... 1.80
North River bluestone, per cu. ft..... 1.85
Seam face granite, per sq. ft..... 1.20
South Dover marble (promiscuous mill block), per cu. ft..... 2.25
White Vermont marble (sawed) New York, per cu. ft..... 3.00

Structural Steel—

Plain material at tidewater; cents per pound:
Beams and channels up to 14 in.1.88c. to 2.08c.
Beams and channels over 14 in.1.88c. to 2.08c.
Angles, 3x2 to 6x3.....1.88c. to 2.08c.
Zees and tees.....1.88c. to 2.08c.

Lumber—

Wholesale prices, New York.
Yellow pine, merchantable 1905, f. o. b. N. Y.:

3x4 to 14x14, 10 to 20 ft....\$41.00 to \$51.00
Hemlock, Pa., f. o. b., N. Y., base price, per M..... 37.50 to —
Hemlock, W. Va., base price, per M..... 37.00 to —
(To mixed cargo price add freight, \$1.50.)
Spruce, Eastern, random cargoes, narrow (delivered)... 30.00 to —
Wide cargoes 33.00 to —

Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.

Cypress Lumber (by car, f. o. b., N. Y.):

First and seconds, 1-in....\$110.00 to —
Cypress shingles, 6x13, No. 1 Hearts..... to —
Cypress shingles, 6x13, No. 1 Prime..... to —
Quartered Oak..... to \$165.00
Plain Oak..... to 136.00

Flooring:

White oak, quart'd sel.... to \$37.50
Red oak, quart'd select... to 37.50
Maple No. 1..... 71.00 to —
Yellow pine No. 1 common flat 55.00 to —
N. C. pine flooring Norfolks 65.00 to —

Window Glass—

Official discounts from manufacturers' lists:

Single strength, A quality, first three brackets 85%
B grade, single strength, first three brackets 85%
Grades A and B, larger than the first three brackets, single thick..... 85%
Double strength, A quality..... 85%
Double strength, B quality..... 87%

Linseed Oil—

City brands, oiled, 5 bbls. lot.\$0.79 to —
Less than 5 bbls..... 0.82 to —

Turpentine—

Turpentines\$0.92 to \$0.94



Face
Enameled
Fire

BRICK

As manufacturers of BRICK for thirty years, we have a record of repeat orders that affords you a 100% guarantee of satisfactory service. To the service given by our Face, Enameled and Fire BRICK, is added the service we render in shipment and delivery. Prompt shipments on any size contracts in any range of shade or texture, at fair prices and of first-class quality.

We are well and favorably known wherever brick is used throughout the United States, Canada and South America. There can be but one reason for this—SERVICE. Whether it be FACE BRICK, ENAMELED BRICK, FIRE BRICK or FIRE CLAY, our product is furnished in all textures and shades, we are here to serve you in small quantities or large. It will be a pleasure to estimate for you—write us or phone for a representative.

American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 8787-8788

J. P. Duffy Co.

Flue Pipe
Terra Cotta Blocks
Gypsum Blocks
Masons' Materials
138th Street and Park Avenue

BROOKLYN
50th-51st Streets and 2nd Avenue
QUEENS
Jackson Avenue and Madden Street

POMEROY

FIRE RETARDANT WINDOWS

Built in the belief that the **BEST** hollow metal fire retardant window is the only **SAFE** fire retardant window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

282-96 East 134th Street NEW YORK
Phone Melrose 6104

**Sash Weights—Sash Chain
Castings and Forgings**

SPECIAL IRON WORK
FOR BUILDING PURPOSES

Pencoyd Steel and Iron Co.
Cort. 1372 206 Broadway, New York

A. J. SIMBERG ARCHITECT

1133 BROADWAY, N. Y.
AT 26th STREET. Phone: Watkins 1877

TELEPHONE: MANSFIELD 2300

RETAIL LUMBER CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street

BROOKLYN, N. Y.

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phone: { 1370
Mott Haven { 1371

Office and Factory: River Ave. and East 151st St.

CONTEMPLATED CONSTRUCTION.

Manhattan

APARTMENTS, FLATS AND TENEMENTS
ST. NICHOLAS AV.—Chas. Kreymborg, 2534 Marion av, has plans in progress for two 5-sty, brick, limestone and terra cotta apartments, 200x100 ft, with stores, on the west side of St. Nicholas av, between 188th and 189th sts, for Chas. Mark Realty Co., care of Charles W. Mark, 370 East 149th st, owner. Total cost \$350,000. Owner will take bids on separate contracts about February 27th.

DWELLINGS.

71ST ST.—C. P. H. Gilbert, 1 Madison av, has plans nearing completion for a brick and limestone dwelling at 20 and 22 East 71st st, for Julius Forstmann, 230 5th av, owner. Details will be available later.

STABLES AND GARAGES.

145TH ST.—Louis A. Sheinart, 194 Bowery, has completed plans for a 1-sty, brick garage, 100x74 ft, in the north side of West 145th st, 225 ft east of Lenox av, for Bernard Levin, 102 West 144th st, owner. Cost \$15,000.

MULBERRY ST.—Sugarman & Hess, 16 East 43rd st, have completed plans for a 3-sty, brick, reinforced concrete and steel garage, 99x117 ft, with stores, at 196-204 Mulberry st, for Kenmore Realty Co.—Isadore Friedman—1544 Broadway, owner. Cost \$90,000.

STORES, OFFICES AND LOFTS.

MADISON AV.—Severance & Van Alen, 372 Lexington av, have been retained to prepare plans for a contemplated 14-sty side and rear addition to the 6-sty, brick and limestone office building, 42x100 ft, at the southeast corner of Madison av and 43rd st, for the Estate of Emily Charles.—Howard W. Charles, executor—331 Madison av, owner. Cost \$150,000. Lessee—Prudence Bonds Corp., 31 Nassau st.

36TH ST.—Schwartz & Gross, 347 5th av, have completed plans for a 16-sty, fireproof store and office building, 75x98 ft, with lofts, at 142-148 West 36th st, for Jatison Construction Co., 18 East 41st st, owner and builder. Cost \$700,000.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

FOX ST.—Chas. Kreymborg, 2534 Marion av, has completed plans for a 5-sty, brick and stone apartment, 100x100 ft, in the east side of Fox st, 100 ft south of 156th st, for Estate of Geo. F. Johnson, Inc.—Frederick Johnson, president—30 East 42nd st, owner and builder. Cost \$170,000.

198TH ST.—Chas. Schaefer, 394 East 150th st, has plans in progress for a 5-sty, brick and limestone apartment, 92x81 ft, at the southwest corner of 198th st and Bainbridge av, for Grollier Bldg. Co., care of Robt. Benenson, 148th st and 3rd av, owner. Cost \$150,000.

DWELLINGS.

BELMONT AV.—Franz Wolfgang, 531 Tremont av, has completed plans for a 2-sty, brick

SPRINKLER SUPERVISORY SERVICE AUTOMATIC SPRINKLER VALVE ALARM SERVICE INTERIOR FIRE ALARM EQUIPMENT

INSTALLED AS A LOCAL SYSTEM
OR FOR CENTRAL OFFICE SERVICE

AUTOMATIC FIRE ALARM SERVICE SPECIAL BUILDING SIGNAL SERVICE

Automatic Fire Alarm Co.
416 Broadway New York City
CANAL 5148

dwelling, 21x45 ft, at 1984 Belmont av, for Fred Durr, owner, care of architect. Cost \$9,000. Owner will take bids on separate contracts shortly.

THERIOT AV.—Franz Wolfgang, 535 East Tremont av, has completed plans for a 2-sty, brick dwelling, 20x50 ft, on the east side of Theriot av, 120 ft south of 177th st, for Sylvester Wissing, 2110 Mohegan av, owner and builder. Cost \$12,000.

FACTORIES AND WAREHOUSES.

WEBSTER AV.—Wm. H. Meyer, 1861 Carter av, has plans nearing completion for a 4-sty, brick ice plant, 75x110 ft, with storage and offices, on Webster av, between 174th and 175th sts, for E. M. Schildwachter, 4130 Park av, owner. Total cost \$1,000,000.

STABLES AND GARAGES.

WATERBURY AV.—John J. Dunnigan, 394 East 150th st, has completed preliminary plans for a 1-sty, brick garage, 100x88 ft, on the north side of Waterbury av, 342 ft east of Havemeyer av, for Magdalena Rohe, 1306 Havemeyer av, owner.

STORES, OFFICES AND LOFTS.

SOUTHERN BLVD.—Seelig & Finkelstein, 44 Court st, Brooklyn, has plans in progress for twenty 1-sty, brick stores of irregular dimensions, at Southern blvd and Tremont av, for S. J. Dillard, 2 Rector st, owner and builder. Cost \$300,000.

THEATRES.

MORRIS AV.—S. J. Kessler, 529 Courtlandt av, has completed preliminary plans for a brick moving picture theatre, 82x164 ft, with stores, on the east side of Morris av, 43 ft north of 167th st, for A. J. Schwarzier, 367 East 167th st, owner. Cost \$175,000.

Brooklyn

DWELLINGS.

52D ST.—Louis Berger, 1696 Myrtle av, Ridgewood, has completed plans for a 2-sty, frame dwelling, 21x55 ft, in the west side of East 52d st, 100 feet south of Snyder av, for August Reinhardt, 278 St. Nicholas av, Ridgewood, owner and builder. Cost \$8,000. Owner will take bids on separate contracts.

19TH ST.—G. I. Prowler, 367 Fulton st, has plans in progress for a 2-sty, frame and stucco dwelling, 22x43 ft, in East 19th st, 200 ft south of Av K, for Chas. Harber, 1512 Kings Highway, owner and builder. Cost \$10,000.

HOSPITALS.

BROOKLYN—Lewis F. Pilcher, Capitol, Albany, has been retained to prepare plans for a contemplated hospital in Brooklyn for Brooklyn State Hospital for the Insane, Clarkson av, owner. Cost \$3,000,000.

SCHOOLS AND COLLEGES.

HICKS ST.—N. Serracino, 507 5th av, Manhattan, has completed plans for a 4-sty, brick parochial school, 72x121 ft, in the east side of Hicks st, 199 ft north of Degraw st, for Church of the Sacred Hearts of Jesus & Mary—Rev. Bishop Thos. O. Molloy, in charge—500 Hicks owner. Cost \$300,000.

Queens

APARTMENTS, FLATS AND TENEMENTS.
LONG ISLAND CITY, L. I.—Frank J. Scheick, 4168 Park av, Manhattan, has completed plans for a 5-sty, brick and limestone apartment house, 50x87 ft, on the north side of Jamaica av, 57 ft west of 5th av, L. I. City, for Stanls Bros. Co., 43 7th av, L. I. City, owner. Cost \$135,000.

DWELLINGS.

QUEENS, L. I.—H. T. Jeffrey, Jr., 309 Fulton st, Jamaica, has completed plans for a

2½-sty frame dwelling, 20x30 ft, on the east side of North Warland av, 350 ft south of Wood av, Queens, for Lockhardt & Byrne Co., Inc., 512 5th av, Manhattan, owner and builder. Cost \$7,000. Owner will take bids on separate contracts.

WOODMERE, L. I.—Howard & Howard, Whitehall Bldg., Far Rockaway, have plans nearing completion for five 2-sty, tapestry brick dwellings, 50x35 ft, on Meadow dr, Woodmere, for Samuel E. Jacobs, corner 14th st and 5th av, Manhattan, owner.

MASPEETH, L. I.—Magnuson & Kleinert, 52 Vanderbilt av, Manhattan, have plans in progress for six 2½-sty, brick dwellings, 24x20 ft each, in the south side of Hill st, 368 ft west of Clermont av, Maspeth, for Maspeth Development Co., Forest Hills, owner. Cost \$24,000.

RIDGEWOOD, L. I.—Louis Berger, 1696 Myrtle av, Ridgewood, has completed plans for a 1½-sty, frame dwelling, 30x42 ft, with garage, on the south side of Cooper av, 50 ft west of Lotus av, Ridgewood, for J. Klotzbach, 614 Cooper av, Ridgewood, owner and builder. Cost \$9,000. Owner will take bids on separate contracts.

RIDGEWOOD, L. I.—Louis Berger, 1696 Myrtle av, Ridgewood, has completed plans for a 2-sty, brick dwelling, 20x50 ft, with garage, in the south side of Silver st, 90 ft east of Anton av, Ridgewood, for John Adelhardt, 1713 Grove st, Ridgewood, owner and builder. Cost \$9,000. Owner will take bids on separate contracts.

HOLLIS, L. I.—H. T. Jeffrey, Jr., 309 Fulton st, Jamaica, has completed plans for a 2½-sty, frame dwelling, 24x32 ft, on the west side of Hollis av, 83 ft north of Beaufort st, Hollis, for F. Ulrick, 15 Dey st, Glendale, owner and builder. Cost \$9,000. Owner will take bids on separate contracts.

HEWLETT, L. I.—James Hughes, 107 West 38th st, Manhattan, has plans in progress for four 2½-sty frame and stucco dwellings, 30x36 ft, with garages, at Hewlett, for a company now forming, owner. Cost \$13,000 each.

FAR ROCKAWAY, L. I.—B. Glucksman, National Bank Bldg., Far Rockaway, has plans in progress for two 2-sty, frame and stucco dwellings, 32x34 ft, at Fulton st and Rue de St. Felix st, Far Rockaway, for Dorf & Cohen, National Bank Bldg., Far Rockaway, owner and builder. Cost \$8,000 each.

EAST ELMHURST, L. I.—A. Brems, Corona av, Corona, has plans in progress for a 2-sty frame dwelling, 18x38 ft, in the east side of 37th st at Schurz av, East Elmhurst, for Harry Taylor, 488 14th av, Astoria, owner and builder. Cost \$6,000.

RIDGEWOOD, L. I.—L. Berger, Myrtle av, Ridgewood, has completed plans for a 2-sty, brick dwelling, 20x35 ft, with garage, in the south side of Somerfield st, 57 ft east of Forest av, for L. Ranhofer, 2308 Norman st, Ridgewood, owner and builder. Cost \$10,000.

SCHOOLS AND COLLEGES

JAMAICA, L. I.—Gustave Steinback, 157 West 74th st, Manhattan, has plans in progress for a 2-sty, brick parish school, with convent, at Centre and Washington sts, Jamaica, for St. Monica's R. C. Church—Rev. R. A. Schenck, rector—42 Washington st, Jamaica, owner.

Nassau

APARTMENTS, FLATS AND TENEMENTS

GREAT NECK, L. I.—Wm. E. Bloodgood & N. L. Schloss, 17 East 49th st, Manhattan, are completing plans for a theatre, with apartments and stores, at the corner of Maple st and Mill Neck rd, Great Neck, for the Norab Realty Co., Great Neck, owner. Cost \$200,000. General contractor has been selected and will be announced later.

DWELLINGS.

GREAT NECK, L. I.—Geo. Barnes, Great Neck, has been retained to prepare plans for a 2-sty, brick dwelling, 30x50 ft, with garage, at Great Neck, for L. W. Bitting, 122 East 82nd st, Manhattan, owner and builder. Cost \$25,000.

Richmond

BANKS.

STAPLETON, S. I.—Delano & Aldrich, 126 East 38th st, Manhattan, have plans in progress for a 1-sty and mezzanine, limestone bank, 114x114 ft, on site of present bank, Stapleton, for Staten Island Savings Bank—Ed. C. Bridgman, president—81 Water st, Stapleton, owner. Architect will take bids on general contract about June 1st.

Westchester

APARTMENTS, FLATS AND TENEMENTS

MT. VERNON, N. Y.—Louis Laskin, Proctor Bldg., Mt. Vernon, has plans in progress for a 3-sty, brick apartment, 50x105 ft, with stores, at the corner of 3rd av and 2nd st, Mt. Vernon, for M. Dan & A. M. Hecht, 246 South 10th av, Mt. Vernon, owner and builder. Cost \$60,000.

NEW ROCHELLE, N. Y.—P. Rocker, 6 East 46th st, Manhattan, has plans nearing completion for an 8-sty, brick and stone apartment, on block bounded by Huguenot, Division sts, Westchester and Trinity pl, New Rochelle, for Trinity Arms Corp.—P. W. Tierney, president—New Rochelle, owner. Cost \$800,000. Owner will be ready for bids about March 15th.

BANKS.

NEW ROCHELLE, N. Y.—A. C. Bossom, 680 5th av, Manhattan, has plans in progress for a 21sty stone and brick bank at New Rochelle, for Huguenot Trust Co.—Raymond J. Walters, president—32 Worth av, New Rochelle, owner. Architect will take bids about March 1st.

FACTORIES AND WAREHOUSES.

MOUNT VERNON, N. Y.—Plans are being prepared privately for a 1 and 2 sty, brick factory building, 74x83 ft, at 497 W. Lincoln av, Mount Vernon, for Rubin & Cohen, 497 Lincoln av, owner. Cost \$15,000.

HOSPITALS.

BRONXVILLE, N. Y.—Bates & Howe & Harry Walker, 35 West 39th st, Manhattan, have plans in progress for an addition to the 2-sty, brick hospital of irregular dimensions on Pondfield rd, Bronxville, for Lawrence Hospital—W. V. Lawrence, president—Pondfield rd, Bronxville, owner. Cost \$200,000.

New Jersey.

APARTMENTS, FLATS AND TENEMENTS

NEWARK, N. J.—Simon Cohen, 163 Springfield av, Newark, has completed plans for a 3-sty, frame and clapboard apartment, 36x67 ft, at 332-34 Pashine av, Newark, for Wm. Fader, 140 Avon av, Newark, owner and builder. Cost \$22,000.

JERSEY CITY, N. J.—Wm. A. Tilton, 76 Montgomery st, Jersey City, has completed plans for a 4-sty, brick and limestone apartment, 46x64 ft, at 1 Magnolia av, Jersey City, for Magnolia Construction Co.—J. Stolman, president—90 Waldo av, Jersey City, owner and builder. Cost \$50,000.

EAST ORANGE, N. J.—David M. Ach, 1 Madison av, Manhattan, has completed plans for a 7-sty, brick apartment, 100x150 ft, on Harrison av, East Orange, for Joseph Burstein, 590 Main st, East Orange, owner. Cost \$500,000. Architect will take bids about March 1st.

BANKS.

JERSEY CITY, N. J.—A. C. Bossom, 680 5th av, Manhattan, has plans in progress for a rear addition to the 2-sty, brick and stone bank, 50x25 ft, at Jersey City, for Merchants National Bank—Emil Stohn, president—356 Central av, Jersey City, owner. Architect will take bids on general contract about March 1st.

CHURCHES.

MONTCLAIR, N. J.—E. R. Williams, 2296 7th av, Manhattan, has plans in progress for a 1-sty, stone and brick church, at Montclair, for Union Baptist Church—Rev. J. C. Love, pastor—60 Pompton av, Cedar Grove, owner. Cost \$75,000. Bids will be taken in the spring.

DWELLINGS.

NEWARK, N. J.—Nathan Slegler, 164 Market st, Newark, has completed plans for two 2½-sty frame, clapboard and shingle dwellings, one 24x60 ft and one 31x40 ft, at the northeast corner of Goodwin and Nye avs, Newark, for Louis Donkin, owner and builder, care of architect. Cost, \$14,000 each.

NEWARK, N. J.—Frank Grad, 245 Springfield av, Newark, has completed plans for a 2½-sty tapestry brick dwelling, 44x32 ft, with an extension 10x30 ft, at 23-27 Wilbur av, Newark, for Heyman Gelezeiler, 519 South Orange av, Newark, owner. Cost, \$30,000.

As Usual

Ludwig Baumann and Company have commenced the construction of a new building at 500-12 Eighth Avenue, which will replace their old building on this site. As is the case with almost all new buildings, this new store and office structure will receive its electrical supply from The New York Edison Company

The lighting installation calls for 4200 lamps, while 359 horsepower will be supplied for the operation of elevators, housepumps, and ventilating systems

If you are planning to erect a new building, or remodel an old one, we suggest that you consult our engineers, who will be glad to study your electrical requirements and submit plans and figures to you. This service incurs no obligation on your part

Architects:—Buchman & Kahn - - - - 56 West 45th Street
General Contractors:—G Richard Davis & Co, Inc - - 30 East 42nd Street

Big Buildings Use Edison Service

The New York Edison Company

At Your Service

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



MAPLEWOOD, N. J.—Strambach & Mertens, 1001 Clinton av, Irvington, have plans in progress for a 2½-sty frame, clapboard and shingle dwelling, 26x26 ft, at Maplewood for Mr. Spicer, owner, care of architect. Cost, \$8,000.

BEACH HAVEN, N. J.—L. S. Beardsley, 116 West 39th st, Manhattan, has completed plans for a 1-sty frame dwelling, 47x90 ft, with boat house, at Barnegat Bay, Beach Haven, for C. H. C. Jagels, 35 14th st, Hoboken, owner. Owner will take bids on general contract about March 1.

NEWARK, N. J.—Strombach & Mertens, 1091 Clinton av, Irvington, have plans in progress for a 2½-sty fishlock brick dwelling, 38x27 ft, with garage, on Pomona av, Newark, for A. Simon, owner, care of architect. Cost, \$18,000. Architect will take bids on separate contracts about March 10.

SCHOOLS AND COLLEGES.

PLAINFIELD, N. J.—Wilder & White, 50 Church st, Manhattan, have completed plans for an addition to the 2-sty brick school on Evergreen av, Plainfield, for City of Plainfield, Board of Education, Archibald Cox, president, Plainfield, owner. Cost, \$50,000 to \$80,000.

VERONA, N. J.—Guilbert & Betell, Aldene Bldg., Newark, have plans nearing completion for a 3-sty brick high school on Bloomfield av, Verona, for Borough of Verona Board of Education, Oscar V. Heim, president, Verona, owner. Cost, \$140,000. Bids will be taken soon.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

BROOKLYN.—Fred Morton Co., 17 West 42d st, Manhattan, has the general contract for a 4-sty brick apartment, 102x134 ft, on the east side of Ocean av, 515 ft north of Parkside av, for Portwood Realty Co., 305 Broadway, Manhattan, owner, from plans by Rouse & Goldstone, 512 5th av, Manhattan, architect. Cost, \$160,000. Excavating, foundations and masonry, Vincent Valentine Contracting Co., 1361 Findlay av, Manhattan. Structural and ornamental iron, H. J. Terker Iron & Steel Works, 1377 DeKalb av.

BANKS.

MANHATTAN.—The Amsterdam Building Co., 140 West 42d st, has the general contract for alterations to the restaurant and storage warehouse at 571 West 181st st, which is to be converted into a 2-sty brick bank, 50x90 ft, for The Bank of Washington Heights, J. Whalen, president, 1915 Amsterdam av, owner, from plans by Thos. B. Bruce Boyd, Inc., 286 5th av, architect. Cost, \$50,000.

DWELLINGS.

MANHATTAN.—John T. Brady Co., 103 Park av, has the general contract for a 5-sty and basement limestone front dwelling, 60x112 ft, on the east side of 5th av, between 71st and 72d sts, for Dr. Alex. Hamilton Rice, 39 Beacon st, Boston, owner, from plans by Horace Trumbauer, Land Title Bldg., Philadelphia, architect. Cost, \$500,000.

ROCKAWAY PARK, L. I.—Drambouer & Son, Rockaway Park, have the general contract for a 2-sty frame dwelling, 24x36 ft, in Beach 120th st, Rockaway Park, for Mrs. M. Thompson, owner, care of architect, from plans by H. Hobauser, Rockaway Park, architect. Cost, \$14,000.

MAMARONECK, N. Y.—Lundblum & Schultz, 230 5th av, Manhattan, have the general contract for a 2½-sty frame dwelling, 73x137 ft, with garage, in Shore Acres Section, Mamaroneck, for Walter S. Fischer, 48 Cooper sq, Manhattan, owner, from plans by W. K. Benedict, 126 East 59th st, Manhattan, architect. Cost, \$25,000.

CHAPPAQUA, N. Y.—David Foubister, 52 Vanderbilt av, Manhattan, has the general contract for alterations to a 2½-sty frame dwelling, 44x96 ft, at Chappaqua, for Otto Roselle, Chappaqua, owner, from plans by Armstrong & DeGelleke, 122 East 25th st, Manhattan, architect.

SUMMIT, N. J.—John McKeefrey, 1416 Broadway, Manhattan, has the general contract for a 2½-sty frame and shingle dwelling, 40x100 ft, at Summit for T. J. Kenyon, 121 Summit av, Summit, owner, from plans by Leigh French, 597 5th av, Manhattan, architect.

BRONX.—Fred Klein, Pierce and Lurting avs, has the general contract for a 2½-sty frame and clapboard dwelling, 24x24 ft, on the east side of Hone av, 125 ft north of Pierce av, for Jos. Crispiano, 825 East 179th st, owner, from plans by B. Ebeling, 2400 Westchester av, architect. Cost, \$8,000.

QUEENS, L. I.—F. E. Barmon, Scotch Plains, has the general contract for a 2½-sty frame dwelling, 44x35 ft, at the southeast corner of Orange st and Rocky Hill rd, Queens, for Arthur Behrer, 81 Beekman st, Manhattan, from plans by J. Nitchie, 602 World Bldg., Manhattan, architect. Cost, \$10,000.

QUEENS, L. I.—F. E. Bowman, Scotch Plains, has the general contract for a 2½-sty frame

dwelling, 40x34, on the north side of Orange st, 100 ft west of Madison av, Queens, for Alvin Behrer, 81 Beekman st, Manhattan, owner, from plans by J. Nitchie, 602 World Bldg., Manhattan, owner. Cost, \$10,000.

GREAT NECK, L. I.—William Hicks, Mineola, has the general contract for a 2-sty brick dwelling, 30x50 ft, with garage, on Beverly rd, Great Neck, for L. Walter Betting, 122 East 82d st, Manhattan, owner, from plans by Geo. O. Barnes, Grace av, Great Neck, architect. Cost, \$25,000.

WHITE PLAINS, N. Y.—Geo. Hill, 34 Wayne st, White Plains, has the general contract for two 2½-sty frame dwellings, 28x35 ft, in Lester Hill Section, White Plains, for Cornelius B. Fish, Overhill rd, Scarsdale, owner, from plans by Philip Resnyh, 152 West 42d st, Manhattan, architect. Cost, \$10,000 each.

NEW ROCHELLE, N. Y.—A. J. Contracting Co., 101 Park av, Manhattan, has the general contract for a 2½-sty terra cotta block and stucco dwelling, 25x32 ft, with garage, at Premium Park, New Rochelle, for Jac. Bender, owner, care of architect, from plans by Henry S. Lion, 15 East 40th st, Manhattan, architect. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Smith & Leo, 103 Park av, Manhattan, have the general contract for a 2-sty brick factory, 36x52 ft, at the southeast corner of 62d st and 6th av, Brooklyn, for J. M. Huber, 602 62d st, Brooklyn, owner, from plans by Brutus Gundlach, 22 East 17th st, Manhattan, architect.

JAMAICA, L. I.—Lustbader Construction Co., 423 Madison av, Manhattan, has the general contract for a 3-sty brick refrigerator and storage building, 60x75 ft, on Chichester av, Jamaica, for Merkel Bros., Chichester av, Jamaica, owner, from plans by Louis Allmendinger, 20 Palmetto st, Brooklyn, architect. Ice machine, Shipley Construction & Supply Co., 42d st and 2d av, Brooklyn.

GARWOOD, N. J.—Levering & Garrigues, 552 West 23d st, Manhattan, has the general contract for a 1-sty brick ice manufacturing plant, at North av and 2d st, Garwood, for Service Ice Co., owner, care of architect, from plans by Frank H. Quimby, 110 William st, Manhattan.

HOSPITALS.

MANHATTAN.—Cauldwell Wingate Co., 381 4th av, has the general contract for alterations to the 3-sty brick hospital, of irregular dimensions, on the east side of 5th av, between 99th and 100th sts, for the Board of Trustees of Mt. Sinai Hospital, Geo. Blumenthal, president, 5th av and 100th st, owner, from plans by Arnold Brunner, 101 Park av, architect. Electrical engineer, Chas. E. Knox Association, 101 Park av. Heating engineers, Tenny & Ohmes, 101 Park av.

STORES, OFFICES AND LOFTS.

MANHATTAN.—York Bldg. Co., 103 Park av, has the general contract for a 1-sty brick taxpayer, 75x185 ft, at the corner of 165th st and Morris and College avs for owner, care of general contractor, from plans by Samuel Cohen, 32 Union sq, architect. Cost, \$45,000.

MANHATTAN.—Wharton, Green & Co., 37 West 39th st, has the general contract for alterations to the 4-sty brick and stone dwelling, 18x45 ft, at 140 East 80th st, which is to be converted into dental offices for Dr. Wm. B. Dunning, 138 East 80th st, owner, from plans by Robt. J. Reiley, 477 5th av, architect. Cost, \$40,000.

MISCELLANEOUS.

BRONX.—Ernest L. Smith Co., 70 East 45th st, has the general contract for a 1-sty brick sub-station, 50x100 ft, at Park av and 188th st for N. Y. Edison Co., Thos. E. Murray, president, 130 East 15th st, owner, from plans by Wm. Whitehall, Buckley Newhall Bldg., 41st st and 6th av, architect. Cost, \$75,000.

MANHATTAN.—Chris Dages, 418 East 122d st, has the general contract for alterations and an addition to the 1-sty brick laundry, 40x90 ft, at 118 East 129th st for Manhattan Wet Wash Laundry, owner, on premises, from plans by J. J. Gloster Co., 110 West 40th st, architects. Cost, \$20,000.

BROOKLYN.—F. Schulze, 258 Kings Highway, has the general contract for alterations and a side addition to the 2-sty brick restaurant, 60x100 ft, at 2846-54 Ocean Parkway, for Jos. Guffanti, 2830 Ocean Parkway, owner, from plans by F. B. & A. Ware, 1170 Broadway, Manhattan, architect. Cost, \$20,000. Heating and plumbing, Jesse Kahn, 224 West 20th st, Manhattan.

A SIGN POST OF SAFETY

The record of S. W. Straus & Co., now 40 years without loss to any investor, is a sign post pointing the way to safe January investments.

Our booklet, "Common Sense in Investing Money," tells the reasons for this record and shows how investors may profit by it. Write for it today, and specify

Booklet B-1202

S.W. STRAUS & CO.

Established 1882

Incorporated

STRAUS BUILDING

565 Fifth Ave., at 46th St., NEW YORK

Offices in 15 Principal Cities
Telephone—Vanderbilt 8500

**40 Years Without Loss
to Any Investor**

Copyright, 1922, by S. W. Straus & Co.

SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



F. J. KLOES

Established 1872

269 Canal St., New York

Telephone: Canal 4072

H. W. BELL CO.

Gypsum Blocks
Terra Cotta Blocks
Plaster Boards
Dumbwaiter Blocks
Flue Pipe
Firebrick

Park Ave. & 139th St.

Phone—Mott Haven 3134

BROOKLYN

KENT AVENUE & MORTON STREET

BUILDERS

LITTLE CASH REQUIRED

We can subordinate entire purchase price of several well-located plots and obtain liberal building and permanent loans.

S. Osgood Pell & Co. 15 & 17 West 44th St.
Tel. Vanderbilt 5610

HOUSE MOVERS and SHORERS

House Moving, Shoring and Jobbing
Promptly Attended to

Christian Vorndrans Sons

413 E. 147th St., Bronx Tel. Melrose 464

**FOR
PAINTING, DECORATING
and PLASTERING**

Consult

LESCH & JOHNSON

261 East Fordham Road New York
Telephone: Fordham 9348

PLANS FILED FOR NEW CONSTRUCTION IN ALL BOROUGHES OF NEW YORK CITY

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

162D ST, s e c St. Nicholas av, 5-sty bk tnt, 81x149, plastic slate rf; \$150,000; (o) Philip Goldberger, 108 8 av; (a) Saml. Cohen, 32 Union sq (85).

165TH ST, s s, 200 w Bway, 5-sty bk tnt, 75x110, slag rf; \$125,000; (o) 615 W. 164th St. Corp., 154 Bway; (a) Gronenberg & Leuchtag, 450 4 av (87).

184TH ST, s e c Bennett av, 5-sty bk tnt, 68x156, plastic slate rf; \$150,000; (o) Philip Goldberger, 108 8 av; (a) Saml. Cohen, 32 Union sq (84).

POST AV, 156, 5-sty bk tnt, 25x105, tar & gravel rf; \$35,000; (o) Gustav Sinn, 36 La Salle; (a) Gustav E. Sinn, 590 W 178th (86).

WEST END AV, 584-588, 14-sty bk tnt, 60x80, tar & gravel rf; \$550,000; (o) 588 West End Av. Corp., 503 5 av; (a) Schwartz & Gross, 347 5 av (74).

DWELLINGS.

TERRACE VIEW AV, s w c Tennissen pl, 1-sty bk dwg, 18x57, asbestos shingle rf; \$5,500; (o) Geo. J. Wolf, 143 Brook av, Bronx; (a) Sidney F. Oppenheim, 36 8 av (81).

FACTORIES AND WAREHOUSES.

34TH ST, 369-71 W, 3-sty bk str & factory cr loft, 58x49, tar & gravel rf; \$40,000; (o) Jane F. Stokes, Mary K. Stokes, Anna R. Waters, 122 W 77th; (a) Anastosios Catsanos, 101 Park av (78).

HOTELS.

5TH AV, 39, 14-sty bk hotel, 54x100, 5-ply asphaltum & felt rf; \$350,000; (o) Newfour Rlty. Corp., 119 W 40th; (a) Emery Roth, 119 W 40th (82).

STABLES AND GARAGES.

76TH ST, 403-15 E, 2-sty bk garage, 143x102, tar & gravel rf; \$55,000; (o) Herman Harjes, 408 E 76th; (a) John E. Collins, 148 Montgomery, Bklyn (77).

91ST ST, 311½ to 317 E, 2-sty bk garage, 50x100, tar felt rf; \$20,000; (o) Anton Hoffman, 317 E 91st; (enrg) Herman A. Osserman, 15 W 38th (88).

BROADWAY, 3168-74, 5-1-sty fr garages, 10x17 metal rf; \$500; (o) Edlar Rlty. Corp., 41 E 42d; (a) Peter Herb, 30 E 42d (71).

STORES, OFFICES AND LOFTS.

GREENWICH ST, 408-10, 1-sty bk str, 53x80x81, tar & slag rf; \$4,000; (o) Julia Greenstein, 126 Liberty, room 500; (a) John A. Hamilton, 126 Liberty (86).

MULBERRY ST, 196-204, 3-sty bk str & garage, 117x99, tar & slag rf; \$90,000; (o) Kenmare Rlty. Co., 1540 Bway; (a) Sugarman, Hess & A G Berger, 16 E 43d (76).

207TH ST, w s, 50 n Vermilyea av, 1-sty bk str, 100x60, slag rf; \$20,000; (o) T. Clarence Davies 32 Nassau; (a) Wm. F. Staab, 30 E 42d (75).

ST NICHOLAS AV, 1553, eight 1-sty bk str, 99x60, slag rf; \$30,000; (o) Gorman Dev. Corp., 43 Cedar; (a) Geo. F. Pelham, 200 W 72 (91).

7TH AV, 2481-83, 1-sty bk str, 49x100, slag rf; \$30,000; (o) Swinell Rlty. Corp., 47 Ft. Washington av; (a) Gronenberg & Leuchtag, 450 4 av (80).

STORES AND TENEMENTS.

92D ST, 201 W, 6-sty bk str & tnt, 150x87, slag rf; \$600,000; (o) Stuyvesant Est, 233 Bway; (a) Gronenberg & Leuchtag, 450 4 av (79).

MISCELLANEOUS.

BOWERY, 349, 3-sty bk Salvation Army bldg, 26x84, tin, felt, slag rf; \$40,000; (o) Salvation Army, Inc, 122 W 14th; (a) Wm. S. Gregory, 1170 Bway (89).

BROADWAY, 5120, 1-sty metal service station, 10x24, metal rf; \$550; (o) Willis J. Payne, 5120 Bway; (a) Jos. Sloup, 140 Washington st (90).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

175TH ST, n s, 100 w Prospect av, 2-5-sty bk tnts, 59x93, slag rf; \$150,000; (o) Skandia Bldg. Co., Oscar Pedersen, 3 av & 148th, Pres; (a) Moore & Landsiedel, 3 av & 148th (373).

206TH ST, n s, 114.89 w Perry av, 5-sty bk tnt, 100x87.10, slag rf; \$160,000; (o) Moritz Realty Co., Inc., J. Moritz, 161 E 85th, Pres; (a) Margon & Glaser, 2804 3 av (399).

213TH ST, s s, 100 e Jerome av, 5-sty bk tnt, 50x85, slag rf; \$80,000; (o) Jas. C. Gaffney, 106 E 182d; (a) Wm. A. Geisen, 2403 Creston av (401).

GRAND CONCOURSE, w s, 100.7 s 197th, 6-sty bk tnt, 102.7x84.3, tar & gravel rf; \$185,-

000; (o) David Wasser, 44 St. Marks pl; (a) Shape, Bready & Peterkin, 50 E 42d (376).

HULL AV, s w c 209th, 5-sty bk tnt, 50x90, slag rf; \$85,000; (o) Meyersdale, Inc. Harry Locew 54 Carroll, Pres; (a) J. M. Felson, 1103 Bway (340).

PROSPECT AV, n e c Carolina Park N, 5-sty bk tnt, 67x89, slag rf; \$110,000; (o) Johnson Deishel Bldg. Co., H. T. F. Johnson, 219 E 188th, Pres; (a) Chas. Kreymborg, 2534 Marion av (343).

VALENTINE AV, w s, 102.77 n 196th, 5-sty bk tnt, 113.3x105, plastic slate rf; \$200,000; (o) N. C. Contracting Co., Nicholas Conforti, 196th & Grand Concourse, Pres; (a) Nathan Rotholz, 3295 Bway (391).

VALENTINE AV, w s, 267.77 n 196th, 5-sty bk tnt, 113.3x113.11, plastic slate rf; \$205,000; (o) N. C. Contracting Co., Nicholas Conforti, 196th & Grand Concourse, Pres; (a) Nathan Rotholz, 3295 Bway (392).

VISE AV, e s, 55.11 e Tremont av, 6-sty bk tnt, 63.8x90, slag rf; \$85,000; (o) Russo Const. Co., John Russo, 2356 Lorillard pl, Pres; (a) M. W. Del Gaudio, 158 W 45th (378).

WALTON AV, e s, from McClellan st to Tudor pl, 2-5-sty bk tnts, 100x115, slag rf; \$250,000; (o) Tudor Bldg. Corp., Max Davis, on prem, Pres; (a) Margon & Glaser, 2804 3 av (400).

DWELLINGS.

DEVOE TER, n s, 182.2 e Webb av, 2-sty bk dwg, 31x30, rubberoid rf; \$7,000; (o) Tee Taw Realty Co., Jas. Murray, 1138 St. Nicholas av, Pres; (a) John P. Boyland, 120 E Fordham rd (300).

GILES PL, e s, 331.1 n Sedgwick av, 1-sty fr dwg, 21x43.10, shingle rf; \$4,500; (o) Tyrza Lafon 2470 University av; (a) Frank Kronfeld, 4440 Carpenter av (359).

JARVIS ST, w s, 225 s Buhre av, 2½-sty fr dwg, 25x42, asbestos rf; \$8,000; (o) Chas. Dam-meyer, 960 Sherman av; (a) De Rose & Cavalieri, 370 E 149 (409).

KNAPP ST, s s, 123.02 e Fenton av, 1-sty fr dwg, 22x36, slag rf; \$3,000; (o) Carlo Marlinaccio, 608 Fordham rd; (a) Frank Ross, 2278 Hughes av (390).

MONTGOMERY PL, s s, 45 e Tremont av, 2-sty bk dwg, 22x38, rubberoid rf; \$8,000; (o) Louis Astorino 2361 Crotona av; (a) B. Ebeling, 1372 Zerega av (357).

SPUYTEN DUYVIL PKWAY, s e c 232d, 2-sty fr dwg, 24x50, plastic slate rf; \$8,000; (o) Nicholas Paterno, 433 W 125th; (a) M. A. Cardo, 61 Bible House (405).

217TH ST, s s, 124.10 Bronxwood av, 2-sty bk dwg, 21x55, slag rf; \$10,000; (o) Philip Frosetino, 813 Columbus av; (a) Vincent Pampallona, 514 E 183d (364).

222D ST, n s, 400 s Schieffelin av, 1-sty fr dwg, 19x28, shingle rf; \$3,000; (o & a) Robt. Moser, 1238 E 223d (381).

222D ST, n s, 375 e Schieffelin av, 1-sty fr dwg, 19x28, shingle rf; \$3,000; (o & a) Robt. Moser, 1238 E 223d (385).

230TH ST, n s, 150 e White Plains av, 2-sty bk dwg, 22.6x50, asphalt shingle rf; \$12,000; (o) Wm. J. Armstrong 2661 Marion av; (a) Crumley & Skirvan, 355 E 149th (360).

239TH ST, n s, 72.7 w Vireo av, 2-sty fr dwg, 17x34, shingle rf; \$6,000; (o & a) Arthur Simermeyer 4379 Vireo av (351).

240TH ST, s s, 349.5 w Vireo av, 2-sty fr dwg, 19x30.3, shingle rf; \$4,000; (o) John F. Meyer 350 E 166th; (a) E. A. Lynde 2685 Briggs av (346).

240TH ST, s s, 324.5 w Vireo av, 2-sty fr dwg, 19x27½, shingle rf; \$3,500; (o) Ralph Upton 2374 University av; (a) E. A. Lynde, 2685 Briggs av (345).

263D ST W, s s, 58.9 w Spencer, 2-sty fr dwg, 28x32.6, shingle rf; \$8,000; (o) Francis J. Stein, 152 W 42d; (a) Philip Resnyk, 152 W 42d (319).

ASTOR AV, n s, 167.3 w Eastchester rd, 2-sty fr dwg, 20x50, shingle rf; \$10,000; (o) Edgar B. Lear, 59 Pearl; (a) Jos R. Manley, 3291 Park av (413).

BARNES AV, w s, 100 s 236th, 1-sty h t dwg, 18x38, plastic slate rf; \$3,500; (o) Lawrence & Rose Condrola, on prem; (a) De Rose & Cavalieri, 370 E 149 (410).

BELMONT AV, e s, 309 n Tremont av, 2-sty bk dwg, 21x45, rubberoid rf; \$9,000; (o) Fredk. G. Durr, 2232 Adam pl; (a) Frank Wolfgang, 535 E Tremont av (319).

BOYD AV, w s, 100 n Edenwald av, 2-sty fr dwg, 18x56, shingle rf; \$9,000; (o & a) Hanford J. Bush, 617 E 179th (310).

BRONXDALE AV, e s, 402.69 n Morris Park av, 3-sty bk dwg, 20x50, plastic slate rf; \$12,-

000; (o) Lew F. Walter, 149 E 15th; (a) Richard Berger & Son, 305 Bway (397).

BRONXWOOD AV, w s, 27.1 n 230th, 2-sty bk dwg, 18x36, tin rf; \$5,400; (o) John J. Ormond, 425 E 157th; (a) Larsen & Walters, 4 Court sq, Bklyn (320).

COMMONWEALTH AV, w s, 225.1 n Merrill, 2-sty h. t. dwg, 21x51, tar & gravel rf; \$10,500; (o) John C. Masterson, 216 W 117th; (a) Alfred Di Biasi, 94 E Jackson av, Corona, L. I. (384).

DELAFIELD AV, e s, 200 n 256th, 2-sty & attic bk dwg, 26x48, asphalt shingle rf; \$9,000; (o) Louis J. & Mary T. Eyering, 1310 Clay av; (a) Louis J. Eyering, 437 5 av (388).

EDISON AV, e s, 330 s Randall av, 2-sty fr dwg, 24x28, shingle rf; \$5,000; (o) John Nelson, 780 E 180th; (a) Edw. J. Stauffer, 140 Willis av (368).

GAINSBORG AV, w s, 100 s Roberts av, 2-sty fr dwgs, 17.6x36, shingle rf; \$10,000; (o) Emid Doelzer, 3190 Perry av; (a) Edw. J. Doelzer, 3190 Perry av (304).

HERING AV, w s, 25 n Pierce av, 2-sty fr dwg, 24x28, shingle rf; \$9,000; (o) C. H. O'Donnell 2471 University av; (a) Valentine Beeher, 954 Edison av (354).

HERING AV, w s, 75 n Pierce av, 2-sty fr dwg, 24x28, shingle rf; \$9,000; (o) Chester Canterbury, 463 Cyrus pl; (a) Valentine Beeher, 954 Edison av (353).

HOLLAND AV, e s, 200 s Rhineland av, 2-sty bk dwg, 22x52, rubberoid rf; \$10,000; (o) Elsie Bachmann 922 Bryant av; (a) B. Ebeling, 1372 Zerega av (356).

HOLLYWOOD AV, w s, 150 n Phillip av, 1-sty fr dwg, 18x30; \$2,000; (o & a) Edwin R. Hawes, 298 W 137th (362).

HOLLYWOOD AV, e s, 250 s Barkley av, 2-sty fr dwg, 18x24, asbestos shingle rf; \$4,000; (o) W. I. Kidd, 1235 St. Lawrence av; (a) Hertfield, Havens & Co., 30 E 42d (386).

HONE AV, e s, 125 n Pierce av, 2½-sty fr dwg, 24x24, shingle rf; (o) Jos. Crispino, 827 E 177th; (a) B. Ebeling 1372 Zerega av (358).

LOGAN AV, s s, 280 e Randall av, 2-1½-sty fr dwgs, 20.8x35.2, asphalt shingle rf; \$5,000; (o) Fred F. Baum, Edison av; (a) P. G. Stadler, 1246 Taylor av (305).

LOGAN AV, e s, 175 n Barkley av, 2-sty fr dwg, 16x37.6, shingle rf; \$5,000; (o) A. Olson, 81 W Jackson av, Corona, L. I.; (a) Wm. Husson, 135 Westchester sq (371).

MATTHEWS AV, e s, 200 s Mace av, 1½-sty t. c. dwg, 25x30.4, slag rf; \$3,000; (o) Samuel Smith, 1826 Bathgate av; (a) Meissner & Uffner, 501 Tremont av (316).

MOSHOLU AV, w s, 100 s Tyndal av, 2½-sty fr dwg & garage, 29.6x44, slate rf; \$8,000; (o) Wm. Sage, 25th & Tyndal av; (a) Wm. A. Kennedy, 5654 Newton av (398).

NEWMAN AV, e s, 275 s O'Brien av, 1½-sty fr dwg, 17x36, shingle rf; \$3,500; (o & a) Thos. E. Gough 236 Newman av (342).

OLINVILLE AV, e s, 125 n Mace av, 3-sty bk dwg, 25x30, slag rf; \$12,000; (o) Jacob Krakauer, 312 W 111th; (a) Sylvan Bein, 154 Nassau (298).

PAULDING AV, e s, 325.2 n Allerton av, 1-sty bk dwg, 19x30, rubberoid rf; \$5,000; (o) Jos. Grace, 414 E 64th; (a) A. Schweigard, 807 St. Anns av (317).

PHILIP AV, s s, 50 w Edison av, 2-sty fr dwg, 24.2x26.6, shingle rf; \$8,000; (o) August Ludwigen, 575 Southern blvd; (a) Philip Resnyk, 152 W 42d (394).

PHILIP AV, s s, 50 w Logan av, 2-sty bk dwg, 25x50, asphalt shingle rf; \$8,000; (o) Maher & Cronin, 2006 Bathgate av; (a) Wm. H. Meyer, 1861 Carter av (382).

PITMAN AV, n s, 50 e De Reimer av, 2-sty fr dwg, 16x34, shingle rf; \$3,500; (o) Alvin Hamalain 109 E 126th; (a) E. A. Lynde, 2685 Briggs av (347).

POPHAM AV, w s, 306.3 s Palisade av, 2-sty & attic bk dwg, 26x28, asphalt shingle rf; \$15,000; (o) John Fagan 1439 University av; (a) Chas. Kreymborg, 2534 Marion av (361).

REVERE AV, w s, 150 s Barkley av, 2-sty fr dwg, 19x27½, shingle rf; \$3,500; (o) A. Koskimen 211 W 146th; (a) E. A. Lynde, 2685 Briggs av (344).

RICHARDSON AV, w s, 300 n 241st, 2-sty bk dwg, 21x54, 1-sty bk garage, 16x18, rubberoid rf; \$12,000; (o) Fredk. W. Sherman, 1132 Clay av; (a) Crumley & Skirvan, 355 E 149th (314).

RICHARDSON AV, w s, 250 n 241st, 2-sty fr dwg, 20x45, shingle rf; \$10,000; (o) Unit Housing, Inc., J. C. Schleicher, 53 N 3 av, Mt. Vernon, Pres & archt. (379).

SCHLEY AV, s s, 50 e Wilcox av, 2-sty fr dwg, 20x24, asbestos shingle rf; \$3,000; (o) Elizabeth Erb 742 E 183d; (a) N. J. Poderta, 129 W 11th (363).

SHAKESPEARE AV, s e c 172d, 3-sty bk dwg, 64.4x30.6, asbestos shingle rf; \$20,000; (o) Sam Fishkin, 71 5 av; (a) Gronenberg & Leuchtag, 450 4 av (302).

ST. LAWRENCE AV, n e c Guion pl, 2-sty fr dwg, 29.7x56.11, tar & gravel rf; \$14,000; (o) Arthur Mooney, 475 E 140th; (a) Chester D. Allen, 30 Dunwoodie, Yonkers (393).

STEUBEN AV, e s, 75 n 208th, 2-sty bk dwg, 20.8x56, slag rf; \$10,000; (o) Wm. Sohn, 104 E 177th; (a) Louis E. Ordwein, 2088 Vyse av (369).

TAYLOR AV, n e c Van Nest av, 2-sty bk dwg, 20x55, asphalt shingle rf; \$10,000; (o) Dr. Domenick A. Di Pasca, 1722 Taylor av; (a) M. W. Del Gaudio, 158 W 45th (377).

TELLER AV, w s, 258.10 n 169th, 2-sty bk dwg & garage, 25x68, slag rf; \$13,000; (o) Barney Stengel, 421 9 av; (a) Thos. Connolly, 153 E 40th (367).

TYNDAL AV, w s, 311 n 261st, 2½-sty fr dwg, 20.5x47.10, shingle rf; \$8,000; (o) Mrs. Wm. Abrams, 90 Saratoga av, Yonkers; (a) Oscar Abrams, 90 Saratoga av, Yonkers (380).

UNDERCLIFFE AV, e s, 271 s Palisade pl, 2-sty fr dwg, 17.6x55, shingle rf; \$10,000; (o & a) R. F. Feitzloff, 411 W 156th (374).

UNDERCLIFFE AV, e s, 87 n 176th, two 2-sty fr dwgs, 20x44, shingle rf; \$18,000; (o) Jansy S. Saxe, 77 E 127th; (a) S. S. Saxe, 77 E 127th (407).

UNDERCLIFFE AV, e s, 211.6 n 176th, 2-sty t c dwg, 27x56, asbestos tile rf; \$12,000; (o) Janette S. Edwards, 201 W 78th; (a) Max Zipkes, 432 4 av (408).

VALENTINE AV, e s, 73.4 n 184th, 2-3-sty fr dwgs, 21.6x55, rubberoid rf; \$24,000; (o) Guibre & Tavolacci, 672 E 22d; (a) Chas. Schaefer, 394 E 150th (395).

WHITE PLAINS AV, w s, 182.4 n Watson av, 1-sty conc dwg, 20x31, asphalt shingle rf; \$4,500; (o) Daniel Dillon, 340 E 187th; (a) John Schwalenberg, 2075 Haviland av (366).

WOODHULL AV, w s, 200 s Mace av, 2-sty fr dwg, 21x43, plastic slate rf; \$6,500; (o) V & G. De Laroeca, 624 E Fordham rd; (a) M. A. Cardo, 61 Bible House (406).

ZULETTI AV, s s, 195 w Mayflower av, 2-sty bk dwg, 21x54, rubberoid rf; \$12,000; (o) Frank J. Rappolt, 1524 Mayflower av; (a) B. Ebeling, 1372 Zerega av (355).

STABLES AND GARAGES.

BRONX BLVD, s e c Rosewood av, 2-sty bk garage & storage, 119.8x50.4, slag rf; \$48,000; (o) General Baking Co., Wm. Deininger, 340 Madison av, Pres; (a) J. E. Byrne, 340 Madison av (352).

WALDO AV, s w c Livingston av, 1-sty h. t. garage, 21x22, tin rf; (o) Ashley H. Thorn-dike, on prem; (a) Davis, McGrath & Kies-sing, 220 5 av (341).

STORES AND DWELLINGS.

CHARLOTTE ST, w s, 100 n Boston rd, 2-1-sty bk str & dwgs, 25x85.2, plastic slate rf; \$14,400; (o & a) M. Brandt Realty Co., 1560 Wilkins av, Pres; (a) Chas. Schaefer, Jr., 394 E 150th (386).

GIRARD AV, s w c 167th, 1-sty bk str & bank, 115x100, plastic slate rf; \$29,000; (o) Mary L. & Thos. S. Walker, 141 Bway; (a) Moore & Landsiedel, 3 av & 148th (372).

STORES, OFFICES AND LOFTS.

KELLY ST, s w c 167th, 1-sty bk str, 100x90, slag rf; \$40,000; (o) Weingold Realty Co., Frank Weintraub, 300 Rockaway av, Bklyn, Pres; (a) Oscar Goldschlag, 16 Court, Bklyn (387).

BROOK AV, e s, 44.8 n 170th, 1-sty bk str, 22x41, tin rf; \$5,000; (o) Samuel Salzman, 1384 Brook av; (a) Otto L. Spannhake, 116 Nassau st (402).

BURNSIDE AV, s e c Harrison av, 1-sty bk str, 188.1x65.6, tar & gravel rf; \$60,000; (o) Chester D. Judis Bldg. Corp., Chester D. Judis, 103 Park av, Pres; (a) Gronenberg & Leuchtag, 450 4 av (389).

CROTONA AV, e s, 150.3 s Tremont av, 2-sty bk str & club rooms, 50.03x63, plastic slate rf; \$20,000; (o) Hesu Realty Co., Morris Hellu, 370 E 149th, pres; (a) De Rosa & Cavalleri, 370 E 149th (411).

CYPRESS AV, n e c 138th, 1-sty bk str & market, 120x101.7, rubberoid rf; \$30,000; (o) Cypress Av. Realty Corp., Bernard B. Block, 255 W 108th, Pres; (a) Albert E. Davis, 258 E 138th (383).

TOPPING AV, n w c 174th, 1-sty bk str, 95x47, slag rf; \$18,000; (o) Jos. Levine, 2366 Tremont av; (a) Meissner & Uffner, 501 E Tremont av (350).

WEBSTER AV, e s, from 183d to 184th sts, 1-sty bk str & garage, 137.7x85.1, slag rf; \$75,000; (o) Glich Constn Co., Israel Glich, 499 E 160th, pres; (a) David S. Lang, 110 W 34th (388).

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

BARRETT ST, 198-208, ws, 160.2x s Blake av, two 4-sty bk tnts, 60x88.10; \$260,000; (o) Isidore Levine, 10920 Liberty av; (a) E. M. Adelsohn, 1778 Pitkin av (1823).

BRISTOL ST, 584-602, w s, 50.6 n Hegeman av, 6-2-sty bk tnts, 22.9x74; \$105,000; (o) K. S. & L. M. Corp., 1924 Douglass; (a) Abraham Farber, 1746 Pitkin av (2042).

BRISTOL ST, 580, w s, 221.4 n Hegeman av, 2-sty bk tnt, 23.6x74; \$17,500; (o & a) same as above (2043).

CLARK ST, 12-20, s w c Willow, 6-sty bk tnt, 79.7x89.6; \$100,000; (o) J. J. Dall, Jr., 61

Pierrepont; (a) Daniel D. Merrill, 5 Beekman, Manhattan (1895).

HINSDALE ST, 529, e s, 276 n Newport av, 2-sty bk 4 fam tnt, 24x80; \$22,000; (o) Max Epstein, 783 Williams av; (a) S. Millman & Son, 1780 Pitkin av (1882).

HINSDALE ST, 533, es, 246 n Newport av, 2-sty bk tnt, 22x82; \$24,000; (o) same (1883).

PRESIDENT ST, 1401-5, n w c Kingston av, 4-sty bk tnt, 50x120; \$100,000; (o) Bertha Lurie, 44 Court st; (a) Shampam & Shampam, 50 Court st (1919).

UNION ST, 2031-41, e s, 30 n Sutter av, 4-3-sty bk tnts, 25x70; \$120,000; (o) Wolf Sarnoff, 2106 Dean; (a) E. M. Adelsohn, 1778 Pitkin av (2091).

E 4TH ST, 474-8, s w c Av C, 4-sty bk tnt, 41x90; \$60,000; (o) Rosenberg & Greenberg, Inc., 214 New Lots av; (a) S. L. Malkind, 16 Court (2104).

E 4TH ST, 484-80, w s, 50 s Av C, 4-sty bk tnt, 41x89; \$60,000; (o & a) same as above (2105).

WEST 31ST ST, 2928-34, w s, 220 e Mermaid av, 4-sty bk tnt, 60x103.2; \$65,000; (o) J. Greenberg, 36 W 17, N. Y.; (a) S. L. Malkind, 16 Court (2014).

BAY 32D ST, 63-5, e s, 146 n Benson av, 2-sty fr tnt, 27x64.5; \$25,000; (o) Abraham Sanger, 543 Bway, N. Y.; (a) E. M. Adelsohn, 1778 Pitkin av (1884).

FT. HAMILTON PKWAY, 6713-17, e s, 509 n 68th, 4-sty bk tnt, 50.9x87.8; \$75,000; (o) Jonas Const. Co., 902 58th; (a) Boris W. Dorfman, 26 Court (2025).

FT. HAMILTON PKWAY, 6719-23, n e c 68th, 4-sty bk str & tnt, 50.9x107.6; \$100,000; (o) Jonas Const. Co., 902 58th; (a) Boris W. Dorfman, 26 Court (2026).

NEW YORK AV, 363-75, s e c Carroll st, 6-sty bk tnt, 110x100; \$250,000; (o) M. Solomon & Son, Inc., 217 Havemeyer st; (a) Chas. B. Meyers, 31 Union sq (1879).

NEWPORT AV, 88-92, s s, 20 w Amboy, 2-2-sty bk tnts, 20x90; \$32,000; (o) Max Jitomersky, 338 Newport av; (a) S. Millman & Son, 1780 Pitkin av (1723).

NEWPORT AV, 94, s w c Amboy, 2-sty bk tnt, 20x90; \$18,000; (o & a) same as above (1724).

OCEAN PKWAY, 211-17, e s, 400 n Beverly rd, 4-sty bk tnt, 80x109; \$150,000; (o) Abram Abrams, 40 W 17th, Manhattan; (a) Shampam & Shampam, 50 Court (2088).

5TH AV, 6023, n e c 61st, 4-sty bk str & tnt, 20x100; \$25,000; (o) Kaufman & Gluckow, Inc., 5204 5 av; (a) Boris W. Dorfman, 26 Court (2024).

12TH AV, 4801-5, s e c 48th st, 4-sty bk tnt, 50x90; \$65,000; (o) Harry Keller, 4705 14 av; (a) Jas. J. Millman, 26 Court st (1896).

12TH AV, 4807-11, e s, 50 s 48th, 4-sty bk tnt, 50.2x85; \$60,000; (o) Harry Keller, 4705 14th av; (a) Jas. J. Millman, 26 Court st (1897).

17TH AV, 7602-6, s w c 76th, 4-sty bk tnt, 50x90; \$65,000; (o) S. H. & P. L. Realty Co., Inc., 1676 52d st; (a) Jas. J. Millman, 26 Court st (1899).

17TH AV, 7608-12, w s, 50 s 76th, 4-sty bk tnt, 50x85; \$60,000; (o) same (1900).

CHURCHES.

BEVERLY RD, 1702-24, s e c E 17th, 1-sty bk church, irreg; \$200,000; (o) Church of the Holy Innocents, 1718 Beverly rd; (a) Helmle & Corbett, 130 W 42d, Manhattan (2029).

COLLEGES AND SCHOOLS.

HICKS ST, 491-501, e s, 100 n Degraw st, 4-sty bk school, 121x72.5; \$300,000; (o) Church of the Sacred Hearts of Jesus & Mary, 500 Hicks st; (a) N. Serracino, 507 5 av, N. Y. (1790).

DWELLINGS.

BERRIMAN ST, 453, e s, 340 s New Lots av, 2-sty bk 2 fam dwg, 20x55; \$8,400; (o) Rocco Renna, 715 Jerome st; (a) Ernest Dennis, 241 Schenck av (1894).

COLERIDGE ST, 242-6, w s, 340 s Oriental blvd, 1-sty bk 1 fam dwg, 30x50; \$10,000; (o) Wolf Messenger, 136 Clinton, Manhattan; (a) Irving Kirshenblitt, 355 Miller av (1711).

DELAMERE PL, 1258, ws, 300 n Av M, 2-sty 1 fam dwg, 16x44; \$6,000; (o) A. & W. Stewart, Inc., 1543 Flatbush av; (a) R. T. Schaefer, 1543 Flatbush av (1895).

DELAMERE PL, 1241, e s, 320 s Av L, 2-sty fr 2 fam dwg, 22.2x52; \$12,000; (o) Jos. J. Finley, 1648 E 21st st; (a) Adolph Goldberg, 164 Montague st (1864).

DOUGLASS ST, 2171-81, e s, 100.2 n Riverdale av, 4-2-sty bk 2 fam dwgs, 20x64; \$56,000; (o) Ess Bldg. Corp., 672 Hopkins av; (a) S. Millman & Son, 1780 Pitkin av (2039).

DOUGLASS ST, 2168-80, w s, 115.2 n Riverdale av, 5-2-sty bk 2 fam dwgs, 20x64; \$70,000; (o & a) same as above (2040).

ELTON ST, 317-19, e s, 125 n Glendale av, 2-sty bk 2 fam dwg, 20x55; \$9,000; (o) Petro Currier, 75 Chrystie, Manhattan; (a) Ernest Dennis, 241 Schenck av (2089).

HENDRICKSON ST, 1634, w s, 256 s Av P, 2-sty fr 2 fam dwg, 24x53; \$10,000; (o) Jos. Gelpathew, 1628 Hendrickson; (a) R. T. Schaefer, 1543 Flatbush av (2153).

FENIMORE ST, 184, s s, 75 e Bedford av, 2-sty bk 1 fam dwg, 21x52; \$12,000; (o) Jos. F. Clark, 478 Graham av; (a) Christ Bauer, Jr., 788 Manhattan av (2078).

FENIMORE ST, 194, s s, 154 e Bedford av, 2-sty bk 1 fam dwg, 21x52; \$12,000; (o) Frank Clark, 478 Graham av; (a) Christ Bauer, Jr., 788 Manhattan av (2079).

COLONIAL RD, 8016-20, w s, 40.4 n 81st, 2-sty fr 1 fam dwgs, 22x40.6; \$10,000; (o) Rugge Const. Corp., 189 Bay 19th; (a) Slee & Bryson, 154 Montague (2115).

FARRAGUT RD, 3912-14, s s, 72 e E 39th, 2-sty fr 1 fam dwgs, 17x38; \$13,000; (o) Christian F. Wolfe, 96 Winthrop; (a) owner (2145).

FARRAGUT RD, 3904, s e c 39th, 2½-sty fr 1 fam dwg, 24x34; \$8,000; (o) Otto Renel, 496 Clinton av; (a) Richd. Lamb, 2102 Newkirk av (2030).

GLENWOOD RD, 3605-13, n s, 40 e Brooklyn av, 4-2-sty fr 1 fam dwgs, 16x41.6; \$24,000; (o) Melville Schroeder, 938 E 37th; (a) R. T. Schaefer, 1543 Flatbush av (2154).

E 3D ST, 3031-9, e s, 240 n Ocean View av, four 2-sty fr 1 fam dwgs, 18x52; \$40,000; (o) Chas. Avitable, 2925 W 15th st; (a) Jos. J. Galizier (1849).

E 5TH ST, 2125-41, e s, 140 n Av U, 7-2-sty fr 1 fam dwgs, 16x31.6; \$28,000; (o) Jos. Cerra, 271 Av W; (a) Wm. H. Healy, 1214 Av W (2151).

E 7TH ST, 1371, e s, 80 n Av M, 2-sty fr 2 fam dwgs, 16x45; \$7,500; (o) Louis Kahn, 531 Greene av; (a) Murray Klein, 37 Graham av (2073).

E 8TH ST, 2014-22, w s, 100 s Av T, 3-2-sty fr 1 fam dwgs, 16x38; \$15,000; (o) Chas. Roisello, 1969 E 17th; (a) Chas. Wessell, 1399 E 4th (2128).

E 9TH ST, 922-6, w s, 180 s Av I, 2-sty fr 1 fam dwg, 24.6x17.4; \$12,000; (o) Israel Ockun, 762 Rockaway av; (a) S. Gardstein, 26 Court (1741).

E 9TH ST, 1324, w s, 180 s Av M, 2-sty bk 2 fam dwg, 20x55; \$6,000; (o) Ed. Krug, 1501 Av L; (a) R. T. Schaefer, 1543 Flatbush av (1910).

W 9TH ST, 1644, w s, 340 s Av P, 2-sty fr 1 fam dwg, 26x24; \$4,000; (o) Michael F. Hagerty, 346 E 81st, N. Y. (1889).

E 12TH ST, 2070-72, w s, 140.6 n Av U, 2-sty bk 2 fam dwg, 20x55; \$15,000; (o) Jos. Bove, 2076 E 12th; (a) Seelig & Finkelstein, 44 Court (2112).

E 13TH ST, 1515-29, e s, 107 s Av O, six 2-sty fr 1 fam dwgs, 20x40; \$30,000; (o) Saml Reid, Inc., 220 Bway, N. Y.; (a) Hall & Reid, 220 Bway, N. Y. (1921).

FACTORIES AND WAREHOUSES.

OAKLAND ST, 312, e s, 50 s Huron, 2-sty bk factory, 25x100; \$7,800; (o) Chas. Cohen, 310 Oakland; (a) Jas. McKillop, 821 Manhattan av (1696).

HARWAY AV, 2829-31, n s, 20 e Bay 49th, 1-sty bk factory, 40x90.11; \$10,000; (o) Colagero Costanza, 5 E 3d, Manhattan; (a) Lasplia & Samenfeld, 525 Grand (1719).

STORES AND DWELLINGS.

KNICKERBOCKER AV, 151-63, e s, 25 n Melrose, 1-sty bk str, 125x100; \$13,000; (o) A. L. G. Realty Co., 434 Bway; (a) Hy. M. Entlich, 413 S 5th (1866).

RALPH AV, 36-8, w s, 25 s Gates av, 3-2-sty bk str & 1 fam dwgs, 19.6x50; \$24,000; (o) Wm. Meruk & Son, 1124 Myrtle av; (a) Wm. Debus, 86 Cedar (2143).

STORES, OFFICES AND LOFTS.

FT. GREENE PL, 160, w s, 155 s Hanson pl, 1-sty bk str, 20x80; \$8,000; (o) Max Kornblum, 635 Atlantic av; (a) E. M. Adelsohn, 1778 Pitkin av (1689).

RALPH AV, 34, s w c Gates av, 2-sty bk offices & str, 25x100; \$14,000; (o) Wm. Meruk & Son, 1124 Myrtle av; (a) Wm. Debus, 86 Cedar (2144).

4TH AV, 223-5, e s, 60 n President, 2-sty bk str & lodge rooms, 35x91.10; \$30,000; (o) Felice Mancaruso, 222 4 av; (a) Salvati & Le Quornik, 369 Fulton (2077).

STORES AND TENEMENTS.

STONE AV, 669-83, e s, 130 n Riverdale av, 4-sty bk str & tnt, 70x89; \$80,000; (o) Jos. Levine, 140 E 92d, Manhattan; (a) J. M. Berlinger, 469 7 av, Manhattan (1853).

MISCELLANEOUS.

BARBEY ST, 322, w s, 175 s Liberty av, 1-sty bk shop, 25x60; \$4,000; (o) Josephine Spitzmiller, 321 Barbey; (a) Louis F. Schillinger, 167 Van Siclen av (1892).

MARION ST, 70-2, s e c Reid av, 1-sty bk meat cooler, 50x82.3; \$40,000; (o) Simon Schwartz, 1569 Bway; (a) Koch & Wagner, 32 Court (1918).

IRVING AV, 360-68, s w c Woodbine, 2-sty bk library, 78x50; \$60,000; (o) Brooklyn Public Library, 26 Brevoort pl; (a) Edw. L. Tilton, 141 E 45th, Manhattan (1774).

Queens

DWELLINGS.

ARVERNE.—Beh 68th st, e s, 205 n Boulevard, 2-sty bk dwg, 22x100, slag rf, 2 fam, gas; \$10,000; (o) Jacob Margolla, Arverne; (a) J. P. Powers, Rockaway Beach (1203).

ASTORIA.—Howland st, e s, 150 n Ditmars av, 8-2-sty bk dwgs, 18x62, tar & gravel rf, 2 families, gas, steam heat; \$28,000; (o) Astoria Land & Imp. Co., Electric Bldg., L. I. City; (a) McAvoy & Smith, Electric Bldg., L. I. City (1572 to 1575).

BAYSIDE.—Montauk av, s s, 60 w 5th, 2½-sty fr dwg, 32x28, shingle rf, 1 family, gas, steam heat; \$12,000; (o) Herbert Heyman, 695 Classon av, Bklyn; (a) E. Holmgren, 371 Fulton, Bklyn (1540).

COLLEGE POINT.—13th st, n w c, & Av E, twelve 2-sty fr dwgs, 20x44, shingle rf, 2-family, gas, steam heat; \$105,000; (o & a) Wm. F. Bebell, Jamaica (1414 to 1425 incl.).

CORONA.—Burnside av, n s, 20 e 39th, 2-2-sty fr dwgs, 16x40, slag rf, 1 family, gas; \$16,000; & 2-sty fr dwg, 17x50, slag rf, 2 families, gas, steam heat; \$8,000; (o) I. Scileppi, 161 41st, Corona; (a) Al. L. Marinelli, 15 W Jackson av, Corona (1355-56).

EAST ELMHURST.—Astoria av, n s, 106 w 38th, 2½-sty fr dwg, 30x42, shingle rf, 2 families, gas, steam heat; \$11,000; (o) Guisipio Cavalloro, 100 44th, Corona; (a) Al. Di Blasi, 94 E Jackson av, Corona (838).

EDGEMERE.—Deerfield rd, s s, 42 w Beach 25th, 4-2-sty fr dwgs, 16x30; \$15,200; (o) Samuel Levy, Kane Bldg., Far Rockaway; (a) H. Rasmussen, 190 Beach 96th, Rockaway Beach (849 to 852).

ELMHURST.—Forley st, e s, 120 s Elm av, 2-sty bk dwg, 24x38, shingle rf, 1 fam, elec, steam heat; \$18,000; (o) Mrs. J. H. Goetter, 103 Forley, Elmhurst; (a) Anthony A. Lanesse, 107 East Hayes av, Corona (1206).

FAR ROCKAWAY.—Dorian court, n s, 175 e Jarvis la, 2-2-sty bk dwgs, 39x24, shingle rf, 1 family, elec, steam heat; \$20,000; (o) Jarvis Lane Corp., Arverne; (a) J. P. Powers, Rockaway Beach (810-21).

JAMAICA.—Fulton st, s w c & Rockaway rd, two 3-sty bk dwgs & store, 26x81, slag rf, 2 fam, gas, steam heat; \$27,500; (o) Geo. Jocknowitz, 15 Rockaway rd, Jamaica; (a) L. Dananher, 328 Fulton st, Jamaica (1404-5).

JAMAICA.—Roseville av, s e c Mayer av, five 2-sty fr dwg & store, 20x60, slag rf, 2 fam, gas, steam heat; \$38,000; (o) Harris Nevlin, 44 Court st, Bklyn; (a) L. Dananher, 328 Fulton st, Jamaica (1401-2).

LONG ISLAND CITY.—Hulst av, e s, 199 Greenpoint av, four 2-sty bk dwgs, 18x55, gravel rf, 2 fam, gas; \$24,000; (o) J. Irwin, Hulst st, L. I. City; (a) Chas. Koester, 9 Jackson av, L. I. City (1472).

LONG ISLAND CITY.—18th av, w s, 59 s Grand av, nine 2-sty bk dwgs, 19x31, tar & gravel rf, 1-family, elec, hot water heat; \$36,000; (o) Hartley Homes Corp., Inc., 27 William, N. Y. C.; (a) Stephen Bower, 371 E 165, N. Y. City (1487).

RICHMOND HILL.—122d st, w s, 300 s Hillside av, 2-2-sty fr dwgs, 19x44, shingle rf, 2 families, gas, steam heat; \$14,000; (o) Lester X. Meserole, Jamaica av, Richmond Hill; (a) C. W. Vanderbeck, 463 Elm, Richmond Hill (582-3).

RICHMOND HILL.—111th st, w s, 150 n Jerome av, 2-2-sty fr dwgs, 20x60, slag rf, 2 families, gas, steam heat; \$18,000; (o & a) Frank J. Horsch, 10156 107th, Richmond Hill (281).

RIDGEWOOD.—Metropolitan av, n w c Mary, 5-2-sty bk dwgs & garages, 20x55, tar & gravel rf, 2 families, gas, steam heat; \$33,500; (o) Jacob Lehnhard, 687 Woodward av, Ridgewood; (a) Adam E. Fischer, 373 Fulton, Bklyn (1568-9).

RIDGEWOOD.—Fresh Pond rd, w s, 20 n Linden st, four 3-sty bk dwgs & strs, 20x58, tar & slag rf, 2 fam, gas, steam heat; \$44,000; (o) Fresh Pond Rd. Investors, Inc., 2429 Myrtle av, Ridgewood; (a) Louis Berger & Co., 1696 Myrtle av, Ridgewood (1302).

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Gilbert st, s w c & Review av, 1-sty bk factory, 20x200, tar & gravel rf, steam heat, elec; \$10,000; (o) Review Realty Co., Review av, L. I. City; (a) National Bridge Works, Review av, L. I. City (1161).

STORES AND DWELLINGS.

RIDGEWOOD.—Fresh Pond rd, n w c & Linden st, 3-sty bk str & dwg, 20x58, tar & slag rf, 2 fam, gas, steam heat; \$12,500; (o) Fresh Pond Rd. Investors, Inc., 2429 Myrtle av, Ridgewood; (a) L. Berger & Co., 1695 Myrtle av, Ridgewood (1301).

STORES AND DWELLINGS.

EAST ELMHURST.—Astoria av, n s, 55 w 37th, 2-sty fr str & dwg, 21x51, gravel rf, 2 families, gas, steam heat; \$8,000; (o) Rocco Amato, 402 E 106th, Manhattan; (a) Alfred De Blasi, 94 E Jackson av, Corona (1585).

L. I. CITY.—Steinway av, w s, 253 s Flushing av, 3-1-sty bk str & dwgs, 16x65, tar & slag rf, 1 family, gas; \$13,500; (o) Bertha Cohen, 2284 83d, Bklyn; (a) Benj. Benioff, 445 Grand av, L. I. City (1531).

PLANS FILED

FOR ALTERATIONS

Manhattan

ELIZABETH ST, 208-10, remove entrance, new elevator, stairs, steel framing, platform, on 4-sty bk elect transformer station; \$20,000; (o) The United Electric Light & Power Co, 130 E 15; (a) P. P. (324).

LUDDLOW ST, 36, remove beams, new extensions, stairs, shaft, beams, show windows, in 5-sty bk str & tnt; \$18,000; (o) Meyer Wallack & Max November, 34 Ludlow; (a) Max Muller, 115 Nassau (328).

UNIVERSITY PL, 51-79, new side ext, skylights, remove stairs on 12-sty bk hotel; \$150,000; (o) Est A. S. Rosenbaum, 71 Bway; (a) Bottomley & Hess, 16 E 43d (320).

VESEY ST, 20, extend stairs, elev, hall, new door, partitions, in 13-sty bk offices; \$1,700; (o) Garrison Realty Co, 20 Vesey; (l) Ronald Press Co, 20 Vesey (332).

29TH ST, 205 W, remove stairs, frames & sash, new stairs, partitions, skylight on 4-sty bk str & lofts; \$1,000; (o) Mrs. Caroline Mangels, 636 Bedford av, Bklyn; (a) Koch & Wagner, 32 Court, Bklyn (315).

34TH ST, 124 W, remove pier, partitions, new beams in 5-sty bk str & lofts; (a) Isabella A. Watts, 51 E 58th; (a) Dietrich Wortmann, 116 Lexington av (304).

48TH ST, 156-8 W, remove wall, new extensions, stairs, partitions, plumbing, beams, in 3-sty bk offices & aparts; \$30,000; (o) Wm. F. La Hill, 563 Riverside dr; (a) John H. Knubel, 305 W 43 (323).

53D ST, 12 E, remove stairs, rf, beams, light well, new stairs, mezzanine sty, beams, skylights, rfs on 5-sty bk res; \$12,000; (o) John Proctor, 3 W 36th; (a) Augustus N. Allen, 2 W 45th (319).

60TH ST, 117 E, remove stoop, entrance, new stairs, bath room, renovate front on 4-sty bk dwg; \$10,000; (o) Anna B. Lucas, 117 E 60th; (a) Herbert Lucas, 117 E 60th (297).

87TH ST, 311 W, new add sty on ext, remove bath room, partitions in 3-sty bk dwg; \$1,000; (o) Russell G. Pruden, 311 W 87th; (a) Sidney Daub, 217 Bway (305).

88TH ST, 118 E, new f. p. doors, windows, sprinkler system, metal ceiling in 1 & 3-sty bk shops; \$1,600; (o) Frank Meyer, 118 E 88th; (a) Fredk. Gerber, 101 E 87th (313).

101ST ST, 403-5 E, remove parts of roof wall, rebuild wall, roof, on 1 & 2-sty bk garage; \$5,000; (o) Max Levinstein, 9 E 101; (a) Nathan Langer, 81 E 125 (326).

106TH ST, 334 E, remove wall, new columns, girders, door, piers in 4-sty bk apt; \$2,500; (o) Alfonso Mosca, 344 E 106th; (a) Matthew W. Del Gaudio, 158 W 45th (310).

117TH ST, 535 E, new ext on 3-sty timber steel covered coal pocket; \$12,000; (o) Herman Harjes, 408 E 76th; (a) John E. Collins, 148 Montgomery, Bklyn (296).

135TH ST, 46 W, remove wall, new girders, ext on 2-sty bk printing bldg; \$3,000; (o) Chas. D. Meyer, 2238 Decatur av; (a) Geo. M. McCabe, 96 5 av (318).

BROADWAY, 198, remove wall, new arch on 11-sty bk offices; \$1,000; (o) Orinoco Rlty. Co., 119 W 40th; (a) Emery Roth, 119 W 40th (309).

BROADWAY, 362, new elev shaft in 5-sty bk str & offices; \$4,500; (o) David W. Bishop, care Cortlandt F. Bishop, 14 Wall; (a) John L. Bull, 57 Poplar pl, New Rochelle (299).

BROADWAY, 1631-7, new partition, toilets, door in 3-sty bk auto show room & storage; \$4,000; (o) Ella D. Von E. Wendel Swope, 175 Bway; (a) Vernan & Clough, 15 E 40 (322).

COLUMBUS AV, 900, remove show window, new show window, toilets, partitions in 5-sty bk str & apt; \$3,000; (o) Danl. Buckley Est, 110 W 42d; (a) Chas. Volz, 371 Fulton, Bklyn (306).

EAST BWAY, 58, remove str front, new ext, str front, extend fire-escape on 3-sty bk str & factory; \$3,500; (o) Bernard Ratkowsky, 28 W 34th; (a) Max Muller, 115 Nassau (302).

PARK AV, 821, remove partition, new stairs, elevator & dumbwaiter shafts, str fronts, windows, toilets in 5-sty bk str & tnt; \$30,000; (o) Henry F. Holtorf, 152 Summit av, Mt. Vernon; (a) Schwartz & Gross, 347 5 av (312).

ST. NICHOLAS AV, 100, new str front, partitions, toilets, coal vault in 7-sty bk str & apt; \$4,000; (o) Edw. Swan, 32 E 26th; Jas. H. Cauldwell, 399 Park av; (a) Douglas Fitch, 8 W 33d (295).

1ST AV, 1653, remove wall, new partitions, toilets, girders, columns, show windows in 4-sty bk str & tnt; \$5,000; (o) Emanuel Ornstein, 1592 Av A; (o) Otto L. Spannhake, 116 Nassau (298).

1ST AV, 2052, remove show window, new doors, marquise on 5-sty bk str & tnt; \$2,000; (o) Antonio Caggiano, 399 E 106th; (a) Matthew W. Del Gaudio, 158 W 45th (311).

2D AV, 1838, remove entrance hall, dumbwaiter, show windows, new show window, beams,

ext on 5-sty bk str & dwg; \$2,500; (o) Harry Stein, 1838 2 av; (a) Geo. G. Miller, 1482 Bway (300).

2D AV, 1135, remove columns, toilets, new toilets, extensions, in 4-sty bk restaurant & tnt; \$10,000; (o) Geo. Schneider, 1135 2 av; (a) Saml Carner, 118 E 28 (330).

3D AV, 2382-96, extend walls of elev shaft in 3 & 4-sty bk R. R. car storage; \$1,500; (o) Third Ave. Rwy. Co., 2396 3 av; (a) P. P. (329).

5TH AV, 677, new partitions, change plumbing fixtures in 7-sty bk str & offices; \$5,000; (o) Cammeyer, 47 W 34th; (a) Severance & Van Allen, 372 Lexington av (317).

6TH AV, 231-6, remove pier, new beams, store front on 3-sty bk str & storage; \$1,000; (o) Inheritance Realty Corp., 1170 Bway; (a) Jacob Fisher, 25 Av A (327).

7TH AV, 266, new fire escape on 4-sty bk str & factory; \$2,000; (o) Fredk Abendschein, 500 E 134; (a) Adolph E. Nast, 66 W 45 (325).

7TH AV, 564, remove stairs, partitions, wall, columns, show windows, new stairs, windows, skylights, partitions, beams, letter boxes, tile flue, metal ceiling, wood floor, ext, toilets in 5-sty bk str, shops & apt; \$18,000; (o) Wendel Estates, 175 Bway; (a) John B. Snook Sons, 261 Bway (314).

Bronx

FOX ST, 744, new girders, new store fronts to 5-sty bk tnt; \$2,500; (o) Narunta Realty Co., 2078 Lafontaine av; (a) J. F. Reiger, 154 Nassau at (75).

177TH ST, 2221-2223 E, 2-2-sty fr extns, 20.3x 6.6, & new str fronts to 2-2-sty fr str & dwgs; \$5,000; (o) Maria V. Parrilla, 250 E 136th; (a) Anton Pirner, 2069 Westchester av (72).

220TH ST, 857 E, 1-sty fr ext, 20x16, to 1-sty fr dwg; \$1,800; (o) Valentine Barkowski, on prem; (a) Robt. S. Moser, 1238 E 223d (71).

229TH ST, 915, 1-sty bk extension, 20x20, to 2½-sty bk dwg; \$1,000; (o) Louis Marinilli, on prem; (a) Lucian Pisciotto, 3011 Barnes av (76).

HUNTER AV, s w c Bowne, 1-sty fr ext, 10x 50, & move 1-sty fr shop; \$1,000; (o) Ernest Johnson, on prem; (a) Karl F. J. Seufert, 150 E 40th (69).

WESTCHESTER AV, s e c Eagle av, 1-sty bk ext, 25x60, to 2-sty & attic bk dwg & garage; \$3,000; (o) Caroline E. Stumpf, on prem; (a) Chas. Stumpf, on prem (74).

EAST RIVER, w s, foot Pennyfield av, move 2-sty fr clubhouse; \$1,000; (lessee) Harry Hanson, 1101 Westchester av; (a) J. H. Chute, Eames pl & Webb av (73).

Brooklyn

COLUMBIA HEIGHTS, 165, e s, 425 n Pierrepont, int alts & plumbing in 2-sty bk garage & 2 fam dwg; \$3,000; (o) Henry Gibson, 452 5 av, Manhattan; (a) Visscher & Burley, 363 Lexington av, Manhattan (2137).

FULTON ST, 1134-52, s e c Franklin av, exterior & int alts in 2-sty bk office & str; \$8,000; (o) Jas. V. Camardella, 6922 10 av; (a) Burke & Olsen, 32 Court (2243).

HENDRIX ST, 177-9, e s, 50 s Fulton, ext & plumbing in 2½-sty fr club; \$3,000; (o) 22d A. D. Dem. Club, prem; (a) Louis F. Schillinger, 167 Van Sien av (2220).

ROCKWELL PL, 2-14, s w c DeKalb av, tunnel 2-3-sty bk offices & power plant; \$6,000; (o) Brooklyn Edison Co., Inc., 360 Pearl; (a) Fred C. Podyen, 403 Gold (2139).

RODNEY ST, 201, n s, 215 e Lee av, ext, exterior & int alts to 3-sty bk 3 family dwg; \$2,000; (o) J. Port, prem; (a) Irving M. Fenichel, 583 Bedford av (2253).

CLASSON AV, 434, s w c Gates av, exterior & int alts & plumbing in 3-sty bk office & 2 family dwg; \$5,000; (o) Dr. Wm. J. Fuchs, prem; (a) John J. Carroll, 225 Greene av (2226).

KNICKERBOCKER AV, 335, n w c DeKalb av, str fixtures, exterior & int alts in 3-sty fr offices, str & 2 fam dwg; \$2,500; (o) Louis Kesselman, prem; (a) Benj. Sackheim, 26 Court (2173).

SURF AV, 2519, n s, 80 e W 27th, oven in 1-sty bk bakery; \$3,000; (o) Kips Bay Brewery Co., 1 av & W 37th, Coney Island; (a) E. M. Adelsohn, 1778 Pitkin av (2134).

Queens

COLLEGE POINT.—11th st, e s, 150 n 6th av, 2-sty fr ext, 20x17, back, dwg; \$1,500; (o) Wm. F. Price, 131 12th st, College Point; (a) Wm. Helm, College Point (334).

CORONA.—Strong st, n s, 300 e Corona av, plumbing, dwg; \$100; (o) Congregation Anshe Kasher, premises (335).

LONG ISLAND CITY, 135 8 av, n e c Pierce av, water tank to garage & repair shop; \$2,500; (o) New York Telephone Co., 15 Dey st, N. Y. C. (336).

LONG ISLAND CITY.—Old Bowery Bay rd, w s, 250 n Winthrop av, 2-sty fr ext, 20x14, rear; \$1,000; (o) Geo. Steiner, 55 Old Bowery Bay rd, L. I. City (340).

WOODSIDE.—Greenpoint av, s s, 54 w 3d st, 2-sty fr ext, 22x19, side & rear, dwg & store, int alt ext, alt; \$2,500; (o) Gus Robertson, 41 Greenpoint av, Woodside (318).

John P. Kane Company

TROWEL
PORTLAND CEMENT

MASONS'
BUILDING MATERIALS

MAIN OFFICE: 103 PARK AVENUE, NEW YORK

DISTRIBUTING YARDS: { FOOT EAST 14TH ST., NEW YORK
FOOT WEST 96TH ST., NEW YORK
145TH ST. AND HARLEM RIVER, NEW YORK
6TH ST. AND GOWANUS CANAL, BROOKLYN

Empire Brick & Supply Co.

YARDS
12th Ave., 47th to 48th Sts., Manhattan
138th and Exterior Sts., Bronx
Morgan Avenue and Newtown Creek
(near Stagg St.), Brooklyn

MANUFACTURERS OF BRICK AND DEALERS IN

MASONS' BUILDING MATERIALS

Executive Offices: 103 PARK AVE., NEW YORK

WORKS
STOCKPORT, N. Y.
GLASCO, N. Y.

MURTHA & SCHMOHL CO.

MASONS' BUILDING MATERIALS

OFFICE: FOOT 109TH STREET, EAST RIVER

YARDS

Foot 14th Street, East River

Foot 108th and 109th Sts., East River

A Service Record
of 45 Years

139 CENTRE STREET
Day Tel.: Franklin 6030

HOLMES PATROL

Holmes Electric Protective Company

Carefully Selected, Trained, Reliable
and Efficient Men, Adequately Super-
vised, Insure High Grade Patrol Service.

Night Tel.: Murray Hill 3030
66 WEST 39TH STREET

MISSISSIPPI WIRE GLASS COMPANY

St. Louis Office
4070 North Main St.

220 FIFTH AVENUE
NEW YORK

Chicago Office
7 West Madison St.

M. F. WESTERGREN, INC.

FIREPROOF DOORS AND WINDOWS

213-31 EAST 144th STREET

'Phone 0770-1-2 Mott Haven

Builders Brick and
Supply Co., Inc.

Mason's
Building Materials

172d St. and West Farms Road
Telephone: Intervale 0100



PORTLAND CEMENT

302 BROADWAY, NEW YORK

The Lawrence
Cement Company

WATSON

New Electric Elevators

All makes and types repaired and altered. Es-
timates free. Weekly or monthly inspections by
competent elevator men keep elevators safe and
reduce repair bills.

Phone: Longacre 0670, 0671, 0672
Night and Sunday: Westchester 3521

WATSON ELEVATOR CO., INC.
407-409 WEST 36TH STREET, NEW YORK

THE ANDERSON BRICK
AND
SUPPLY COMPANY, Inc.

MASONS' AND PLASTERERS'
SUPPLIES

FACE BRICK

ALL SHADES and TEXTURES

129th to 130th St. and 3rd Ave.
NEW YORK

Tel. HARLEM 0285

A.B.S.E.E.

ELECTRIC
ELEVATOR
COMPANY

52 VESEY STREET
NEW YORK

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; E. S. DODGE, Vice-President; J. W. FRANK, Secretary-Treasurer

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

Copyright, 1922, by The Record and Guide Company,

119 West 40th Street, New York (Telephone: Bryant 4800)

VOL. CIX
NO. 9 (2816)

NEW YORK, MARCH 4, 1922

25c. A COPY
\$12.00 A YEAR

Advertising Index	Page
A. B. See Electric Elevator	4th Cover
Ackerly, Orville B.	273
Adams & Co.	272
Adler, Ernest N.	273
American Bond & Mortgage Co.	283
American Bureau of R. E.	270
American Enameled Brick & Tile Co.	279
Ames & Co.	2d Cover
Amy & Co., A. V.	2d Cover
Anderson & Co., James S.	2d Cover
Anderson Brick & Supply Co.	4th Cover
Armstrong & Armstrong.	273
Ashforth & Co.	2d Cover
Athens Brick Lime & Cement Co.	4th Cover
Atlantic Terra Cotta Co.	280
Automatic Fire Alarm Co.	280
Balter, Alexander	272
Bauer, Milbank & Molloy.	272
Bechman, A. G.	274
Bell Co., H. W.	280
Boyd, James	268
Boylan, John J.	2d Cover
Brener, Samuel	268
Brennan, Edmund M.	273
Brett & Goode Co.	Front Cover
Brook, Inc., Louis.	282
Brooks & Momand	268
Brown, Frederick	268
Brown Co., J. Romaine.	Front Cover
Builders' Brick & Supply Co.	4th Cover
Bulkley & Horton Co.	274
Busher & Co., Eugene J.	2d Cover
Butler & Baldwin.	Front Cover
Cammann, Voorhees & Floyd,	2d Cover
Carpenter, Leonard J.	2d Cover
Chauncey Real Estate.	2d Cover
Chesley Co., Inc., A. C.	285
City Investing Co.	260
Classified Advertisements	271
Coburn, Alfred P.	272
Cross & Brown.	Front Cover
Cruikshank Co.	Front Cover
Cruikshank Sons, Wm.	Front Cover
Cudner R. E. Co.	2d Cover
Cusack Company	272
Cushman & Wakefield	272
Cutler & Co., Arthur.	2d Cover
Cutner, Harry B.	2d Cover
Dalley, Clark G.	260
Davies, J. Clarence	274
Day, Joseph P.	2d Cover
Dean & Co., W. E.	2d Cover
Dike, O. D. & H. V.	2d Cover
Dodge Co., F. W.	287
Dowd, James A.	273
Dubois, Chas. A.	272
Duffy Co., J. P.	278
Dunlap & Lloyd	272
Duross Co.	2d Cover
Edwards Co., Charles G.	2d Cover
Edwards, Dowdney & Richart.	260
Elliman & Co., Douglas L.	268
Ely & Co., Horace S.	Front Cover
Empire Brick & Supply.	4th Cover
English, J. B.	2d Cover

TABLE OF CONTENTS

Editorials	261
New Law Provides Uniform Tax Rate for All Boroughs	263
Mr. Simon Defines Real Estate Operators' Point of View	264
Coal Merchants Get Consumers' Plan for Lowering Prices	265
Review of Real Estate Market for the Current Week	267
Private Sales of the Week.	267
Statistical Table of the Week.	274
Labor Agrees to Reform Pernicious Union Practices	275
Substantial Increase Noted in Local Housing Projects	277
Personal and Trade Notes.	277
Trade and Technical Society Events.	277
Building Materials Market.	278
Current Building Operations.	278
Contemplated Construction.	280
Plans Filed for New Construction.	283

	Page
Finch & Co., Chas. H.	283
Finkelstein & Son, Jacob.	273
Fischer, J. Arthur.	2d Cover
Fisher, James B.	274
Fox & Co., Fredk.	2d Cover
Frey, Wm. J.	274
Goodwin & Goodwin	2d Cover
Guiden, Royal Scott	272
Harris Exchange	273
Hecla Iron Works	282
Heil & Stern	269
Hess, M. & L., Inc.	Front Cover
Holmes Elec. Protective.	4th Cover
Holt & Merrill, Inc.	273
Home Title & Insurance Co.	260
Hubbard, C. Bertram.	2d Cover
Jackson, Daniel H.	268
Jones & Son, William P.	273
Kane Co., John P.	4th Cover
Keller, Charles G.	272
Kelley, T. H.	272
Kelly, Albert E.	272
Kempner & Son, Inc.	Front Cover

	Page
Kilpatrick, Wm. D.	260
Kissling, J. P. & I. A.	272
Kloes, F. J.	283
Kohler, Chas. S.	260
Kopp & Co., H. C.	272
Kurz Co., Wm. F. A.	274
Lackmann, Otto	274
Lawyers Mortgage Co.	271
Lawyers Title & Trust Co.	269
Lawrence, Blake & Jewell	260
Lawrence Cement Co.	4th Cover
Leaycraft & Co., J.	Front Cover
Leist, Henry G.	2d Cover
Lesch & Johnson	280
Levers, Robert	272
Losere, L. G.	274
Manning & Trunk	2d Cover
Martin, Samuel H.	2d Cover
May Co., Lewis H.	2d Cover
McMahon, Joseph T.	270
Milner, Joseph	273
Mississippi Wire Glass.	4th Cover
Monell, F. Bronson	2d Cover

Advertising Index	Page
Moore, John Constable.	273
Moore's Sons, Morris, Inc.	2d Cover
Moors, J. K.	2d Cover
Morgan Co., Leonard.	273
Muhliker, Arthur G.	273
Murray & Sons, Inc., John A.	278
Murtha & Schmohl.	4th Cover
Nail & Parker.	260
Natanson, Max N.	270
Nehring Bros.	2d Cover
New York Edison Co., The.	281
New York Title & Mortgage Co.	260
Niewenhou Co., Inc.	269
Noyes & Co., Chas. F.	Front Cover
Ogden & Clarkson Corp.	2d Cover
O'Hare, Geo. L.	260
Oppenheimer, Fred	273
O'Reilly & Dahn.	2d Cover
Payton, Jr. Co., Philip A.	270
Pease & Elliman.	Front Cover
Pell & Co., S. Osgood.	280
Pencoyd Steel & Iron Co.	278
Pendergast, John F., Jr.	274
Pflomm, F. & G.	Front Cover
Phelps, Albert D.	274
Pomeroy Co., Inc., S. H.	280
Porter & Co.	Front Cover
Prudence Co., Inc.	270
Quell & Quell	274
Read & Co., Geo. R.	Front Cover
Realty Co. of America.	260
Rinaldo, Hiram	272
Rose & Co., J.	283
Royal Burnall Fuel Saver Co.	269
Runk, Geo. S.	272
Ryan, George J.	2d Cover
Sansone Arena Co.	273
Schindler & Liebler.	272
Schweibert, Henry	274
Seaman & Pendergast.	272
Shaw, Arthur L.	273
Shaw, Rockwell & Sanford.	272
Sherman & Kirschner.	273
Simberg, A. J.	269
Smith, Gerritt, Mrs.	271
Smith, Inc., Malcolm E.	272
Solar Engineering Co.	282
Spear & Co.	272
Speyers, Inc., James B.	273
Spotts & Starr.	2d Cover
Sterling Mortgage Co.	271
Tabolt, Jacob J.	272
Tankos, Smith & Co.	273
Title Guarantee & Trust Co.	260
Tyng & Co., Stephen H., Jr.	260
Union Stove Works.	278
Van Valen, Chas. B.	268
Walsh, J. Irving.	2d Cover
Watson Elevator Co., Inc.	4th Cover
Weill Co., H. M.	268
Wells Architectural Iron Co.	283
Wells Sons, James N.	2d Cover
Westergren, Inc., M. F.	4th Cover
Whitely & Co., Wm. H.	Front Cover
Whitney-Poster Corp.	272
Williams-Dexter Co.	273
Winter, Benjamin	268
Wood-Dolson Co.	Front Cover
Wyckoff, Walter C.	2d Cover
Zittel & Sons, Fredk.	2d Cover

Since 1868—Fifty-three Years

—For More Than Half a Century THE REAL ESTATE RECORD AND BUILDERS' GUIDE has been the recognized authority in the real estate and building activities of the metropolitan district. It never had a larger or more representative clientele in readers and advertisers than it enjoys today.

Through no other medium can you reach so many property-owners, mortgage lenders, architects, builders and general contractors in New York City as by all-the-year-round advertising in

THE RECORD AND GUIDE, 119 West 40th Street

Phone Bryant 4800 and a representative will call.

A CIRCLE OF SERVICE

Our close affiliation with The American Trust Company enables us to offer our friends a valuable circle of Service.

NEW YORK TITLE AND MORTGAGE COMPANY

Manhattan	-	-	-	135 Broadway
Brooklyn	-	-	-	203 Montague St.
Jamaica	-	-	-	375 Fulton St.
L. I. City	-	-	-	Bridge Plaza
Staten Island	-	-	-	24 Bay St.
White Plains	-	-	-	163 Main St.

EDWARDS, DOWDNEY & RICHART REAL ESTATE AND MORTGAGE LOANS

156 Broadway, New York

Tel. Cortland 1571-1572
Member Real Estate Board, N. Y.

STEPHEN H. TYNG H. OAKLEY HALL

Stephen H. Tyng, Jr., & Co.

Incorporated

Member Real Estate Board, N. Y.

REAL ESTATE MANAGEMENT OF BUSINESS PROPERTY

41 Union Square West

22 EAST 17TH STREET
Telephone: Stuyvesant 4000

A Trust Fund That Cannot Shrink

NO. 5

If you are a member of the Finance Committee of a college, an hospital, or any charitable society, you would like to feel sure that your investments will never shrink. You can do this if you will invest in the Guaranteed Mortgages of the Bond & Mortgage Guarantee Company.

More than one hundred thousand individuals and corporations have bought more than \$790,000,000 of these mortgages during the last thirty years and have never lost a dollar.

When you advise how to invest money, suggest nothing less safe than these Guaranteed Mortgages.

TITLE GUARANTEE & TRUST CO.

Capital \$7,500,000
Surplus \$11,000,000

176 BROADWAY, NEW YORK
175 REMSEN STREET, BROOKLYN
350 FULTON ST., JAMAICA

Established 1887

CHAS. S. KOHLER, Inc.

Real Estate Insurance

Broker and Manager of
Estates

MAIN OFFICE:
901 Columbus Ave.—Corner 104th St.
BRANCH OFFICE:
1428 St. Nicholas Ave.—Near 181st St.
NEW YORK

Lawrence, Blake & Jewell Mortgage Loans

115 Broadway
Tel. 4080 Rector

Member Real Estate Board, N. Y.

GEORGE L. O'HARE

MEMBER REAL ESTATE BOARD OF N. Y.

REAL ESTATE

EXCEPTIONAL INVESTMENTS
SELLING—RENTING—BUSINESS AND
APARTMENT BUILDINGS
SPECIALIZING IN LEASEHOLDS
MORTGAGE LOANS
FULL EQUIPPED DEPT. FOR EXCHANGING

489 FIFTH AVE.
TEL. VANDERBILT 5092-6441

Specialists in Harlem and Colored Tenement Properties NAIL & PARKER REAL ESTATE

145 West 135th Street
New York City

JOHN E. NAIL
HENRY C. PARKER

Telephone 7683
Morningside 7683

William D. Kilpatrick

REAL ESTATE OPERATOR

149 BROADWAY

SAMUEL KILPATRICK

BROADWAY STORE AT A REASONABLE RENT

Located in Breslin Hotel, East Side
of Broadway, nr. 29th St.; size 15x50

For details apply to

CLARKE G. DAILEY

115 BROADWAY Rector 4300
Full Commission to Brokers

The Realty Company of America

FRANKLIN PETTIT
President

TRANSACTS A GEN-
ERAL BUSINESS IN
THE PURCHASE AND
SALE OF NEW YORK
CITY REAL ESTATE

2 WALL STREET, NEW YORK CITY
Rector 0275-0276

HOME TITLE INSURANCE CO.

HENRY J. DAVENPORT, President

Insures Titles Makes Loans
Sells Guaranteed Mortgages

Capital and Surplus over \$1,500,000

51 Willoughby Street
Brooklyn

Post Office Building
Jamaica

City Investing Company

61 Broadway, New York
Telephone: Bowling Green 4536

Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

Labor Reforms Brighten Building Outlook

The outlook in the building industry, both national and local, was greatly improved when international union officials, representing the bricklayers, masons and plasterers, signed at Washington a code of reforms eliminating many of the trade abuses which for years have been prolific sources of contention. This document is destined to become historic in construction annals, as it settles several important questions and leaves the way open to harmony and prosperity for both workmen and employers. In the past building progress has been severely handicapped by disputes based upon these questions and the settlement now obtained will hasten an early return to normal conditions in the industry, along with a maximum of production, which is of paramount importance. That is, the new decree will most certainly prove of great benefit to all concerned if it is accepted in good faith and if a sincere determination to abide by its provisions is shown.

After conferences with Attorney-General Daugherty and United States District Attorney Hayward, the executive heads of the three International unions agreed to institute these reforms and signed a consent to the entry of a Federal Court decree affecting their national organizations and all of their local unions. In this action the unions represented have abandoned the tactics heretofore employed in labor disputes and have apparently decided to co-operate with capital in an effort to end the grave housing shortage without further delay. These trades, by their far-sighted policy in this respect, are deserving of the highest commendation. Their action will exert a salutary influence upon other important building trade organizations which are still operating under a schedule of union rules and regulations detrimental to an early return to normalcy in the construction industry.

The Washington agreement follows in its fundamentals the one made last year with the Lockwood Committee by local unions. It removes the limit of productive capacity of the individual workman and gives to the employer the right to purchase his building materials wherever and from whomever he pleases, whether those materials are union-made or not. The agreement also abolishes favoritism by organized labor toward trade organizations or contractors' associations and it furthermore forbids labor organizations from being used by material manufacturers and dealers, contractors and sub-contractors as instruments for the collection of debts or the enforced payment of disputed claims.

The new agreement brings about an understanding between building labor and employers at a time when conditions are growing more favorable for the resumption of building on a gigantic scale. Locally the construction industry is on the eve of one of the most active building seasons ever known. Prior to the announcement of this agreement building interests had expressed grave doubts as to the attitude of labor regarding certain well-established trade abuses which have hampered production and kept construction costs at extortionately high levels. The Wash-

ington agreement, however, removes in part the outstanding abuses and practices in three important trades long recognized as retardants, and the signatories to the consent should have the warm approval of the building fraternity for their action.

The Lockwood Committee, as the prime instigator of this effective effort to bring about a return of industrial peace, deserves a large share of the credit for the results obtained through the recent conferences between the national officers of justice and union building labor. Upon the disclosures of the pernicious trade practices brought out in evidence by Samuel Untermyer, Chief Counsel to the Committee, Col. Hayward based his investigation into union rules, regulations and practices which has now been brought to a successful conclusion.

"Reasonable Rent" Still in Doubt

It had been hoped that the decision of the Appellate Division in the case of Hall vs. Moos would establish principles that would finally resolve some of the complexities and uncertainties of the rent laws and make it possible for landlord and tenant, where the facts are conceded, to figure by a mere mathematical process the "reasonable" rent of an apartment. Unfortunately, the decision falls far short of accomplishing this much-desired result. It does settle one problem and that favorably to the contention of the landlords, viz: that "the rental should be based upon the fair percentage of profits, upon the fair valuation of the premises as though they were unencumbered by mortgages." In other words, the return must be figured on the full value of the property and not upon the owner's equity. The soundness of this cannot be doubted, as any other basis would result in gross inequalities between rentals paid by different tenants for similar accommodation.

The opinion, however, is far from clear as to the method of ascertaining and proving the "fair value" of the property. The court recognized the difficulty of this problem and criticized severely the expert evidence by which plaintiff had attempted to establish the value of the properties involved; but unfortunately supplies no solution. It states: "It is, of course, difficult to formulate an absolute rule for ascertaining the basis upon which the fair rental return to the landlord is to be calculated, at a time when a fair market value is not ascertainable." Having assumed that it is not possible to ascertain a fair market value, the court suggests that proof of an existing market value "before the period of abnormality set in" might be given. When this so-called period commenced, however, or whether it is now at an end, is left to the imagination.

Did values commence to be abnormal when the European War began, or when we entered the war, or when it was half over, or after the Armistice, or a year later? It is only the latter date which in fact marks the period of rapid advance in real estate values. Have we now reached a period of stability and normalcy, or does the court believe that we

must return to pre-war values first? If so, its opinion would be in conflict with the expert opinion of most economists.

The court says that the cost of the property when the owner purchased it or constructed the building, its assessed valuation, actual bona fide sales of similar property if any, and such other facts and circumstances as may be ascertained in a given case, should be considered in order to fix a fair value. While the learned judge who wrote the opinion quite evidently holds that the return should not be based on the amount of actual cash invested, he does not state positively that value and not original investment should be the basis of return. Proof of reproduction cost is not directly repudiated, but the criticism of the evidence offered in the instant case shows that the court did not value such proof very highly. Unfortunately, just how to prove value is left in the same state of obscurity and uncertainty as before the opinion was written, and the result will necessarily be further litigation until this question is determined.

The court discusses the allowance of 2 per cent. for depreciation and 1 per cent. for obsolescence, and, while throwing out the latter item on the ground that there was no evidence that the buildings were becoming obsolete, concedes that an allowance should be made for depreciation. The court criticizes as inadequate the proof that 2 per cent. was a proper percentage, adding "we understand that the Federal government, in the enforcement of the Income Tax Law, permits an annual loss on fireproof apartment build-

ings to the extent of 1 per cent." As a matter of fact, however, the Federal Government has uniformly allowed 2% depreciation on fireproof buildings.

The court excludes proof by expert evidence of the fair rental value of the premises on the ground that to permit such evidence would be "to permit a usurpation of the functions of the court or jury." Such evidence has been permitted in the past in rent cases and other cases where market or reasonable value is to be determined, its weight, of course, being for the consideration of the judge or jury.

Finally, the court expresses its views as to what a fair percentage of return under existing circumstances should be, and fixes 8 per cent. as the fair net return, not, however, indicating clearly whether this is intended to be a maximum or a minimum percentage.

After all, what a business man requires most in his business is certainty; an adverse but definite ruling is often less vexatious than continued indecision. The matter of renting apartments since the passage of the laws of 1920 has been involved in difficulty and surrounded by uncertainty and the reasonable landlord and tenant have tried but failed to find common ground on which to meet. It was hoped that the courts would ultimately clarify the vagueness of the rent laws; but we seem as far today as we were when the laws were passed from arriving at standards by which the reasonableness of rent can actually be tested.

Is the problem insoluble or are the courts unable to cope with it?

Lockwood Committee Gets Extension for Another Year

(Special to THE RECORD AND GUIDE)

Albany, March 2.

THE Lockwood Housing Committee has been granted an extension of life to February 1, 1923, the Assembly on Tuesday having adopted the Senate resolution to this effect. The resolution carried an appropriation of \$119,000 for the committee, and \$40,000 of this sum is intended for the committee's expenses during the current year, and \$79,000 for deficit.

Earlier in the session there was much opposition to the continued activities of the Lockwood Committee. It was pointed out that Senator Lockwood and his associates had been delving into the housing shortage over a period of three years, and many of the legislators believed the time had come to give the landlords and tenants and the courts a rest. In fact, it was generally expected when the Legislature met that the Lockwood Committee would go out of business with the filing of its report and the presentation of the various bills which are being prepared to carry out its recommendations. The members of the Legislature, however, experienced a change of view last week, and as a result the resolution to continue the committee's activities for another year passed both branches of the Legislature practically without opposition. The committee, under this resolution, retains all of the powers it has possessed heretofore, but additional powers which were sought by Chairman Lockwood and Chief Counsel Untermyer have not been granted.

Assured by Governor Miller that the present draft of the Gibbs-McWhinney bill licensing real estate brokers and salesmen over-

comes the objections which prompted him to veto a similar measure last year, supporters of this legislation are contemplating an intensive drive to pass it before adjournment, which is set for March 17. The scope of the legislation has been confined to New York City and the up-state cities. This limitation is designed to meet the objections which Governor Miller saw last year when he vetoed a real estate brokers' license bill which was State-wide in its application. The Governor pointed out at that time that he did not believe the rural communities would be benefitted by such a law.

In addition to providing for the licensing of real estate brokers and salesmen the bill contains several punitive provisions designed to prevent splitting of commissions and other alleged sharp practices. The State Tax commission is made the administering body for the new law and the license fees are fixed as follows: First-class cities, brokers fee \$25, salesmen \$5; Second class cities, brokers fee \$15, salesmen \$3; Third class cities, brokers fee \$10, salesmen \$2. Where a corporation or co-partnership, the license issued to it shall entitle the president thereof or such other officer as shall be designated by such corporation to act as a real estate broker. Additional licenses shall be issued to the corporation for the benefit of its agents at one half the cost of the original license procured by the corporation.

The Davenport committee was given a new lease of life during the last week, after Speaker Machold had withdrawn his opposition to further appropriations for investigations.

New York's Receipts and Expenditures Each Now Exceed a Billion Dollars

COMPTROLLER CRAIG'S annual report, published last Tuesday, shows that in gross receipts and expenditures New York City, for the first time in its history, passed the billion dollar mark in 1921.

The gross receipts, including all the fund transactions and those between the city treasury and the sinking funds, and vice versa aggregated \$1,243,429,411; the gross payments amounted to \$1,194,-

705,153. After eliminating all entries reflecting the transactions between funds, the annual cash receipts amounted to \$1,050,813,512, and the actual cash payments to \$1,002,089,254. The entire over-turn was considerably more than \$2,000,000,000.

The transactions for 1921 aggregated \$338,500,000 more both in income and outgo, than the gross transactions in 1920, which were greater in receipts and expenditures than the transactions in 1919 by nearly \$583,000,000.

REAL ESTATE SECTION

New Law Provides Uniform Tax Rate for All Boroughs

Amendment to Greater New York Charter Transferring Certain County Charges to the City Budget Rushed Through Legislature to Safeguard Tax Levy

BY the enactment of a bill amending the Greater New York charter in relation to county charges the tax rate throughout the five boroughs will be uniform this year. The bill was introduced in the Legislature at the instance of Comptroller Craig, and after it had passed both branches was sent to Mayor Hylan, who signed it after a public hearing, at which protests were made against it by the Real Estate Board, the Citizens' Union and the United Real Estate Owners' Association.

Before signing the bill the Governor held a hearing at which Comptroller Craig and Senator Downing appeared in support of the measure, and Stewart Browne, of the United Real Estate Owners' Association, opposed it. The latter threatened a taxpayers' action to test the legality of the measure if it was approved.

The Comptroller said the geographical and political conditions prevailing in Greater New York were different from those in other counties.

"In New York City," he said, "there is such a community of interests between the several counties comprised in the Greater City that this legislation is not only beneficial but necessary.

"There is indeed a distinction between Greater New York and up-State counties. Down there the Board of Aldermen is paid by the city at large, not by any county. We have no county treasurers, but rather a Chamberlain and a Comptroller. All the court houses in the various counties were built or reconstructed at the expense of the taxpayers in all the counties, that is in the Greater City. Our interests are identical."

The Comptroller admitted that the effect of this bill would be to increase the tax rate in Manhattan and to reduce it materially elsewhere. He said that the bill was drafted to correct what the administration believed were serious defects in the 1922-1923 tax levy. The Comptroller, in an interview on the bill, stated that the tax rate for all boroughs would probably be \$2.74 per \$100.

The Craig bill was introduced at Albany by Senator Downing following the decision by Justice May, of the Supreme Court, in which he held that the action of the Board of Aldermen in eliminating about \$280,000 from the budgets of Richmond and Bronx Counties to bring them within the constitutional limit of not to exceed two per cent of the city's personal and real estate assessments, was illegal. The items eliminated provided for the payment of salaries of certain county officials, largely judicial.

With these items remaining in the county budgets, the whole tax levy for the city, was imperilled and Comptroller Craig decided to appeal to the legislature for relief. The bill, which legalizes the transfer of county charges to the city budget, follows:

[EXPLANATION—Matter in *italics* is new; matter in brackets [] is old law to be omitted.]

Section 1. Section nine hundred and two of the Greater New York Charter, as re-enacted by chapter four hundred and sixty-six of the laws of nineteen hundred and one, and last amended by chapter four hundred and fifty of the laws of nineteen hundred and fourteen, is hereby amended to read as follows:

§902. In the statement submitted by the comptroller to the board of aldermen, as above provided in this chapter, he shall each year include and state specifically the sum or sums necessary to be raised to pay during the current year the salaries of the county officers and other county charges and expenses in the counties of New York, Kings, Bronx, Queens and Richmond, respectively, and the board of aldermen is hereby authorized and directed to levy upon and collect from taxable property within [each of the said counties respectively] *the city of New York as now constituted*, the sum or sums so necessary to be raised to pay the salaries of county officers and other county charges and expenses of such [county] *counties* [;]. [to the end that each of such counties shall ultimately bear and pay all expenses necessary to be incurred within the county for county as distinguished from city purposes.]

§2. Section fifteen hundred and eighty-three of the Greater New York charter is hereby amended so as to read as follows:

§1583. The salaries of all county officers in the counties of New York, Kings, Queens and Richmond shall, unless otherwise provided by law, be fixed by the board of aldermen on the recommendation of the board of estimate and apportionment, and all county charges and expenses and salaries of county officers in said counties and each of them shall be audited and paid by the department of finance out of the fund or appropriation applicable thereto, and the audit of said department in respect to such charge and expenses shall extend to the reasonableness thereof and shall be, in all respects, as full and complete as the audit of city charges and expenses provided for by section one hundred and forty-nine of this act, but nothing in this section contained shall be construed as in any way changing or modifying the provision contained in section nine hundred and two of this act. [To the effect that the sums necessary to defray the salaries of county officers and to pay county charges and expenses in said counties shall be levied and assessed upon the property of said four counties, respectively, so that each shall ultimately bear and pay all its own county charges, nor to affect the county of Queens until after the thirty-first day of December, eighteen hundred and ninety-nine.]

3. This act shall take effect immediately.

At the hearing before Mayor Hylan, representatives of the Citizens' Union protested that the bill should not be accepted for the following reasons: That it violates Article VIII, Section 10 of the State Constitution, which by clear implication requires that the tax for county purposes shall be kept distinct from the tax for City purposes; while it is said to be demanded by an emergency created by this year's budget, the operation of the bill purports to change the existing order permanently and its enactment in its present form would tend to encourage repetitions of the present situation with a view to preventing repeal or amendment next year or thereafter; it is unfair because it would make the City at large, and particularly the Borough of Manhattan, pay for the extravagances of mandatory county legislation and all counties, which need not be and is not submitted to the Mayor for approval and over which the municipal authorities have no control; it is unwise because it will effect the concealment from the public of the cost and waste of county government in this City, thereby increasing the difficulty of reducing the City budget by constitutional and legislative changes which will abolish certain county offices, consolidate others and assimilate still others to the existing municipal government and is unnecessary because the Board of Estimate can eliminate a sufficient amount of non-mandatory Richmond and Bronx County charges and City-wide appropriations to keep within the constitutional tax limit.

The Real Estate Board objected to the bill because it amended out of existing law the "one check we now have on county extravagance, which is the fact that each county pays its own expenses and the difference in borough rates of taxation is due mainly to this." Quick action on the bill by the Legislature, the Mayor and the Governor was made necessary because the Board of Aldermen is obliged to fix the tax long for the year on or before March 3.

While a uniform tax rate for all boroughs does away with a great amount of confusion on the part of taxpayers the feeling of property owners generally in Manhattan and Brooklyn boroughs is that they should not be compelled to pay any share of expenses incurred by action of county officials. When the Comptroller proposed the measure to correct the 1922 tax levy so as to bring it within the constitutional limit of not to exceed two per cent. of the assessments it was understood that the bill was so drawn as to apply to the present emergency only. But the bill as passed does not limit its provisions to this year or any other fixed period, and the Comptroller's explanation of it, made at the hearing before the Governor at Albany, indicates that the city administration considers that these county charges should hereafter be carried in the general appropriations.

The statement of the Comptroller that the tax rate will be \$2.74 indicates a reduction from last year's figure.

Mr. Simon Defines Real Estate Operators' Point of View

Points Out Necessity for Thorough Knowledge of Realty Business and Duty of Spreading Correct Information About It in Y. M. C. A. Lecture Course

ROBERT E. SIMON was the speaker at the West Side Branch of the Y. M. C. A., on Fifty-seventh Street, last Tuesday evening, his topic in the lecture course on various phases of the realty business being "The Real Estate Operators' Point of View." Frank E. Perley, President of the RECORD AND GUIDE Company, presided.

Mr. Simon, in opening, said that it was rather a large contract to express the operators' viewpoint. There are as many different points of view as there are operators, he said, and as there are classes of property in which they deal. He enumerated some of the kinds of operators as the speculators, dealers, developers, auctioneers (when they have an interest in the profits beyond the fees) the semi-investors and the building loan operators, who all deal in vacant, improved and semi-improved properties, either in special localities, in a particular borough or throughout the city generally. Then there is the operator's attitude towards the seller, the buyer and the broker.

"This course," continued Mr. Simon, "is the only serious attempt I know of to definitely encourage the study of the subject of real estate. It should be encouraged and developed. The 'Realtors,' the operators and brokers as a class are not nearly sufficiently well informed. The growth and development of a city should be a matter of scientific research and study. There are theories which should be analyzed, criticised and reduced wherever possible to a basis of fact—a course in economics and psychology should be taken by every real estate man. The broker, especially, could vastly improve his methods if he learned scientifically how to approach a prospective buyer and seller. The lack of knowledge of how to study the strength or weakness of an individual and how to size up your man, has been the cause of many a lost deal.

"The trend of business, its major and minor waves, moves on through the centuries with appalling regularity, and many a failure, and even general depressions or panics, could be averted, if a proper amount of knowledge were had by a sufficiently large number of people who are willing to unselfishly use this knowledge for the benefit of the good of all. The operator especially should learn how to employ his money to best advantage. There are times when it is profitable to be active and times when it pays to look on and do little or nothing. Too much idle capital is a source of great danger and has caused the downfall of many operating companies. One must either learn to be able to keep money idle, awaiting the opportune moment for investment, or to employ it temporarily and yet keep it liquid for the same purpose.

"Buying on a basis of inflated rents, or at the peak of high building costs leads to disastrous investments. Lack of courage to take a loss is also a fault. The average merchant, banker, stock operator all take a loss much more readily and willingly than does the average real estate operator.

"Take the question of management. There is no doubt a general impression that the ownership of real estate is a source of annoyance. We have all heard the remark, 'I invest in stocks and bonds and I have no trouble.' The individual does not give real estate a fair chance. He will buy a large block of stock of a corporation, in the majority of cases, totally ignorant of its actual financial condition or the character of its management. His money is handled for him. All the complications of management and financing, of legislative interference and tax problems, affecting real estate, affect these corporations, and many more in addition. If he would invest in real estate and permit some competent agent of his own selection to take complete charge of it—to assume all the burdens, with authority to create reserves for depreciation and future financing, and account monthly, quarterly or semi-annually, and the owner give it no more attention than he does his other investments represented by securities in his box, he would find real estate no more difficult. I took occasion to look over the New York Times stock exchange list one day last week. Out of a total of 390 securities, including common and preferred stock of industrials and railroads, I found 213 quoted as paying no

dividends. I am convinced the return from real estate would compare favorably with such a showing. Intelligent moulding of public opinion would prevent much of the useless waste caused by shifting centres.

"We frequently hear uninformed people remark, 'Thirty Fourth Street is too far down town,' or 'The movement is north of 42nd Street,'" the speaker continued. "Such meaningless statements, frequently repeated and left unanswered, gain force, like a snow ball rolling down hill. Too far down town for what? What movement is north of 42nd Street?"

"In the last ten years there has been more hotel accommodation built at or south of 42nd Street than north; more transportation facilities have been created south of 42nd Street than north. Taking Metropolitan New York, as bounded by Governor Miller at the Real Estate Board dinner, from Port Washington to Plainfield, and from Tottenville to White Plains, there is a greater population residing south of 42nd Street than north. The two greatest railroad terminals on Manhattan Island, are either at or below 42nd Street, and all the ferries connecting with railroads in New Jersey and the McAdoo tunnel, are south of 42nd Street. In short, the whole United States and Europe and South America enters New York South of 42nd Street.

"Fifty Seventh Street no doubt will be the street for exclusive shops, and there is room on upper Fifth Avenue and the side streets north of 42nd Street for similar uses, but that has no actual bearing on the permanency of the greatest retail shopping centre of the world, from 34th Street to 42nd Street, East and West of Fifth Avenue.

"The real estate man should make it his duty to gather the facts to prevent the spreading of these erroneous impressions. Look at the devastation of the area from 14th to 23rd Streets, which was in my opinion absolutely unnecessary. It was almost a stampede, based solely on false premises, and started by two unreasonable property owners who tried to hold up Altman's and Macy's followed by the Clafin failure.

"On 14th Street, in 1908, from actual figures taken from the building at 5th Avenue and 14th Street, stores renting in 1908, for \$10,000, during the depression on that street caused by this wholesale moving north, dropped to \$4,500, but today are back again to \$10,000, rented to the same class of tenants. Lofts in the same building in 1908, renting for \$6,000, dropped to \$4,500, and today bring \$8,000. In many cases the same tenant has occupied the space throughout these 3 periods. Buildings 25 feet wide, principally store value on 14th Street, between 5th and 6th Avenue, rented in 1911-1912 for \$7,500 net, and are now taken up at \$20,000 net. Hearn's on 14th Street stand out as a shining example of calmness and vision. They were not stampeded; they remained where they were; did not have to take a loss by scrapping their buildings, and they have been rewarded for their patience and good merchandising efforts by not only actually increasing their business 80% in volume, but also being able to sell a better grade of merchandise at better prices. Wanamaker's likewise have gone right on in the same location where A. T. Stewart did business a half a century ago, during which time McCreery's have moved from 10th Street to 23rd Street and then to 34th Street. Figures and facts as these, and other data of similar nature should be compiled and used intelligently to insure the stability of real estate.

"The same applies to the amusement centre. How many people realize that between 34th and 42nd Streets there are twelve theatres, not including the opera house, all doing business. Are they not just as accessible to the crowds using the Times Square station of 42nd Street as a theatre north of 42nd Street, and are they not nearer the Pennsylvania station? Do you believe there are many merchants or theatrical producers in the city who know how much of their trade comes to their door by automobile, or how much by other forms of transportation, and how much comes from the north

(Continued on page 265)

Coal Merchants Get Consumers' Plan for Lowering Prices

Program of New Association Aiming at Better Freight Rates and Clean Fuel
Explained to Them by President Charles G. Edwards of Realty Board

PLANS of the Anthracite Coal Consumers' Association to reduce the price of fuel in this territory were discussed at the meeting of the New York State Coal Merchants' Association at the Hotel Pennsylvania last Thursday, March 2. The consumers' viewpoint was explained by Charles G. Edwards, President of the Real Estate Board of New York and a member of the Advisory Committee of the Anthracite Coal Consumers' Association. Mr. Edwards had been invited to address the coal merchants on the subject of "Preparation of Coal," but he declared that as he was not a coal man he could not go into the technical matter. He continued:

"Consumers generally feel that the price of coal is too high, the quality is very poor, and the sizes are decidedly mixed. I do not attempt to say at what stage of the production and distribution of coal there enters the excessive quantity of refuse matter and the degradation of sizes that the consumer discovers when the coal is delivered to him in his cellar, although I have been reliably informed that a piece of equipment that used to play a prominent part in the activities of the retail distributor is coming to be regarded, even by the coal man, as an article more likely to be found in a furniture store than in a coal yard—I refer to the screen. As you gentlemen are those with whom we come directly in contact, of course we look to you to assist in remedying the conditions of which the consumers complain. There are five phases of the subject demanding attention:

"First, a reduction in the freight rate. This is an effort in which it seems to me every retail coal dealer could and should promptly and heartily join for two reasons, the first to bring about a reduction in the price of the commodity to the consumer and, second, to effect an economy in his own operation, in this way: My information is that the average time over which you carry the account of the consumer, from the date of the payment of the freight bill until your bill is paid, is about sixty days. Interest on the money for that time amounts to one per cent. A reduction

in the freight rate of so little as one dollar a ton would mean a saving to the retail coal dealer, in interest charges alone, of \$10,000 on every million tons handled. Surely this is worth considering, from your viewpoint.

"The second step in the program of the Association is directed to eliminating the excessive quantity of refuse matter in all sizes of anthracite. I am informed that the theoretical standard for presence of slate and bone runs about as follows:

	Slate	Bone
Egg	2½%	2½%
Stove	3 %	4 %
Nut	5 %	5 %
Pea	8 %	

"There is apparently no standard fixed for the quantity of bone to be expected in the pea size or of either slate or bone in any of the smaller sizes. The seasonal freight rate, providing for a lower rate in summer than in winter and thus lending an additional incentive to summer storage, must have your approval and support.

"The proposal of the Association to instruct consumers in burning a scientific mixture of bituminous and anthracite coal has as its object reducing the cost of fuel, without in any way affecting your return, as I am informed that the profits you make on bituminous are equal to, if not greater than, on anthracite. I am satisfied that the enlightened coal man of today desires to see the consumer burn fuel in as an economical manner as possible. To accomplish this is the fifth and last step in the present program of the Association.

"We recognize the fact that the conditions existing are partly, if not largely, the outgrowth of neglect on the part of the consumer to demand a clean and reasonably pure product for his money and that the money paid shall be a reasonable price. Surely no retail coal man can find fault with that proposition. That is what we are contending for and is all that we are contending for. Likewise it is what we are going to get."

Mr. Simon Defines Real Estate Operators' Point of View

(Continued from page 264)

or the south of 42nd Street? Do you think many realize that while the total population of Greater New York increased in the ten years, 1910-1920, 853,165, the population of Manhattan actually decreased 47,439, while Brooklyn increased 384,005.

"The real estate operators should study conditions throughout the city. They should be in the vanguard, urging public improvement such as transit facilities, port development, zoning regulations, building and tenement house reforms. They should be the students of and authorities on all phases of the economic life of the community.

"The operators should encourage methods and legislation to protect the uninformed purchaser. Rebates to a tenant not expressed in his lease; placing a deposit on a contract of purchase and dropping it; issuing statements of income and expenses not strictly

accurate; misstatements and sharp dealing by brokers should all be vigorously discouraged. Misleading advertisements should be discouraged through the press. Auction books should be more complete and give more detailed information as to physical condition and public improvements affecting the property and the auctioneer and the seller should be held responsible for the accuracy of the information given. Mortgages sold to the public in serial bond or certificate form should be properly supervised or else abuses will accumulate and will surely lead to radical control as is now the case of the railroads.

"In short, the operators are the recognized experts, and as a group they should be the men of vision and integrity who will guard against evil conditions, which unchecked may gain strength until they reach such proportions that they may 'kill the goose that lays the golden eggs.'"

Appellate Division Upholds Murray Hill Restriction

SUPREME COURT JUSTICE GEORGE V. MULLAN'S decision prohibiting the estate of William Waldorf Astor from building a business block on the West Side of Madison Avenue between Thirty-fifth and Thirty-sixth Streets, in the restricted Murray Hill residential district, was affirmed unanimously by the Appellate Division, First Department last week.

Justice Mullan's decision held that the Board of Appeals of the City of New York had exceeded its jurisdiction in granting permission to the late Baron Astor in May, 1918, to put up a business block, and in changing the designation of the property from residential to business.

An appeal from the decision was taken to the Appellate Division

by Henry W. Taft, of Cadwalader, Wickersham & Taft, for the Farmers Loan and Trust Company, executors of the Astor Estate. John G. Milburn, of Carter, Ledyard & Millburn, for the property owners, including J. P. Morgan, contended that the action of the Board of Appeals was beyond its statutory powers.

"The proposed action of the Board of Appeals," he said, "would have resulted in a substantial change in the boundaries of a district, a matter exclusively within the jurisdiction of the Board of Estimate and Apportionment and beyond the powers of the Board of Appeals."

Counsel for the Astor estate have referred to their client the question of applying to the Appellate Division for the right to appeal to the Court of Appeals.

Annual Volume for 1921 of Record and Guide Quarterly Now Ready for Delivery

THE Annual Number of the **RECORD & GUIDE QUARTERLY** contains in this, the final issue of the year, all the data contained in the preceding three plus those of the fourth period, making in one compact volume, a complete transcription of all Conveyances, Miscellaneous Conveyances, such as Release of Mortgages and Dowers, Contracts, Agreements, Consents, Assignments of Rents, Power of Attorneys, Designation, Resignation and Appointment of New Trustees and Executors, etc., Mortgages, Extension of Mortgages, Participation and Subordination, Agreements of Mortgages, Assignments of Mortgages, Satisfied Mortgages, Leases, including consents, assignments, cancellations and surrender of leases; Real Estate Appraisals, Auction Sales, Wills, New Buildings and Alterations with cross references for the entire year, Borough of Manhattan.

Price
\$60.00

These records are arranged geographically, chronologically and alphabetically, so that the subscriber may, at a moment's notice, find the desired information. In order to make these records more complete the attorney's name is inserted in all Mortgages and a geographical cross reference to the Real Estate Appraisals is given. This permits the user in searching for the appraised value of a given parcel, and not having the name of the deceased, to obtain the information instantly.

Years of experience have demonstrated that by using the **RECORD & GUIDE QUARTERLY** time and annoyance are saved. It is equally valuable to the broker who maintains an elaborate system of keeping records, or the man who must condense his plant.

The RECORD and GUIDE COMPANY
119 WEST 40TH STREET
NEW YORK CITY

Phone, Bryant 4800 and a Representative Will Call

Review of Real Estate Market for the Current Week

Riverside Drive, Washington Heights and the Fifth Avenue Section Were the High Spots of a Generally Good Market

DISTINGUISHING the Manhattan real estate market, this week, was the sale of the Foster mansion, on a large plot at the north corner of Riverside Drive and 102nd street. It will soon give way to two large apartment houses, as the property was bought by builders. Thus passes one more of the few remaining large plots on the lower part of the Drive undeveloped on a modern scale. The mansion was a landmark and its passing emphasizes the fact that the taxes on a large private residence, with grounds, on the Drive, nowadays, makes such a home there almost prohibitive. So many old mansions, throughout the city, are steadily passing from view that it is probable that another decade will witness very few if any remaining on Manhattan Island. The mansion of Mrs. Whitelaw Reid, on Madison avenue and the one of Mrs. Andrew Carnegie, on Carnegie Hill, are now the most conspicuous private residences in this city.

Washington Heights was prominent in the general dealing of the week. An entire block front, there, was held for a garage site; a large corner plot in the former James Gordon Bennett tract, on Bennett avenue, changed hands, for improvement; and some elevator apartment houses in the section were bought. This lofty part of town has a steady popularity with apartment dwellers.

There were several good sales in the Fifth avenue neighborhood, one a 7-story loft building and others of lesser size.

Also, in the same section, several dwellings remodeled for business changed hands. A fine old dwelling, at 9 East 36th street, that had been in the ownership of one family for two generations, passed into the hands of an adjoining owner, to be superseded by a business building.

Medium sized apartment houses of all kinds were in fairly good demand throughout the city. Dwellings in Harlem and in the upper West Side formed an important factor in the trading. Downtown, a few small office and loft buildings were sold. There was one sale on lower Washington street, in the Syrian quarter, that would seem to give indication of a reviving activity there. The boom in that part of the city subsided more than a year ago. The latest sale was to Syrians. They are proving to be active participants in a market that was first stirred by Americans. There are many retail and wholesale merchants among the Syrians in that part of town. Greenwich Village, too, was a contributor of some good sales.

A sale that smacked of early boom days in the Bronx was that of a tract of 4 1/2 acres on Westchester avenue. It was the old Munn mansion and grounds, a relic of the suburban or rural era of the northerly borough. It sounds odd to hear of an acreage deal in the Bronx, now, whereas a decade ago many old country estates were sold that are now covered with apartment houses. It all illustrates the fact that it does not take New York City long to grow in any of its parts.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 68 as against 76 last week and 64 a year ago.

The number of sales south of 59th st was 32, as compared with 18 last week and 18 a year ago.

The number of sales north of 59th st was 35, as compared with 58 last week and 46 a year ago.

From the Bronx 36 sales at private contract were reported, as against 44 last week and 31 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 274.

Object to Proposed License Law

At a special meeting of the Brooklyn Real Estate Board, held on February 28, the members of the Board voted against the bill now in the Assembly, introduced by Mr. McWhinney as No. 1059, Introductory No. 1013, which purports to license real estate brokers and salesmen, as not meeting their ideas of a proper license bill.

It is clearly indicated that the Board is not opposed to the principle of a license bill, but a careful consideration of this bill brought out so many objectionable features that a majority of the members voted against supporting the same.

Riverside Drive Landmark Passes

One of the largest remaining unimproved plots on Riverside dr was sold this week when Harris and Albert Sokolski, builders, bought from Mrs. Bertha M. Foster the plot, 100.11x200, holding a 3-sty stone detached mansion and garage, at the north corner of the Drive and 102d st.

The buyers will raze the mansion and build on the entire plot two apartment houses, one of 14 stories, on a plot 100x145 and fronting on the Drive; and one of 9 stories, on a plot 55x100, fronting on 102d st. There will be a spacious restaurant in the larger structure and the floors of both houses will be divided into 3, 4 and 5 room suites.

Big Deal in Fifth Ave. Section

A syndicate of investors, including Cornelius Hearn, Frederick W. Hearn, Edwin Weisl and Cornelius Hearn, Jr., purchased the 16-sty Springs Building, 29-33 West 38th st, from J. C. & M. G. Mayer. Byrne & Bowman were the brokers. The property consists of stores and showrooms and occupies a plot 64x98.9. It was held at \$1,200,000. Weisl & Co., who are interested in the purchase, are downtown bankers.

In addition to cash above the mortgage the Messrs. Mayer took in part payment two loft buildings, one at 11 East 22d st, near Broadway, an 8-sty fireproof structure on lot 26x98.9,

renting for about \$22,000 per annum, and the other at 32 West 22d st, a 6-sty loft building, 32.74x98.9, renting for \$17,000 per annum. The total considerations in the deal amount to about \$1,500,000.

J. C. & M. G. Mayer purchased the Springs Building two years ago from Max N. Natanson, who had bought it through Byrne & Bowman from Mr. Springs, the original owner. It is considered one of the best constructed buildings in the vicinity, having been built by day's work and having permanent light on either side. The sales are recorded.

Good Sale Near Fifth Avenue

James B. Speyers & Co., Inc., sold for an investor for the Excelsior Estates Co., Samuel H. Stone, president, the new 7-sty mercantile building 4 East 53d st, 25x100.5. Negotiations are now under way to lease the premises. The property was held at \$300,000.

Woolworth Co. Buys on Eighth Avenue

The F. W. Woolworth Co. purchased from Edward Schnaper, as executor, 587 Eighth av, a 4-sty building with stores, 24.8x100. The recorded consideration was \$70,000. They occupy No. 585, adjoining.

An Old Dwelling Sold

Mrs. S. A. Robbins sold through Frederick Fox & Co. 9 East 36th st, adjoining the northwest corner of Fifth av, a 4-sty and basement brick dwelling, on a plot 31x98.9. For more than 55 years it was the home of the Robbins family. The parcel was held at \$175,000.

Astors Sell West Side Block

Estate of William Waldorf Astor sold to Henry Claman 700-718 Eighth av, the entire easterly block front from 44th to 45th st, comprising eight 3-sty stone and brick flats with stores and one 4-sty brick flat with stores, all on a plot 201x100.

James S. McQuillen, Herman Arns Co. and D. Kempner & Son were the brokers.

Stewart Heirs Sell Ancient Holdings

Ruland & Benjamin sold for the estate of Helen Le Roy Stewart to Salin F. Zaloom and Michael D. Kaydoah 43-45 Washington st, adjoining the northeast corner of Morris st, two old 6-sty brick tenement houses with stores, on a plot 50x79.2. The parcels had been owned by the Stewart family more than 125 years. It is the first sale of the holdings in all that time.

Operator Takes Quick Profit

The 5-sty home of the Actors' Equity Association at 115 West 45th st, which figured in a change of ownership 3 weeks ago, has again passed to a new owner. The sale was made by the Winter Realities, Inc., Benjamin Winter, president, which held it at \$75,000, to an investor. The building stands on a lot 20x100.5

near Sixth av, and is under lease to the Actors' Equity Association at a net annual rental of about \$6,000. Hollins C. Renton was the broker.

Mr. Winters acquired the property in part payment for the 12-sty apartment house at the southwest corner of West End av and 98th st in a deal with Thomas J. McLaughlin and the Joseph Gordon Realty Co.

Overlooking Harlem Lane Park

Slawson & Hobbs sold for Otto Sinauer to the Pleasant Avenue Garage Corporation, Louis Kiosk, president, the vacant block front on the west side of Macombs pl, between 153d and 154th sts, a plot 228.14x195x199.10x85. The purchaser will either close a sale on pending negotiations with the Western Auto Co. for a service station or will build at 1-sty public garage on the entire plot. It is opposite Harlem Lane Park.

Sells Corner in Bennett Tract

George Steinman, Inc., sold for the Greater New York Vaudeville Theatres Corporation, B. S. Moss, president, the northeast corner of 181st st and Bennett av, adjoining the Coliseum Theatre Building, a vacant plot consisting of 4 1/2 lots. The property was held at \$80,000. The purchaser, a well known Heights builder, will immediately erect a 6-sty elevator apartment house.

Land Assembled for Hospital

Through the gift of a large sum of money by an unnamed donor, the Union Hospital of the Bronx is preparing to erect a larger home on the block front on 188th st, between Valentine and Tiebout avs, which property it completed control of last October through the State of New York. The site fronts 235 feet on 188th st and 113.6 feet on each avenue. The proposed building, plans for which are now being prepared, is to be laid out in four wings. One section will be erected at once and the others as soon as funds are obtainable.

Albert J. Schwarzwiler, a Bronx builder, is chairman of the building committee, and will be assisted by former Building Superintendent Robert J. Moorehead. The hospital was started in 1909. Its officers are Joseph Postwick, president; Nathan B. Van Etten, M. D., vice-president; Gustave Starke, M. D., treasurer; and Walter M. Jackson, recording secretary.

Pasadena Apartments Sold

The 1851 Broadway Realty Corporation capitalized at \$70,000 and having for directors D. Marks, E. Weinberger and M. Tobias, has been formed to take over the Pasadena apartments at the southwest corner of Broadway and 61st st. The property consists of a 12-sty structure with stores, fronting 57.3 feet on Broadway and 81.6 feet on 61st st. A lease of the premises for 18 years and 2 months by the Pasadena Apartments Co. to the 10 West 61st Street Corporation was recorded last April.

\$2**12-Story Bldg.
6-8 E. 39th St.**

at 5th Ave.

Square Foot

Immediate Possession
or May 1st.**Showrooms**

3,000 to

Offices

15,000 Ft.

Full Commission to Brokers

Daniel H. Jackson, Owner

135 Broadway

Tel. Rector 3569

Douglas L. Elliman & Co.**Real Estate Brokers**Fifth and Park Avenue Districts
Efficient Property Management

Plaza, 9200

15 East 49th St.

JAMES BOYD

Member Real Estate Board, N. Y.

Real Estate—Mortgage Loans

135 BROADWAY

Phone: Rector 8658-8659

BROOKS & MOMAND

Member of Real Estate Board

Real Estate Mortgages

115 BROADWAY

Phone 2267
2268

Rector

CHARLES B. VAN VALEN, INC.

Member Real Estate Board of N. Y.

REAL ESTATE**MORTGAGE LOANS—INSURANCE**

110 WILLIAM STREET

Phone: 6000 Beekman

**SPECIALISTS IN
PENN. TERMINAL SECTION****REAL ESTATE****AGENTS—BROKERS—APPRAISERS****H. M. Weill Co.**

Tel. Longacre 2290-2817

221 West 33rd St.

FREDERICK BROWN**Real Estate Operator**OFFERINGS SOLICITED
FROM BROKERS

565 5th Ave.

Phone Vanderbilt 8725

BENJAMIN WINTER**BUY AND SELL HIGH-CLASS
MANHATTAN PROPERTY****BROKERS ARE INVITED TO SUBMIT
PROPOSITIONS—Quick Decision Given.**

Lansing Building

2299 BROADWAY, AT 82nd STREET
Suite 6

Phone: Schuyler 2897

SAMUEL BRENER**REAL ESTATE OPERATOR**

50 EAST 42nd STREET

Vanderbilt 3918-19

Sells Heights Business Corner

McDonald & Byrnes sold for Simson and J. Wolf, executors, representing the old firm of Heilner & Wolf, the northwest corner of 181st st and Audubon av, a 1-sty building containing 13 stores, on a plot fronting 100 feet on each thoroughfare, and held at \$175,000. The new owner is Donald Robertson, who has been identified with the construction of several big apartments on the heights, and owns the structure at the opposite northwest corner. He has no definite plans for the property. The stores were erected by Heilner & Wolf several years ago.

Sale of Co-operative Apartment

Douglas L. Elliman & Co. sold the stock and proprietary lease of an apartment in 863 Park av, northeast corner of 77th st, for C. S. Petrasch to Dr. Ralph Waldo Lobenstine.

An Old Downtown Parcel Sold

Estate of Caroline B. Brown sold through the Charles F. Noyes Co. to Ennis & Sinnott, operators, 222 Pearl st, a 5-sty brick mercantile building, on a lot 21.1x79.1x20.7, opposite the intersection of Platt st.

The building was built by the Brown family in 1835 and was in its ownership until this sale. It was a cash transaction.

Bronx Garage Quickly Resold

Fred Oppenheimer resold through H. White the new 1-sty brick garage covering a plot at the junction of Boone av and West Farms rd, Bronx. The building fronts 154 feet on the avenue and 101 feet on the road, with a rear width of 137 feet.

Buys Abutting Bronx Parcels

Cahn & Cahn bought from Adalena Bachmann 2046 Third av, a 3-sty frame business building with double store, on lot 25x86, through to and including 637 Bergen av, a 4-sty and basement brick double flat, on a lot 25x100.

The Third av part of this property is in the business center and practically the last of the available property to be had in that section, all of the surrounding properties having already been acquired for merchants. Goldner & Blackner were the brokers.

A Bronx Landmark Passes

George Price, as broker, sold to Benjamin Packer, for improvement, the property known as the Munn estate, on the south side of Westchester av, from Glover st to Parker st, comprising 41-3 acres, with the old family home occupied by the Munn family since Revolutionary times.

Sells Queens Acreage

L'Ecluse, Washburn & Co. sold for Clarence Rapelye to a client of Douglas L. Elliman & Co. 11 acres located just north of Jackson Heights, in Elmhurst, Queens. The purchaser will develop the property immediately.

Famous Tenor Sells Estate

Douglas L. Elliman & Co. sold for John McCormack, the well-known tenor, the estate known as "Lillydale Farm," at Noroton, Conn., consisting of 163 acres of farm and wood land, to the Highland Farm Co., of Darien, Conn., who in turn have leased the property to the Ox Ridge Hunt Club, for a long term of years. This club will lay out two polo fields, riding rings and several bridle paths. The present stables will be extensively remodeled and enlarged. The property was held at \$100,000. David Challinor represented Douglas L. Elliman & Co. in the transaction.

Columbia Mortgage Co.'s New Home

The Columbia Mortgage Company, formerly at 8 West Fortieth st, has taken possession this week of the white marble building at 4 East 43d st, midway between Fifth and Madison avs. This building, 25x68 feet, 7 stories high, faces north on 43d st, with a wide court running down the west side, which gives ample daylight on all the floors and it is expected that the floor space will be sufficient for the company for some time to come. Under the personal direction of Clarence F. Waldman, vice-president and general manager, the company has become active in the real estate, loan and mortgage business and outgrew its old offices some time ago. The officers of the Columbia Mortgage Co. are Russell B. Smith, president; Clarence F. Waldman, vice-president and general manager; W. R. Edrington, vice-president; Grafton W. Minot, secretary and treasurer, and Harold C. Marsh, assistant secretary and assistant treasurer.

MORTGAGE LOANS

Leon S. Altmayer negotiated a first mortgage of \$17,000 on the 5-sty apartment house with 2 stores at 418 East 72d st.

Charles B. Van Valen, Inc., negotiated recently \$2,000,000 in mortgage loans. The largest were: \$1,300,000 on the Commonwealth Hotel property, Broadway and 7th av, 55th to 56th st;

\$130,000 on the 5-sty building 140 West 34th st; \$350,000 on the 12-sty building 343-345 Madison av; and \$195,000 on 40 West 57th st.

Among the loans which the Franklin Savings Bank has recently made are the following: 410 West 44th st, \$8,000; 431 West 40th st, \$8,500; 2112 Honeywell av, \$17,000; 529 West 158th st, \$49,000; and the southwest corner of St. Nicholas av and 163d st, \$185,000.

Charles Heymann negotiated mortgage loans aggregating \$26,800 on a hotel and bathing houses on the Boardwalk and Beach 94th st, at Hollands, Rockaway Beach.

For the erection of a 5-sty apartment house the J. & W. Construction Co. has obtained from the City Mortgage Co. a building loan of \$100,000 on the plot, 81.3x100, on the west side of Crotona Park North, 140 feet south of 175th st.

New York Title & Mortgage Co. loaned to the Gotham Building Co., composed of Wolf Frank, Morris Frank and Joseph M. Newman, two building loans aggregating \$310,000, for the erection of two 5-sty and basement modern apartment houses, on a plot on the east side of University av, 275 feet north of 190th st, and on the same side of the same avenue, 400 feet north of 190th st, respectively.

Leon S. Altmayer negotiated a first mortgage of \$12,000 on the 5-sty apartment house with two stores at 239 East 80th st.

MANHATTAN SALES**South of 59th Street**

CEDAR ST.—Charles E. Noyes Co. sold for the Takamine Commercial Corporation to the Kasebier Chatfield Shellac Co., Inc., 7 Cedar st, a 5-sty brick office building, on a lot 21.1½x40.11, between Pearl and William sts. It was held at \$40,000.

EAST HOUSTON ST.—Meister Builders, Inc., bought 100-106 East Houston st, two 6-sty brick tenement houses with stores, each on a plot 37.6x100, between the Bowery and Second av. They contain a total of 60 apartments and 6 stores.

WASHINGTON ST.—George W. Murray and Clifton N. Phillips, trustees, sold to Edward C. Maynard, commission merchant, the 5-sty brick loft building, 228 Washington st, on a lot 22.1x55.10, near Barclay st. The sale is recorded.

WAVERLY PL.—D. Kempner & Son sold for the New Amsterdam Realty Co., Isadore H. Kempner, president, to Dr. S. Satine, 184 Waverly pl, southwest corner of 10th st, a 3-sty brick flat with store, on a lot 23.4x85.6.

WEST HOUSTON ST.—Brown, Wheelock Co., Inc., sold for Hearth and Home, Inc., to a client the three 2½-sty and basement brick dwellings, on a plot 69x80, at 138 to 142 West Houston st. This concludes the selling campaign conducted by this firm which resulted in the sales by them in the last few months of the entire block front of West Houston st, from Sullivan to Macdougall sts, ten parcels in all, held at \$250,000.

12TH ST.—Sophie Griese sold through the Duross Co. to Frank Francesco, 321 West 12th st, a 3-sty and basement brick dwelling, on a lot 22x62.10.

16TH ST.—Land Estates, Inc., with the New York Title and Mortgage Co., sold to an investor, 31 West 16th st, a 4-sty and basement brick dwelling, on a lot 25x92. Alterations are contemplated by the new owner.

21ST ST.—F. & G. Pfomm sold for Esther Dryer to I. Elson, 217-219 West 21st st, two 3-sty and basement brick dwellings, each on a lot 25x98.9. The buyer will reimprove the sites with a business building for his own use.

23D ST.—Schindler & Liebler sold for a client to the Leo House For German Catholic Emigrants, 334 West 23d st, a 4-sty and basement brown stone dwelling, on a lot 25x98.9. Philip A. Schindler is treasurer of the institution.

29TH ST.—The 15 West 29th Street Corporation, with R. Hoffman, H. Maftus and R. Haberman as directors, purchased the 4-sty and basement stone building with store, on a lot 23x98.9, at that address, adjoining the northeast corner of Broadway.

36TH ST.—The newly formed 59-61 West 36th Street Corporation, having for directors Abraham, Alice, Isidore and Molly Stark, purchased the 4 and 5-sty buildings, with stores, on plot 45x98.9, at that address, east of Sixth av. The properties were acquired last August by Gladys K. Gleiman.

37TH ST.—Estate of George Bliss, lawyer, sold through Pierre Van Arsdale to Paul Bonwit, of the retail firm of Bonwit, Teller & Co., the 3-sty brick stable, 25.3x98.9, at 13 East 37th st. The buyer owns the two abutting parcels, 14-16 East 38th st, 50x98.9. The 11-sty Bonwit-Teller building is at the southeast corner of Fifth av and 38th st. Plans are under way to improve the combined adjoining plottages on 37th and 38th sts with a 12-sty annex to the corner building. The Bliss estate had owned the stable 50 years.

47TH ST.—Brown-Wheelock Co. sold for a client 30 West 47th st, a 4-sty and basement

stone dwelling converted to business, on a lot 20x100.5.

47TH ST.—Henry Hof sold for Terrence J. Lynch to M. Marrafeno, 133-135 East 47th st, two 3-sty and basement brownstone dwellings, on a plot 35x100.5. The buyer will remodel 135 and occupy it.

49TH ST.—The Mandel-Ehrich Corporation purchased from Anna W. Sherman, 36 East 49th st, a 4-sty and basement stone dwelling, on a lot 21.6x75.5. It adjoins the Dr. Henry H. Tyson dwelling at the southeast corner of Madison av and 49th st. The property was valued at \$90,000.

53D ST.—William B. May & Co. sold for Frederick W. Lincoln the 4-sty and basement stone dwelling, 38 West 53d st, on a lot 25x100.5. The dwelling is equipped with an elevator, and was held at \$110,000. Mr. Lincoln bought the house in 1918 through the same broker and spent considerable money in fitting it up for his use.

North of 59th Street

73D ST.—Le Roy Coventry sold for Ernest Siedler 42 West 73d st, a 4-sty and basement brick dwelling, on a lot 19.1x102.2.

74TH ST.—Estate of Frank L. Froment sold to Ashbel P. Fitch, 50 East 74th st, a 5-sty stone American basement dwelling, on a lot 20.43x102.2, between Madison and Park avs. It was held at \$90,000.

76TH ST.—J. M. Kelly & Co. sold for the Rochester Athenaeum & Mechanics Institute, of Rochester, N. Y., to James H. Cruikshank 51 West 76th st, a 4-sty and basement stone dwelling, on a lot 21x102.2.

95TH ST.—Pease & Elliman sold for Henry C. Opitz, 8 West 95th st, a 3-sty and basement stone dwelling, on a lot 16.8x100.8½.

105TH ST.—Charles S. Kohler, Inc., sold for Frieda Ellison to a buyer, for occupancy, 41 West 105th st, a 3-sty and basement stone dwelling, on a lot 16.4x100.11.

111TH ST.—I. Lincoln Seide Co. sold for the Pora Realty Corporation, 147 West 111th st, a 5-sty and basement brick apartment house, on a plot 37.6x100.11, adjoining the northeast corner of Seventh av.

111TH ST.—Morris Moore's Son sold for a client 226-228 West 111th st, a 6-sty brick elevator apartment house, on a plot 62.6x71.10. It was an all cash transaction. It is the sixth parcel sold on this block within the last month.

113TH ST.—Harry Sugarman sold for the Edcele Realty Co. 5 East 113th st, a 5-sty brick flat with store, on a lot 25x100.11, to George Solomon.

114TH ST.—John Peters sold for Gustav Reyelt to George Munzh, 306 West 114th st, a 5-sty and basement brick double flat, on a lot 26x100.11.

121ST ST.—Mulvihill & Co. resold for Davis Cohen and Isaac Denberg to Mrs. Annie Martin 149 East 121st st, a 5-sty and basement brick tenement house with store, on a lot 20x78.11.

126TH ST.—Richardson estate sold to the Hudson P. Rose Co. 237-239 East 126th st, two 3-sty and basement stone dwellings, each on a lot 16.8x99.11. David S. Gerstenfeld was the broker.

126TH ST.—James H. Cruikshank resold to the Charlotte Realty Corporation 6 East 126th st, a 3-sty and basement stone dwelling, on a lot 18.9x99.11, adjoining the southeast corner of Fifth av.

126TH ST.—Mary Mott Low sold through J. M. Kelly & Co. to James H. Cruikshank 6 East 126th st, a 3-sty and basement stone dwelling, on a lot 18.9x99.11, adjoining the southeast corner of Fifth av. Shaw, Rockwell & Sanford were associate brokers.

127TH ST.—Frank Landwehr sold through Samuel A. Kelsey to James H. Cruikshank 114 West 127th st, a 3-sty and basement stone dwelling, on a lot 16.8x99.11.

127TH ST.—C. M. Folsom & Co. sold for the Bauman-Mark Realty Co., 122 East 127th st, a 5-sty and basement brick triple tenement house, on a lot 25x99.11.

127TH ST.—George W. Brettel & Son resold for Julius Reich to William Better 128 East 127th st, a 3-sty and basement brick dwelling, on a lot 21x99.11.

133D ST.—Hudson P. Rose Co. bought from James Lowe and Emma Jones, 64 East 133d st, a 3-sty and basement stone dwelling, on a lot 20x99.11, adjoining the southwest corner of Park av.

178TH ST.—Resale of the 5-sty brick apartment house at 663-665 West 178th st has been made by the Manport Realty Co. (I. Portman), which bought the property two weeks ago from the Rosner Realty Co. through the Wood, Dolson Co. The buyer is Agnes C. McLaughlin, who made the purchase through the J. M. Kelly Co. The house stands on a plot 50x100, adjoining the northeast corner of Broadway, and was held at \$85,000. It is arranged for 4 families on a floor and returns an annual rental of about \$15,000.

AMSTERDAM AV.—The newly completed 1-sty store and storage building, on plot 124x99.10, at the northeast corner of Amsterdam av and 155th st, has been sold by the Wallent Contracting Co., builder, to the Sanford Hold-

ing Corporation, having for Directors James J. Lantelme, Murray L. Gilman and Lillian M. Fox. It was sold subject to mortgages for \$134,500.

BROADWAY.—Charles F. Noyes Co. sold to Daniel B. Freedman, the operator, 4388 Broadway, a 4-sty apartment house with store, 25x111, near 187th st. The seller was Margaret G. O'Connell, who erected the building, and has owned the property for more than 25 years.

FIRST AV.—David Lien and Samuel D. Kilpatrick resold to Anthony Poggi 2038 First av, adjoining the northeast corner of 105th st, a 5-sty brick tenement house, containing 18 apartments and 2 stores, on a lot 25x91.

LENEX AV.—Barnett & Co. sold for a client 199 Lenox av, southwest corner of West 120th st, a 4-sty and basement stone and brick dwelling, on a lot 23x85. It is the first sale of the parcel in 30 years.

LEXINGTON AV.—Hudson P. Rose Co. purchased from the Payne estate 2150, 2152, 2154 Lexington av, three 2-sty and basement brick dwellings, each on a lot 16.8x40.

THIRD AV.—Estate of Gustav Basch sold 1960 Third av, a 4-sty stone flat with store, on a lot 25x73.

WEST END AV.—William H. Rockwood, president of the Union Square Savings Bank, sold to James H. Cruikshank 513 West End av, a 5-sty brick American basement dwelling, on a lot 16x82. William R. Ware & Co. were the brokers.

THE BRONX SALES

FOX ST.—George Steinman, Inc., sold for Samuel Schwartz 1034 Fox st, a 5-sty and basement brick 20-family apartment house, on a plot 37.5x100. The property was held at \$60,000. The purchaser is Samuel C. Steinman.

137TH ST.—Rose A. McKenna sold to Louis O. Heck 430 East 137th st, a 5-sty and basement brick flat, on a lot 25x100.

140TH ST.—Port Morris Land & Improvement Co. sold through the Cross & Brown Co. to the Prudential Iron Works the vacant plot, 75x100, on the north side of East 140th st, adjoining the New York, New Haven & Hartford Railroad. The buyer will improve the plot.

172D ST.—Frederick Misfeld sold 1010 East 172d st, a 2-sty and basement frame dwelling, on a lot 25x100.

178TH ST.—Harold L. Lewis, in conjunction with B. Mayhoff, sold for a client to M. Feinberg, 1017 East 178th st, a 5-sty and basement brick apartment house, on a plot 43x100.

180TH ST.—Edward Polak, Inc., sold for Andrew Schlenoff 612 East 180th st, a 5-sty brick apartment house with 3 stores, on a plot 40.8x112.3x34.

182D ST.—Russel F. Sammis sold to Giovanna Gaziano the vacant plot, 26.9x115.8x irregular, on the south side of East 182d st, 54.4 feet east of Belmont av.

ALEXANDER AV.—George Price sold for William Lang, 313 Alexander av, a 5-sty brick flat with store, on a lot 25x75.

BEAUMONT AV.—Angelo L. Frumento sold for Louis Astorino the southwest corner of Beaumont av and 187th st, a taxpayer containing 7 stores, on a plot 50x100.

BEDFORD PARK BOULEVARD.—Sonnenborn Co. sold for Kate Gaskell the vacant plot, 50x120, on the south side of Bedford Park Boulevard, 134 feet east of Jerome av. The seller had owned the parcel 31 years.

CONCOURSE.—Edward J. Welling, in conjunction with E. K. Van Winkle, sold for a client the northeast corner of Grand Boulevard and Concourse and 184th st, a vacant plot, 140x80. It will be improved with a 2-sty store and office building.

DECATUR AV.—Schwab & Co. sold for Nicholas Oliver to M. Beinstock 3327 Decatur av, a 2-sty and basement brick 2-family house, on a lot 28x100.

FULTON AV.—J. Clarence Davies sold for M. McMurtrie to T. H. Hoffman, 1204 Fulton av, a 2-sty and basement frame dwelling, on a lot 16.8x95.

HEIL & STERN

BUSINESS PROPERTY
SPECIALISTS

Member of Real Estate Board, N. Y.

1165-1167 BROADWAY (n. w. cor. 27th St.)

Telephone: Watkins 4280

A. J. SIMBERG ARCHITECT

1133 BROADWAY, N. Y.

AT 26th STREET. Phone: Watkins 1877

An Opportunity For Real Estate Salesmen

We will make a liberal arrangement with really high grade men who can place contracts for a fuel saver sold with a positive guarantee to save 25% in coal, and now endorsed by banks and hundreds of users in Greater New York. For particulars apply

ROYAL BURNALL FUEL SAVER, Inc.
140 NASSAU STREET NEW YORK

CLERICAL ERRORS

Clerical errors on the close of a transaction are most dangerous. You are so familiar with what ought to be written that you read the right word for the wrong. In real estate titles such errors come back to plague you. We guard against them with constant review by experts; more than that—we insure. Bring us your contract for closing and insurance.

LAWYERS TITLE & TRUST CO.

160 Broadway, New York
188 Montague Street, Brooklyn
44 Court Street, Brooklyn

160 Main Street, White Plains, N. Y.

367 Fulton Street, Jamaica, N. Y.
363 East 149th Street, New York
1354 Broadway, Brooklyn

NIEWENHOUS COMPANY, INC.

We specialize in Financing, Planning and Erecting Legitimate Building Operations
on a 60% Loan Basis.

Commission Moderate.
Telephone: Melrose 1694-1695

316-318 East 161st Street
New York City

CO-OPERATION OF RELIABLE BROKERS INVITED OFFERED

43-Acre Vacant Tract, Bklyn (S-E)
High-Class Residence—\$100,000, Bklyn (S-E)
10,600-Acre Ranch—\$2,000,000, Cal. (S-E)
Factory—196,000 s. f., S. Bklyn (S)
165 Acres and brick wks—S'n, N. J. (S-E)
New Apt. House—\$200,000, E'n. Pkwy Sec. (S)

WANTED

20,000 s. f. semi-loft-office floor, Midtown (L)
Large Store for Restaurant, upr. 30s off 5th av. (L)
Warehouse—30,000 s. f., on R. R., Bklyn (L)
Large Plot for Garage—34 to 50 West (B-L)

AMERICAN BUREAU OF REAL ESTATE

All About Real Estate—Everything—Everywhere

MODERN 4-UNIT SYSTEM

18-20 W. 34th St. (Astor-Court Bldg.), New York

Telephones 0396-0397 Pennsylvania

Explanation:—B—Buy; L—Lease; M—Mortgage;

S—Sell; E—Exchange.

ALL ITEMS TREATED STRICTLY CONFIDENTIAL
(See Previous Weekly Ads.)

MAX N. NATANSON

BUYS AND SELLS

IMPROVED

MANHATTAN

PROPERTY

170 BROADWAY

Suite 915-919

Cortlandt 7637-7638

Applications wanted for

First Mortgage Loans

(Building and Permanent)

Amounts from \$100,000 up on
improved property in Greater
New York.

(Send full details)

The PRUDENCE COMPANY, Inc.

162 Remsen Street

Brooklyn

Member Brooklyn Real Estate Board

Money to Loan on First Mortgage

Joseph T. McMahon

REAL ESTATE AND MORTGAGE LOANS

138 and 190 MONTAGUE STREET

BROOKLYN

Main 0834

SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

Philip A. Payton, Jr., Company

REAL ESTATE AGENTS AND BROKERS

New York's Pioneer Negro

Real Estate Agents

127 West 141st Street

Between Lenox and Seventh Avenues
Telephone: Audubon 0945

HULL AV.—Samuel Brenner sold to Hamilton & Stroh the vacant plot, 45x100, at the southwest corner of Hull av and 204th st. The new owners intend to improve the plot with a business building. Morton M. Green was the broker.

INDEPENDENCE AV.—J. Clarence Davies sold for Roslyn R. Fox to Paul Rosenthal the vacant plot of 10,000 square feet on the east side of Independence av through to Blackstone av, 300 feet south of 254th st, in the Riverdale section.

McCOMBS RD.—Conrad Glaser Realty Co. sold the vacant plot, 102x100, on the east side of Macombs rd, adjoining the southeast corner of West 176th st. The buyer will erect a taxpayer, containing 10 stores, on the plot.

PARK AV.—Abraham Cohen sold to Lazarus Adler 3802-3804 Park av, northeast corner of 171st st, a 2-sty brick store building, on a plot 50x50.

THIRD AV.—George Price sold for Maria E. Gibney the northwest corner of Third av and 142d st, a 3-sty frame flat with store, on a lot 25.7x91.5.

THIRD AV.—Harry Cahn and Philip Wattenberg sold 3594 to 3598 Third av and 527 and 529 East 169th st, forming the northeast corner of the two thoroughfares, a 3-sty brick and a 1-sty brick business building with stores, on a plot 101.6x95.5, to the Reva Realty Co., Inc. Schwab & Co. were the brokers.

TINTON AV.—Lowenfeld & Prager sold to the 163d Street and Tinton Avenue Corporation, Charles I. Weinstein, president, the northwest corner of 163d st and Tinton av, 93x90. The purchaser has filed plans for a 6-sty apartment house to be built thereon. L. J. Greenberger was the broker.

VALENTINE AV.—Samuel J. Wood sold 2662-2666 Valentine av, two 5-sty and basement brick apartment houses, the first on a plot 40x67 and the second on a plot 40x71.6.

VYSE AV.—Patrick Daunt sold through Edward Polak, Inc., 1434 Vyse av, a 2-sty frame 2-family house, on a lot 25x100.

WASHINGTON AV.—Angelo L. Frumento sold for a client 2143 Washington av, a 3-sty and basement frame 3-family house, on a lot 19x145.

WEEKS AV.—C. Bertram Hubbard resold for the Rex Holding Co. to M. Tabor the northwest corner of Weeks av and 174th st, a vacant plot 100x95. It will be improved with four apartment houses.

WESTCHESTER AV.—C. Bertram Hubbard, Inc., sold for the State Bank of New York to Samuel Brenner 810-812 Westchester av, two 5-sty brick flats with stores, each on a lot 20x119, adjoining the Johnson Building. Williamson & Bryan were associate brokers.

WESTCHESTER AV.—A. H. Levy resold for Samuel Brenner the two 5-sty brick apartment houses with stores, together at 810 and 812 Westchester av, with two rear dwellings, on a plot 50x119. The buyer is a Mr. Lazar, who sold the property in 1914 to the State Bank, represented by Mr. Levy, and which last week disposed of the houses to Mr. Brenner. The rear houses originally occupied the front of the site, and when the builders bought the property several years ago they moved the dwellings to the rear of the plot and provided an entrance from the avenue.

SOUTHERN BOULEVARD.—Louis Gold & Co. bought through Jacob and Emil Leitner the northeast corner of Southern boulevard and Longwood av, a vacant plot of 7 lots. The new owners will improve it with 10 stores and motion picture theatre.

STEBBINS AV.—Meister Builders, Inc., bought through Morris Aronson 1270-1276 Stebbins av, two 5-sty and basement brick apartment houses, each on a plot 50x125, adjoining the corner of 169th st.

BROOKLYN SALES

BERGEN ST.—Bulkley & Horton Co. sold for Percy H. Knowles to a buyer, for occupancy, 1209 Bergen st, a 3-sty and basement brick dwelling, on a lot 16.8x107.

BLEECKER ST.—George Wichum sold through Charles F. & Henry Werner 394 Bleecker st, a 3-family house.

LINCOLN PL.—Bulkley & Horton Co. sold for F. A. Griffiths to a buyer, for occupancy, 1092 Lincoln pl, a 2-sty brick and stone 2-family house, on a lot 20x100.

REMSEN ST.—Sevencourt Realty Co. sold 138 Remsen st, a 3½-sty brownstone dwelling.

REMSEN ST.—Sevencourt Realty Corporation sold 134 Remsen st, a 3½-sty brownstone dwelling, between Henry and Clinton st, an old aristocratic residential block that is feeling the urge of business.

RODNEY ST.—Estate of H. B. Scholes sold 109 Rodney st, a 3-family house, on a lot 18x100.

66TH ST.—John Gagliano Co. sold for S. Eposito to John Martignetti, 1133 66th st, Borough Park, a new 2-family house, on a lot 20x100.

83D ST.—Meister Builders, Inc., bought 1664 83d st, Dyker Heights, a 2-sty brick dwelling, on a lot 16.8x50.

84TH ST.—Frank A. Seaver sold the new 2-family house at 447 84th st for the Sydnac Engineering and Construction Co. to a client for occupancy.

WARREN ST.—Fitzherbert Howell sold for Morris Walikoff 547 Warren st, a 4-sty apartment house, on a lot 25x99.11.

EAST 9TH ST.—Knox Realty Co. sold for the Kingsway Development Corporation 1851 East 9th st, a stucco dwelling.

EAST 21ST ST.—Knox Realty Co. sold for Lavinia Porteus to a buyer, for occupancy, 891 East 21st st, a frame dwelling.

EAST 89TH ST.—Realty Associates sold to Weymar Homes, Inc., the vacant plot, 113.4x100, on the north side of East 89th st, 120 feet west of Av L, in the Canarsie section, which the purchaser will immediately improve with 2-sty frame detached tax exempt dwellings.

SOUTH 1ST ST.—American Bureau of Real Estate sold for Mollie Cohen to Louis Goldberg 289-291 South 1st st, Williamsburg, a 6-sty brick tenement house with stores, at the northwest corner of Marcy av. George Ganzle was associate broker.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold for Hagop Melkonian and another 1161 Flatbush av, southwest corner of Vanderveer pl, a 3-sty brick and stone apartment house, on a lot 22.6x110.

LEE AV.—Dr. William T. Koerner sold 161 Lee av, southwest corner of Penn st, a 3-sty apartment house with store, on a lot 20x80.

AV N.—Nicholas Lopard sold for the Lopard Building Corporation the vacant plot, 120x100, on the south side of Av N, between East 7th and East 8th sts, to a Brooklyn builder, who will erect stucco 2-family houses.

AV P.—William Liss, Inc., sold for the Spargo Construction Co. the new 2-family detached stucco house, on a plot 40x100, with a double garage, on the south side of Av P, 40 feet west of East 9th st, to M. Feinstein, who will occupy. The property was held at \$20,000.

NEW UTRECHT AV.—Meister Builders, Inc., sold to Lucia Magnotta, 7411 New Utrecht av, a 2-sty business building, on a lot 22x80x irregular.

NOSTRAND AV.—Charles G. Reynolds sold through the McInerney-Klinck Realty Co. 571 Nostrand av, adjoining the northeast corner of Pacific st, a 3-sty brick and stone flat with store, on a lot 20x100.

SIXTH AV.—Realty Associates sold to B. S. Dennis 6736 Sixth av, a new 2½-sty brick and stucco dwelling, with garage, in the Bay Ridge section.

SURF AV.—Anticipating future needs, the Bank of Coney Island has purchased the property of Theresa Strube on Surf av, adjacent to the bank's present building. The price paid for the parcel is more than \$150,000. The deal was negotiated by William J. Ward, president of the bank, and Mrs. Strube. The property is "L" shaped. It has a frontage of 70 feet on Surf av, and runs back a depth of 100 feet. Then it runs westerly, or parallel with Surf av, for 95 feet. There is a frontage abutting Thompson's walk of 25 feet.

Loans \$6,000,000 on Bond and Mortgage

The Metropolitan Life Insurance Company on Wednesday authorized loans of about six million dollars on bond and mortgage. Of this about two and three-quarter million dollars were for housing. Loans amounting to \$1,780,000 were made on one hundred dwellings and sixty-eight apartments in New York City to provide for six hundred and eight families.

Among these loans sixty-eight were in Astoria, Queens County. They were for three-story, six-family houses to accommodate 408 families, the loans amounting to \$952,000.

In the Mapleton section of Brooklyn there were authorized thirty-five loans of \$7,500 each and two of \$8,000, amounting to \$278,500. They are to assist in financing semi-detached, two-family brick dwellings, twenty by sixty-three feet, each containing six and seven rooms and built on lots 25 by 100 feet. They included also ten loans at \$7,250 each in the Borough Park Section of Brooklyn, or semi-detached, two-family houses similar to those in the Mapleton section, and in the Bronx there were twenty-four loans of \$8,000 for the erection of semi-detached, two-family houses in the Castle Hill section.

Housing loans outside of Greater New York numbered one hundred and sixty-two dwellings and fourteen apartment houses to accommodate 369 families. A total of \$680,000 was loaned on business buildings in Ohio, Alabama, Virginia, Tennessee, and Georgia, and over two and a half million dollars were loaned on farms in the South and West, over one million dollars of which was in Iowa, the balance in Missouri, Illinois, Georgia and Nebraska.

Announcement was made Wednesday that William S. Norton, for the past eleven years associated with the Real Estate Division of the Metropolitan Life Insurance Company, had been appointed Deputy Comptroller of the company.

JOSEPH C. SHIELDS has been made assistant secretary of the New York Title and Mortgage Co. For a number of years Mr. Shields was in the sales department of the company's main office, at 135 Broadway.

THE RESIDENCE of Samuel G. Bayne, President of the Seaboard National Bank, at Riverside dr and 108th st, is to be replaced with a 14-story apartment house by Harris H. Uris, who bought the property recently.

GEORGE H. DENISON, who for many years was connected with the Cruikshank Co., is now in charge of the real estate department of the office of John H. Scheier, architect and investor.

RECENT LEASES.

A Good Fifth Avenue Lease

S. M. Hirsch & Co. leased for John E. Henry, Jr., the store and basement at 309-311 Fifth av to Drubin's Restaurant Corporation, for a long term of years, at an approximate rental of \$350,000.

Important Lease Recorded

A 21 year lease has been recorded by the Arrow Holding Corporation, representing Frederick Brown of the Hotel Majestic, covering the block front on Central Park West, between 71st and 72d sts.

The Richbroson Hotel Co. is the lessee of the hotel, an 11-story structure, on a plot 204.4x150. The lease calls for an annual net rental of \$200,000, beginning February 1, 1925.

Leases Hotel Alcazar

The Hotel Alcazar, a 12-story structure, on plot 59x98.9, at 43 to 47 West 32d st, with the exception of the ground floor, has been leased by Prissament Bros. to Herman Goldie for 3 years and 2 months at a yearly rental of \$37,000.

Broadway Corner Building Leased

Schulte Cigar Stores Co. sub-leased through Tankows, Smith & Co. to Max. L. Balene and Jacob Ruderman, operators, the 5-story office and store building, 24.10x105.9, at 319 Broadway, northwest corner of Thomas st. The new lessees will make extensive alterations.

Astor Leases Fine Dwelling

Douglas L. Elliman & Co. leased 5 East 65th st, a 5-story American basement dwelling, on a lot 25x100.5, for Vincent Astor to J. H. Schmeltzel, who has resided for the last 50 years at 18 West 56th st. The 65th st house is directly to the rear of the Astor mansion at the corner of Fifth av, and has had but one previous tenant, Mrs. William Everard Strong, who took possession upon its completion by the late John Jacob Astor. Mrs. Strong recently leased a large apartment in the new 12-story apartment house, 910 Fifth av, north corner of 72d st, through the same brokers.

Lease Third Avenue Corner Stores

Henry Hof leased for Emil C. Gerdes to William Steuer the store and basement in the northwest corner of Third av and 36th st; and to Nathan Halperin the store in the northwest corner of Third av and 37th st.

Leases Harlem Block Front

Goodwin & Goodwin, Inc., leased for Morris Schinasi 876 to 890 Columbus av and 102 to 108 West 104th st, being the 2-story block front taxpayer between 103d and 104th sts, for a term of years, at an aggregate rental of \$445,000. The same brokers sold this property to Mr. Schinasi in 1907.

Lack of Words Impairs Lease

The owner of the property adjacent to the Standard Oil building leased 12 Broadway, New York, to the Standard Oil Co., for 99 years and at a quarterly rent of \$62,500, but the lease failed to state whether the rent was payable at the beginning or end of the quarter.

The owner alleged that the words "in advance" were in the original agreement, but that the Standard Oil Co. struck them out without his knowledge and he signed the lease which did not contain these words. He insisted that the court reform the lease because payment at the end of the quarter instead of in advance meant a loss of \$3,750 a year in interest, or \$371,250; in the 99 years at 6 per cent. interest compounded semi-annually, the loss would be \$1,856,250.

The owner won in the lower court, but the appellate division reversed the judgment by vote of three to two, and in an opinion by Justice Greenbaum said: "In construing the lease before us it is important to recognize the rule that the presumption is that rent is not payable until after it has been earned, and that in the absence of an express agreement to the contrary, rent is payable at the end of the term and not in advance."

ADAMS & CO. leased for Hays, Levi & Co. a floor containing 12,000 square feet in 121-131 West 19th st to Robbins & Prokesch; also for Cromwell Holding Co. a floor in 12 West 36th st to Joseph A. Meer; and for Lane Bryant a floor in 21-23 West 38th st to Siegel, Youngwitz Co.

ANCHOR CORRUGATED CONSTRUCTION CO. leased through Henry Shapiro & Co. from the owners a suite of 8 offices in the Calvert Building, northeast corner of Broadway and 41st st, for a long term of years.

CROSS & BROWN CO. leased for the Railroad Co-operative Building and Loan Association to the Lexington Radio & Electric Co., Inc., the store and basement at 39 Lexington av.

CROSS & BROWN CO., in conjunction with Schmidt & Donohue, leased for a client to the Mitchell Motor Co. the large store in the Ehret building, 236 West 59th st, near Broadway.

DUROSS CO. leased for Beadleston & Woerz, 169-171 Christopher st, a 2-story frame and a 2½-story brick building, covering a plot 44x95.3, to the Light Car Corporation, for a term of 10 years. The properties about the Beadleston & Woerz brewery.

DRISCOLL TRANSMISSION CORPORATION, of which Col. M. W. Thompson is chairman of the board, leased, for a term of years, the entire 8th floor of the fireproof building 416-422 West 33d st, owned by former Sheriff Max S. Grifenhagen, which they will use as a laboratory for the development and licensing of the Driscoll variable speed transmission. Cushman & Wakefield were the brokers. The plot was formerly in Astoria.

J. ARTHUR FISCHER leased for F. and M. Wetzler the 4-story building 622 Lexington av, for a term of years, at an aggregate rental of \$55,000.

FREDERICK FOX & CO., INC., leased for Roswell D. Trimble and John Dove to the Specialty Confectionery & Bakery Supply Co. the 3-story brick building 192 Third av, 23x100.

HAGGSTROM-CALLEN CO. leased to the Mohawk Rubber Co., of Akron, Ohio, the store, basement and 2d floor in 136 West 65th st, at Broadway, for a term of years, for Alfred H. Taylor. Alterations and improvements are to be made to the premises by the Mohawk Co., who will convert these premises into their salesroom, warehouse and executive offices for their Eastern division.

C. BERTRAM HUBBARD, INC., leased, in the State Bank Building, 801-15 Westchester av, space to Bortner Ladies' Tailoring Co., Pondiac Democratic Club, Palestine Foundation Fund, Joseph E. Jacobs, all leases being for a term of years. Also leased for the State Bank the store

MONEY TO LEND ON BOND & MORTGAGE

LAWYERS MORTGAGE Co.

Capital and surplus \$9,000,000

59 Liberty Street, New York
184 Montague St., Brooklyn
4 Herriman Avenue, Jamaica

MRS. GERRIT SMITH

Member Real Estate Board of New York

42 EAST 40th STREET

CITY DEPARTMENT

APARTMENTS AND HOUSES

SOUND SHORE PROPERTY A SPECIALTY

MONEY TO LOAN

on-Mortgages
Building Alterations
Leaseholds
Building Loans
BROKERS PROTECTED

Sterling Mortgage Company Inc.

135 Broadway, New York
TELEPHONE RECTOR 1228-3447

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 25c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

SITUATIONS WANTED

BUILDING MANAGER

SIX YEARS in management department large real estate company, handling management details on 150 buildings. Can take charge of department or act as assistant to head. Age 39. Box 868, Record & Guide.

YOUNG LADY, bookkeeper - stenographer, wishes position. Eleven years' experience in the construction line with one firm. Best credentials. Salary, \$30 per week. Box 867, Record & Guide.

SALESMAN, now employed in another line, would like to connect with high-class real estate office. Can finance himself. Sixteen years with one corporation. Clean record. References. Born New York City. Extensive acquaintance with business men and families. Box 869, Record & Guide.

SITUATION OPEN

SITUATION OPEN—Real estate salesman we want. Young or middle age and ambitious to progress. Must have practical experience; Central Manhattan realty preferred. Modern office facilities; liberal commissions. Age, connections, references first letter. Box 870, Record & Guide.

WANTS AND OFFERS

DESK ROOM to let in real estate office; \$15 monthly. Harlem Realty Co., 178 East 118th St. Harlem 8909.

DESIRABLE private office for rent to reliable party in building line. Apply Room 912, 103 Park Ave.

WANTED.

Will pay 25 cents for copies New York edition of Record & Guide of October 29, 1921. L. W. M., Record & Guide.

in 797 Westchester av. corner of 158th st. to M. Rosinek, for a term of years.

J. P. & L. A. KISSING leased for a client the following stores in the northwest corner of 104th st and Columbus av: the immediate corner, size 12x31, to the United Cigar Stores, for 20 years, at a gross rental of \$60,000; to the Great Atlantic & Pacific Tea Co. 902 Columbus av; to Michael A. J. Raggio 904-906 Columbus av; to William Fleenor 908 Columbus av.

CHARLES F. NOYES CO., in conjunction with Benjamin Wolfson, leased for Alexander Slater and William R. Altman the 5-sty brick building, 25x29.3, at 209 Duane st to Nathan Goldsmith; and with George R. Read & Co. leased the basement store of 87 Nassau st, southwest corner of Fulton st, for Robert E. Simon to A. Anderson, at an aggregate rental of \$58,875.

CHARLES F. NOYES CO. leased for the estate of William M. Leslie to the Utility Warehouse Co. the 6-sty brick building, 87 Water st, 23.5x84.7, for a term of years.

CHARLES F. NOYES CO. leased for John Arata the 10th floor of 55 William st, for a term of 3 years, to Marcos N. Bensabat; the 4th and 5th floors of 100 North Moore st for John B. Harris Co. to Bowling & Co.; the 4th floor of 32-34 Frankfort st for John V. Black to Jacob Friedman.

CHARLES F. NOYES CO. leased for E. & L. Lang to the California Trading Co. the store and basement at 120 Fulton st, at an aggregate rental of about \$30,000; also, two floors in 28 White st for Francis J. McCann to F. M. Lupton, Publisher, Inc., and a floor at 275 Water st to George R. McKay.

CHARLES F. NOYES CO. leased for the New York Life Insurance & Trust Co., as executor, to Alfred Turman 112 John st; and sub-leased for Mr. Turman the 3d and 4th floors of the building to M. A. & Jacob Orange.

CHARLES F. NOYES CO. leased for the Nestle's Food Co. the 4th floor of the Nestle building, 130-134 William st, to the Connecticut General Life Insurance Co., for a term of 6 years, at an aggregate rental of about \$75,000; also, offices for Robert E. Simon in 87 Nassau st to Abraham Schlosser, Blank, Cohen & Platzer, and Samuel Lipsky; also leased for William C. Walker Sons the store and basement at 158-160 Greene st to J. G. Braun.

GEORGE R. READ & CO. leased for Charles F. Noyes Co., agents, the entire basement of the Fulton building, 87 Nassau st, southwest corner of Fulton st, to Augusta Anderson, for a long term of years. Premises are to be used for a cafeteria.

GEORGE R. READ & CO., in conjunction with Ruland & Benjamin, leased for Harmon W. Hendricks the store and basement in 47 Cliff st, for a term of years, to Lautier Fils, of France, dealers in perfumers' raw materials and essential oils. This concern, one of the largest in France, maintains offices in Grasse, London and Bayreuth.

RICE & HILL were the brokers who leased 207 West 48th st. for the Equitable Trust Co., as trustee of the Cenci Trust, to the newly organized 207 West 48th Street Corporation, for a term of 21 years, at an aggregate rental of approximately \$126,000.

ROMAN & CALLMAN CO. leased for the estate of M. J. Breitenbach the 2-sty manufacturing building on Nott av, near Vernon av, Long Island City, with the option of purchase, to the Silk Finishing Co. of America.

ROSENBERG-COLT CO. leased for William B. Frankel & Co. and Max Dorf to Jacob Kashansky, for a term of 10 years, the store and basement in 39 East 31st st, for restaurant purposes. The aggregate rental is \$50,000.

ROSENBERG-COLT CO. leased for Samuel Hoffman the 4th floor in 13-15 West 24th st to the Pioneer Braid Co.; in the same building 2,500 square feet of the 12th floor to H. Zuckerman; for Bernstein & Wertheim 3,500 square feet in 36-42 West 24th st to Abraham Keizer & Bros., Inc.; for the Ell-Git Realty Co. floor in 29 West st to Schleker Lang Co.

ROY SCHERICK leased in the Eagle Building, 4th av. and 21st st., the entire 6th floor to Charles S. and William I. Spiegelberg, Commission Merchants and Factors, for a long term of years, at a rental aggregating \$60,000; also large space on 5th floor in same building to Westnit Sales Corporation, Woolens and Knit Fabrics. Bastine & Co. represented the owners. Also, for the Brown-Wheelock Co., the 5th floor in 140 Fifth av., southwest corner of 19th st., to Beck & Co., lace; for Charles S. and William I. Spiegelberg, the 1st floor in 141-145 Fifth av., southeast corner of 20th st., to Julius Klorglein

(Garcia Grande Cigars) for a long term of years.

SEIBERLING RUBBER CO., of Akron, O., leased the entire building, 211 West 76th st, for a term of years. This space will be used for their offices, for storage and the sale of automobile tires. Cross & Brown Co. were the brokers.

HENRY SHAPIRO & CO. leased for Kaufman, a hatter, to the L. Ross Jewelry Co. the store in 58 East 14th st, for a term of years, at an aggregate rental of \$150,000. Also leased for the Ormond Realty Co. the entire 3d floor, 75x 184, in the Bedell Building, 18-22 West 18th st, to be occupied by the L. W. Sweet Co., Inc., for executive offices and showroom, for a term of 5 years, at an aggregate rental of \$60,000.

HENRY SHAPIRO & CO. leased for the Schulte Cigar Stores Co. entire 2d floor, containing about 10,000 square feet, covering the block front on 181st st, from Broadway to Wadsworth av. The lessees are Brown Bros. & Herman, and the lease is for a long term of years.

HENRY SHAPIRO & CO. leased for John Corbett to Samuel J. Brown 3199 Third av, Bronx, a 2-sty building, for a term of 21 years, at an aggregate rental of \$75,000. It is one block north of the Bronx County Court House.

HENRY SHAPIRO & CO. leased for the St. Regis Pure Food Corporation the store at 298 Fifth av to Dayan & Sutton.

HENRY SHAPIRO & CO. leased for the 218-220 West 34th Street Corporation to Goldie Bros., for a term of years, the store and basement of 218 West 34th st.

SHAW, ROCKWELL & SANFORD leased for Ida M. Kinsey the 1-sty garage, 433 to 439 East 124th st, on plot 94x100, to Carlo Simi, for a term of years.

SHAW, ROCKWELL & SANFORD leased for Louis and Samuel Beilin and Jacob Friedman the Federal Garage, at 1837-1847 Carter av, Bronx, to William J. and Edward A. Schatz, for a long term of years. The garage is 1-sty, 106x166, and is located diagonally opposite the site of the new B. S. Moss Theatre, at the southwest corner of Tremont and Webster avs.

SILVERMAN'S EXCHANGE leased the Baltic

MEMBERS REAL ESTATE BOARD OF NEW YORK

ADAMS & CO., INC.

Real Estate
170 5TH AVE. Tel. Gramercy 1092
SPECIALIST IN BUSINESS PROPERTY

ALEXANDER BALTER

REAL ESTATE & INSURANCE
Management of Property a Specialty
152 W. 42nd St., Knickerbocker Bldg. Bryant 2042-3

BAUER, MILBANK & MOLLOY, INC.

REAL ESTATE

51 East 42nd Street Murray Hill 1936

CUSHMAN & WAKEFIELD, INC.

RENTING AND MANAGEMENT OF
BUSINESS BUILDINGS
50 EAST 42d ST. Murray Hill 7820

ALFRED P. COBURN

Real Estate—Appraisals—Insurance
Management of Estate a Specialty
159 W. 72nd ST. Phones: Columbus 4356-2548

CUSACK COMPANY

Real Estate and Insurance Brokers
Specialists in West Side Properties
176 WEST 72nd STREET
Telephones: Columbus 6947-8179

CHAS. A. DUBOIS

REAL ESTATE
3551 BROADWAY
At 146th St. Established 1894

DUNLAP & LLOYD

INCORPORATED
Real Estate—Insurance
80 GROVE STREET Phone Spring 5518

ROYAL SCOTT GULDEN

REAL ESTATE, FIFTH AVE. SECTION
680 FIFTH AVENUE Phone: Circle 8315

CHARLES G. KELLER

Real Estate and Insurance
109 WEST 23RD STREET
Watkins 5336

ALBERT E. KELLY

Successor to Fredk. A. Booth
REAL ESTATE AND INSURANCE
50 Union Square Tel. Stuyvesant 1125

T. H. KELLEY

Specialist in Fordham Heights Property
158 East 188th St., at Grand Concourse
Phone: Fordham 2509

J. P. & L. A. KISSLING

Sales—Management—Appraisals
896 8TH AVE., NEAR 54TH ST.
Established 1870 Circle 0591 to 5

H. C. KOPP & COMPANY

Specialists in Retail Store Locations
MANAGEMENT and BROKERAGE
402 Madison Avenue Vanderbilt 4900

ROBERT LEVERS

Real Estate—Insurance
THE KNICKERBOCKER, 152 West 42nd Street
Uptown Office: 376 Lenox Avenue. Phone Connections.

HIRAM RINALDO

Specializing in the Sale and Leasing of
East Side Property
230 GRAND ST. Bowery Bank Bldg.

GEORGE S. RUNK

REAL ESTATE BROKER
Mortgage Loans—Management
1252 LEXINGTON AVENUE

SCHINDLER & LIEBLER

Real Estate and Insurance
Rhineland 6122 1393 THIRD AVE., at 79th St.

SEAMAN & PENDERGAST

RENTALS — SALES — MANAGEMENT
RESIDENTIAL PROPERTIES
542 FIFTH AVENUE Vanderbilt 1309

Manhattan Office 1 WEST 125th STREET Tel. Harlem 8400
Bronx Office 1972 JEROME AVENUE Tel. Connection

SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE

Successors to
SHAW & CO.

MALCOLM E. SMITH, INC.

Real Estate Agents and Brokers
185 MADISON AVE. Vanderbilt 7393

COMMERCIAL PROPERTY MANAGEMENT

Rentals—Sales—Appraisals—Insurance
Industrial Locations

Spear & Co.
REAL ESTATE

840 BROADWAY 1261 BROADWAY
Stuyvesant 0627

JACOB J. TABOLT

REAL ESTATE
558 EIGHTH AVE. Phone:
Above 37th St. Fits Bay 1386

WHITNEY-FOSTER CORP.

Real Estate Administrator
150 WEST 72nd ST. Columbus 6409

Auto Storage Co., station at 585 Baltic st, Brooklyn, for Silig Parter to Aist & Yalkut for a term of 10 years at an aggregate rental of \$100,000.

SILVERMAN'S EXCHANGE leased the 3-sty garage, 50x200, at 168 Dyckman st., to a client of Bardfield & Prince from the Speedway Garage, Inc., for a term of 21 years, at an aggregate rental of \$458,000. The same broker leased the garage at 436 East 108th st. from Mr. Berman to Nat Crook for a term of 10 years at an aggregate rental of \$75,000.

WILLIAM SILVERMAN leased for clients space in 126-130 West 22d st to Max Rudolph; in 41 West 24th st to Levine Bros.; in 147 West 24th st to J. W. Meyer & Co., and the Sterling Cloak Co.; 18-22 West 20th st to Max Goodstat; in 150-154 West 22d st to Maison Moderne, and in conjunction with F. & G. Pfionm the store in 10 West 28th st to Rubin Bragoff.

WILLIAM SILVERMAN leased for I. Unterberg the 19th floor in 305 Seventh av to Simon, Goodman & Lipsitz; the 4th floor in 104-8 West 27th st to the Edelsa Dress Mfg. Co., and the 9th floor in 31-7 West 27th st to Schwartz & Ehrenreich. These leases are all for a long term of years, at an aggregate rental of \$125,000.

WILLIAM SILVERMAN leased for Charles Kaye Renting Co. the 4th floor in 12-16 West 27th st to Harry H. Desmonde; also for Louis Stern the 6th floor in 7-9 West 18th st to Greenberg & Myerson; also, the 6th floor in 25-27 West 32d st to the Luby Costume Co.; and for M. Crystal the 5th floor in 31-33 East 28th st to Davidson Bros.

SPEAR & CO. leased the 2d floor in the Central Mercantile Building, containing 84,000 square feet, to Robert Reis & Co., manufacturers and distributors of underwear and kit goods. The lease is for a term of years, at an aggregate rental of \$300,000. Robert Reis & Co. will maintain their sales rooms and offices, as usual, at the northeast corner of Broadway and 19th st, but will transfer all other departments at once to the Central Mercantile Building, subletting the six floors they are giving up.

SPEAR & CO. were brokers in the lease made to the Community Service whereby that organization took the top floor, of 17,000 square feet, in the Ashland Building, southeast corner of Fourth av and 24th st, for a term of 5 years. They will move from their present offices in the Metropolitan Building May 1.

STURGIS & LYON leased for the Hanover National Bank to E. B. Smith & Co. the entire 3d floor, for a term of years, in its building, 5 Nassau st. These banking quarters have been

occupied by Hallgarten & Co. who will move May 1 to their new building at 42 Pine st.

TANKOOS, SMITH & CO. leased for the Dolfred Realty Corporation, Adolph Leibowitz, president, to Pace & Pace, for a term of years, the entire upper part of the building 52 Dey st, which the lessee will use for its printing and distributing departments.

THE CREDIT GUIDE leased through the Cruikshank Co. an additional loft in 128 White st, to be used partly for its printing purposes and for the completion of business records and statistics. It has also leased an office at the northeast corner of Chestnut and 5th sts, Philadelphia, Pa.

THE LARGE STORE, 38x100, adjoining the entrance to the Fiske Building, Broadway and 57th st, has been leased through Cross & Brown Co. to the Hunt Motor Car Co., Inc., distributors of the new Rickenbacker cars.

THE STORE on the northwest corner of Seventh av and 57th st has been leased by Birdseye, Neville & Co. to the Spa Motor Co., for a salesroom.

JULIUS TRATTNER leased for A. Santini the 1-sty taxpayer at the southeast corner of Third av and 157th st, Bronx, to M. Levinson for a term of 5 years.

HYMAN VAN BRINK leased through Pease & Elliman from the Newton Estates two stores and basements in 1692 Broadway, between 53d and 54th sts, for a term of 10 years at an aggregate rental of \$160,000.

CHARLES B. VAN VALEN, INC., and the Charles F. Noyes Co. leased the entire 14th floor in 110 William st. to Lybrand, Ross Bros. & Montgomery. The lessees are one of the largest firms of accountants and auditors in the world. The lease is for a term of years, at an aggregate rental of \$300,000. The floor taken by them has been under lease to the China, Japan & South American Trading Co., Ltd. Charles B. Van Valen, Inc., arranged a cancellation of this lease and rented that firm other quarters.

E. K. VAN WINKLE, Richard A. Scobie and Slawson & Hobbs leased for a client to Edwin G. LeCato Co., Inc., as a showroom for the sale of wall paper, the ground floor store of 152 West 72d st, for a term of years.

SIDNEY L. WARSOWER leased, for a long term of years, for David Cohen, the 4-sty building, 265 West 52d st, to Jacob Friedlander, who will occupy same for his own business.

MAURICE WERTHEIM, a broker, leased a store in the Hotel Commodore, on the Lexington av front, to the Arcadia Pastry Shop, for a term of years.

MAURICE WERTHEIM leased for the Neelar Realty Co., Nathan Hirsch, president, the entire 4th floor of the remodeled building 132 East 44th st., to Cranston Brenton.

MAURICE WERTHEIM leased, for a term of years, for the Neelar Realty Co., Nathan Hirsch, president, the store in 132 East 44th st to Alice Battenberg, for a tea room.

WHITE-GOODMAN leased the store and basement at 683 Sixth av. for Chauncey E. Horton to Horwitt & Kerrin; for the Union Square Realty Co., the top floor in 18 East 16th st to Roth Mfg. Co.; the 3d loft at 115-117 East 29th st. to Crowell Publishing Co., who were represented by Albert B. Ashforth, Inc. These leases are all for a term of years.

WHITE-GOODMAN leased the south store and basement in 867-871 Broadway for the 872 Broadway Co., Inc., to Sirkin & Sirkin; also leased the 9th loft in 7-9 East 20th st to Jacob Grossman; also leased the 4-sty building at 884 Eighth av to Wilner Bros.; and the store at 131-133 Wooster st, northwest corner of Prince st, to Galliano & Co. The above leases are all for a term of years.

WHITE-GOODMAN leased the entire building at 871 Eighth av to Thomas J. Cahill; the tenth loft at 7-9 East 20th st to T. Groman & Sons; both leases being for a term of years.

WHITE-GOODMAN leased the 8th floor in 57-59 East 11th st to Warner & Peper, Inc.; the 4-sty building 301 West 52d st to David Cross; the 2d loft in 18 East 16th st to Neuman & Smit; the above leases were all for a term of years.

WHITE-GOODMAN leased, for clients, a portion of the ground floor at 21 Union Square to the Great Atlantic Import Co.; the 1st loft at 145-147 Bowery to the National Soda Equipment Co.; for Paul R. Gordon the top floor at 5-7 East 16th st to the Reliable Mfg. House. The above leases are all for a term of years.

WHITE-GOODMAN leased for clients to H. Bamberger & Co. the 3d and 4th lofts, containing over 20,000 square feet, in 867-871 Broadway, southwest corner of 18th st; also, leased the top loft in the same building to Bloom & Mittenhal. This completes the renting of the entire building, which was formerly occupied by Klauber Bros., and recently renovated by a company to house different tenants for the floors and stores.

WILLIAM A. WHITE & SONS leased for the American Linseed Realty Corporation to the Woolen & Dress Goods Merchants' Association one-half of the second floor of 295-297 Fourth av., and for the Singer Sewing Machine Co. to Clarke, Oakes & Clarke, the 8th floor of 95 Liberty st.

MANHATTAN BROKERS

ORVILLE B. ACKERLY

Appraiser of
LONG ISLAND REAL PROPERTY

Phone: Longacre 2280

243 West 34th Street, New York City

ERNEST N. ADLER

Upper East Side Property a Specialty

1506 FIRST AVE., at 79th St.

Established 1908

Phone: Rhineland 6125

ARMSTRONG & ARMSTRONG

Real Estate Agents and Brokers

212 ST. NICHOLAS AVE.—Near Eighth Ave. and

121st Street

Phone: Morningside 1376

EDMUND M. BRENNAN

INCORPORATED

Real Estate—Insurance

11 EAST 56th ST.

Plaza 7604

JAMES A. DOWD

Real Estate—Insurance

Renting—Management

874 SIXTH AVENUE, above 49th Street

JACOB FINKELSTEIN & SON

Real Estate—Mortgages

Specialists in the Bowery Section

42 BOWERY

Phone: Franklin 1810

HARRIS EXCHANGE

Real Estate—Mortgages

Renting and Leasing of Stores and Lofts
Times Building Broadway at 42d Street
Phone: Bryant 310-1124

HOLT & MERRALL, Inc.

Industrial Real Estate

342 MADISON AVE.

Tel. Vanderbilt 4699

WM. P. JONES & SON

ESTABLISHED 1895

Real Estate & Insurance

1358 BROADWAY

Corner 56th St.

Phone: Fitts Roy 9267

JOSEPH MILNER CO., Inc.

Real Estate

505 FIFTH AVE., NEW YORK

Vanderbilt 3607

LEONARD MORGAN CO.

Real Estate—Insurance—Estates Managed
Gotham Bank Building, Columbus Circle
Suite 504-5 Phone: Columbus 1646

ARTHUR G. MUHLER

Real Estate—Insurance

Yorkville Section

1112 PARK AVE., NEAR 90TH ST.

Phone: Lenox 2335

FRED. OPPENHEIMER

Real Estate—Mortgage Loans

540 Bergen Av., at 149th St.

Phone: MELROSE 5907

JOHN CONSTABLE MOORE

REAL ESTATE

15 EAST 40th ST.

Vanderbilt 8189

SANSONE-ARENA CO.

Real Estate Insurance

Specializing in Italian Properties

320 EAST 34TH ST., NEW YORK

Tel. Vanderbilt 4218

ARTHUR L. SHAW

Washington Heights Specialist

4032 BROADWAY, ABOVE 169TH STREET

Wadsworth 4150-4151

SHERMAN & KIRSCHNER

Real Estate and Insurance

54 E. 109th STREET

NEW YORK

Tel. Harlem 9028-5863

JAMES B. SPEYERS, INC.

Real Estate

CANADIAN PACIFIC BUILDING

342 Madison Ave.

Suite 814-816

TANKOOS, SMITH & CO.

REAL ESTATE

11 JOHN STREET, CORNER BWAY

Cortlandt 6938-2372-1306

WILLIAMS-DEXTER CO., INC.

Greenwich Village Real Estate

Insurance

72 GREENWICH AVE.

Chelsea 8006

REAL ESTATE NOTES.

WILLIAM H. WHITING CO. leased, for clients, the 5-sty building 74 to 78 Cliff st, north-east corner of Ferry st, to J. H. Rossbach & Bros; also building 402 West Broadway south-west corner of Spring st, to Cordiano Bros; fourth loft in 47 Ferry st to Samson Rosenblatt, third loft in 71 Gold st to Sunshine Printing Co.; store in 17 and 19 North Moore st to Gallagher & Asher; store in 9 Ann st to Jack Price; second loft in 16 Spruce st to Whiting Leather and Belting Co.; and first loft in 13 Dutch st to John J. Gough.

WILLIAM A. WHITE & SONS leased, for the American Trading Co., to Marwick, Mitchell Co., accountants, for a term of years, at an aggregate rental of approximately \$74,000, the 20th floor of 27 William st. The tenant has occupied its present quarters for 18 years, and it was with the idea of locating nearer the center of the financial district that it made the change.

WILLIAM A. WHITE & SONS leased for the Garland Realty Co. lofts in 39 West 4th st to the Asco Cap Co. and Samuel Brown; for Charles F. Moelich to the Electric Supply Co. the 2d loft in 363 Canal st; and to John O. Powers Co. part of the 4th floor in 50 East 42d st.

THE APPELLATE DIVISION of the Supreme Court has dismissed the complaint against Jules S. Bache, banker, filed by Hubert T. Parson as committee of the property of the widow of Frank W. Woolworth seeking to compel the banker to carry out a contract for the purchase of the Woolworth residence at 990 Fifth av, corner of 80th st. Mr. Bache contracted to buy it for \$460,000, but owing to encroachments impairing the marketability of the title declined to proceed and sued for recovery of \$21,410, the amount paid on the contract on account of the purchase price.

THE NEW APARTMENT HOUSE in course of construction by J. E. R. Carpenter, on Fifth av, of which Pease & Elliman were recently appointed renting agents, is at the southeast corner of 73d st, and not 72d st, as was reported. The same owner, however, built the large apartment house at the southeast corner of Fifth av and 72d st.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Feb. 21 to Feb. 28	1921 Feb. 23 to Mar. 1	1922 Feb. 21 to Feb. 28	1921 Feb. 23 to Mar. 1	1922 Feb. 19 to Feb. 27	1921 Feb. 21 to Feb. 28
Total No.....	169	213	199	133	638	507
Assessed Value.....	\$9,047,200	\$10,082,400	.....	.....	.....	.....
No. with consideration	20	18	19	13	30	33
Consideration	\$864,300	\$1,318,900	\$241,105	\$82,539	\$271,722	\$440,762
Assessed Value.....	\$815,500	\$1,105,000	.....	.....	.....	.....
	1922 Jan. 1 to Feb. 28	1921 Jan. 1 to Mar. 1	1922 Jan. 1 to Feb. 28	1921 Jan. 1 to Mar. 1	1922 Jan. 1 to Feb. 27	1921 Jan. 1 to Feb. 28
Total No.....	1,819	1,570	1,963	1,076	5,696	4,099
Assessed Value.....	\$138,937,150	\$87,527,650	.....	.....	.....	.....
No. with consideration	171	160	228	77	256	267
Consideration	\$8,230,608	\$11,143,176	\$1,973,089	\$491,614	\$3,469,179	\$3,403,128
Assessed Value.....	\$8,242,250	\$8,732,100	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Feb. 21 to Feb. 28	1921 Feb. 23 to Mar. 1	1922 Feb. 21 to Feb. 28	1921 Feb. 23 to Mar. 1	1922 Feb. 19 to Feb. 27	1921 Feb. 21 to Feb. 28
Total No.....	132	176	164	92	557	430
Amount	\$2,666,623	\$4,738,548	\$1,844,019	\$711,684	\$3,651,262	\$2,825,790
To Banks & Ins. Co.	16	42	16	13	123	61
Amount	\$529,900	\$2,484,500	\$177,000	\$265,450	\$863,350	\$1,174,400
No. at 6%	104	143	145	77	529	404
Amount	\$2,057,250	\$4,359,868	\$1,714,054	\$590,271	\$3,478,962	\$2,709,906
No. at 5 1/2%	1	7	.....	4	7	15
Amount	\$20,000	\$83,300	.....	\$25,350	\$46,700	\$85,900
No. at 5%	1	1	\$3,500	3	5	.....
Amount	\$75,000	\$15,000	.....	\$6,700	\$38,500	\$3,550
No. at 4 1/2% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4% .....	.....	1	.....	.....	.....	.....
Amount .....	.....	\$2,000	.....	.....	.....	.....
Unusual Rates	1	2	.....	.....	.....	1
Interest not given...	\$1,000	\$14,203	.....	.....	.....	\$1,300
Amount	\$513,373	\$264,177	\$126,465	\$89,363	\$87,100	\$25,143
	1922 Jan. 1 to Feb. 28	1921 Jan. 1 to Mar. 1	1922 Jan. 1 to Feb. 28	1921 Jan. 1 to Mar. 1	1922 Jan. 1 to Feb. 27	1921 Jan. 1 to Feb. 28
Total No.....	1,471	1,182	1,554	632	5,841	3,395
Amount	\$43,599,460	\$43,533,682	\$16,319,803	\$4,374,916	\$33,945,847	\$19,480,442
To Banks & Ins. Co.	190	205	107	26	1,133	527
Amount	\$10,074,790	\$18,516,650	\$2,169,360	\$481,150	\$9,214,870	\$5,927,164

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922 Feb. 21 to Feb. 28	1921 Feb. 23 to Mar. 1	1922 Feb. 21 to Feb. 28	1921 Feb. 23 to Mar. 1
Total No.....	59	41	20	12
Amount	\$2,568,900	\$1,809,525	\$609,300	\$267,000
To Banks & Ins. Companies...	43	23	11	5
Amount	\$2,014,100	\$1,379,025	\$521,500	\$137,000
	1922 Jan. 1 to Feb. 28	1921 Jan. 1 to Mar. 1	1922 Jan. 1 to Feb. 28	1921 Jan. 1 to Mar. 1
Total No.....	453	376	162	113
Amount	\$38,634,625	\$26,695,897	\$5,409,900	\$2,243,971
To Banks & Ins. Companies...	316	236	118	50
Amount	\$27,759,200	\$22,441,300	\$4,070,700	\$1,316,200

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 Feb. 21 to Feb. 28	1921 Feb. 23 to Mar. 1	1922 Feb. 21 to Feb. 28	1921 Feb. 23 to Mar. 1	1922 Feb. 21 to Feb. 28	1921 Feb. 23 to Mar. 1	1922 Feb. 21 to Feb. 28	1921 Feb. 23 to Mar. 1	1922 Feb. 21 to Feb. 28	1921 Feb. 23 to Mar. 1
New Buildings...	21	13	99	9	236	89	632	109	29	34
Cost	\$3,942,970	\$2,746,235	\$2,324,400	\$3,181,200	\$2,039,900	\$467,025	\$3,740,890	\$759,105	\$148,425	\$58,775
Alterations	\$606,950	\$365,750	\$104,950	\$28,600	\$25,000	\$80,330	.....	\$30,910	\$14,225	\$3,230
	1922 Jan. 1 to Feb. 28	1921 Jan. 1 to Mar. 1	1922 Jan. 1 to Feb. 28	1921 Jan. 1 to Mar. 1	1922 Jan. 1 to Feb. 28	1921 Jan. 1 to Mar. 1	1922 Jan. 1 to Feb. 28	1921 Jan. 1 to Mar. 1	1922 Jan. 1 to Feb. 28	1921 Jan. 1 to Mar. 1
New Buildings...	117	89	607	120	1,689	669	2,722	645	390	183
Cost	\$23,966,820	\$11,793,685	\$18,805,660	\$6,778,720	\$18,298,340	\$8,582,400	\$16,787,485	\$3,861,406	\$1,320,785	\$324,395
Alterations	\$4,182,795	\$3,327,310	\$362,650	\$134,200	\$722,050	\$1,464,520	\$746,710	\$323,309	\$107,045	\$26,311

J. CLARENCE DAVIES

Member Real Estate Board, N. Y.

BRONX REAL ESTATE

AUCTIONEER—BROKER
APPRAISER—MORTGAGE LOANS

Main Office: 149th St. and Third Ave.

BRANCHES:

32 Nassau Street 51 East 42nd Street
Phone Connections

Bronx Brokers

A. G. BECHMANN

Real Estate and Insurance

Tel. Intervale 556 1065 SO. BOULEVARD
One block from Simpson Street Subway Station

WILLIAM J. FREY

Real Estate and Insurance

370 EAST 149th ST.

George J. Frey Mott Haven 5406

WM. F. KURZ CO.

Bronx Real Estate

370 EAST 149TH STREET

Established 1897 Phone: Mott Haven 4910-4911

OTTO LACKMAN

Management of Properties my Specialty
2514 Grand Concourse, near Fordham Road
Phone: Fordham 5799

L. G. LOSERE

REAL ESTATE

Entire Charge Taken of Property
871 Brook Ave., at 161st St. Established 1898

JOHN F. PENDERGAST, Jr.

Real Estate—Estates Managed

340 WILLIS AVENUE

Phone Melrose 7223

ALBERT D. PHELPS

BRONX REAL ESTATE

554 Melrose Ave., near 149th St. and 3rd Ave.
PHONE MELROSE 4371

HENRY SCHWIEBERT

Real Estate—Insurance

261 EAST FORDHAM ROAD

Near Valentine Avenue Fordham 9345

Brooklyn Brokers

REAL ESTATE MUST BE SOLD

Under present conditions, real energetic salesmanship is necessary to sell real estate. Our large organization and 50 years' experience assures efficient selling service.

BULKLEY & HORTON CO.

Member of Real Estate Board of New York
Member of Brooklyn Real Estate Board
G. S. HORTON 585 Nostrand Ave., nr. Dean St.
A. J. HORTON 414 Myrtle Ave., nr. Clinton Ave.
G. H. ROME 7520 Third Ave., nr. 76th St.
1214 Flatbush Ave., nr. Ditmas
Jamaica Office, about May:
Fulton St., cor. Union Hall St.

JAMES B. FISHER

Member of Brooklyn Real Estate Board

REAL ESTATE

174 MONTAGUE ST. Main 7267

QUELL & QUELL

REAL ESTATE INVESTMENTS

MANAGEMENT

318 Patchen Avenue Brooklyn, N. Y.
Telephone: Decatur 4981

BUILDING SECTION

Labor Agrees to Reform Pernicious Union Practices

Four Important Provisions, Eliminating Long-Standing Abuses in the Building Industry, Incorporated in Document Entered as Federal Court Decree

LOCAL building and allied interests are expressing satisfaction over the outcome of the conference held in Washington last week which resulted in an agreement between the Federal officers of justice and the International executive officers of three of the most important building trades, providing for the elimination of several outstanding trade abuses that for many years have been severe handicaps to building progress.

This conference was held on February 24th, at the office of the Attorney General, between representatives of the Department of Justice, including the Attorney General, Col. Guy D. Goff, Col. William Hayward, United States Attorney for the Southern District of New York; and Messrs. Podell and L'Esperance and Miss Susan Brandies, Special Counsel to the United States Attorney; and Thomas R. Preece, Vice-president; William Dobson, Secretary; Walter V. Price, Special Deputy; and Messrs. Keeling and Hugg, of Indianapolis, as counsel, representing the International Organization of Bricklayers, Masons and Plasterers, which embraces all of the local unions throughout the country, with a membership of more than 100,000 men.

This conference was the culmination of an investigation conducted by Col. Hayward and his staff of Special Assistants, covering a period of several months' work in conjunction with the Department of Justice in the investigation of building trades and the housing shortage, which has resulted in the recent indictment and conviction of large numbers of manufacturers and dealers in building materials, many of whom have paid large fines and some of whom are now serving sentences in jail.

As a result of this conference the executive heads of the union have signed and executed a consent to the entry of a court decree in the United States District Court for the Southern District of New York affecting the entire national organization and all its local unions. The decree directs that it be published by the labor organization and read to all of the local unions at their next regular meeting and be incorporated as part of the constitution of the International Union and appended thereto in the next constitution to be adopted.

Summing up the work accomplished at the conference a statement issued by the Attorney General's office declares:

"It may fairly be said that this decree incorporates a set of principles which make for independence on the part of the employer in the purchase of his materials whenever and wherever he may desire. It frees the employer from the shackles that have been thrown around him by these numerous illegal restrictions as to the quantity of work to be done in a given time irrespective of whether his materials are or are not union made. On the other hand, it recognizes all the lawful aims or objects of labor unionism. It gives the individual members of the labor union an opportunity to put forth the best that is in them in the particular work that they may be doing and to give full swing to the full development of their individual capacities and ambitions. It makes for individual growth by encouraging every man to not only do his best but by doing his best to do better than has ever been done before. It frees labor unionism from the burdens and restrictions that have been imposed upon it by some trade associations and employers' organizations. Finally, and the most important, it gives the public a chance.

"Employers and employees must recognize, as does this de-

cree, that the public is a very necessary part of any arrangements they may choose to make amongst themselves, and that the public will not tolerate a state of affairs which permits of exorbitant bonuses to the employees in consideration of special privileges to the employers, all at the expense of the public. In a sentence, this decree constitutes a new bill of rights for the home builder, the rent payer, the manufacturer, and the business man who has to build.

"It is only fair to add that the reports received by the Department of Justice from all of the large cities in the investigation of the Bricklayers, Masons and Plasterers International Union have convinced the Department that the executive heads in charge of this organization have honorably and unselfishly striven to conscientiously administer the affairs of the organization for the best interests of the members of that organization. If they have made agreements which are the subject of complaint they have at least done so in the honest belief that they were serving the best interests of their membership. The Department would not have hesitated for a moment to proceed by indictment as it has done in a number of other cases in New York and Chicago and other large cities but did not feel justified to pursue that course with labor leaders who have shown every desire to co-operate with the Government in checking the abuses complained of and who have indulged in these agreements and practices not for the purpose of any personal gain but with the aims of their organization at heart. We are not dealing here with leaders of the Brindell type. On the contrary, Mr. Dobson, Mr. Preece and Mr. Price have accorded every co-operation that could be desired to the Government in eliminating all that was illegal and purifying their organization and in serving its best interests within the law.

"In the consummation of this splendid piece of constructive work the Attorney General expressed his highest appreciation to those connected, on behalf of the Government, with weeks of preparation and investigation in order that steps might be taken to prevent the practices by the degree enjoined. Too much credit cannot be given, especially to Col. Hayward and his associates in the District Attorney's office in New York, for the great part they played in the accomplishment of this work. Other proceedings are in contemplation which will add to the benefits the public will receive."

The consent decree signed in Washington last Friday became operative on Tuesday of this week when it was signed by Federal Judge Learned Hand. During the proceeding incidental to the affixing of Judge Hand's signature the spokesmen for three of the New York City locals, after an unsuccessful attempt to obtain a stay of operation, requested the court to eliminate their respective organizations from the provisions of the decree, pending further investigation of the document. This request was granted, Judge Hand giving the locals a week in which to decide whether they desire to "come in or stay out."

It was made clear by Col. Hayward and his assistants that the refusal of the three locals to become parties to the decree for the time being does not in any way exempt them from the operation of its provisions. It was further brought out that the International officials who signed the decree possessed full powers under the union by-laws to do so, binding all locals to the observance of it.

With the exception of the three locals given an additional

Federal Court Decree Called "Housing Bill of Rights"

The decree entered in the United States District Court for the Southern District of New York lays down and adopts four basic principles, as follows:

FIRST—There is to be no limit to the productive capacity of the individual workman within the working day or any other given time.

SECOND—There is to be no limit upon the right of the employers to purchase his materials wherever and whenever and from whomever he may choose, whether those materials be union made or otherwise.

THIRD—There is to be no favoritism shown by organized labor towards employers or trade associations or contractors' associations and no discriminations are to be indulged in against the independent employer who may not be a member of such an association.

FOURTH—The labor organization is not to be used or permit itself to be used by material men or contractors or sub-contractors as an instrument for the collection of debts or enforcement of the payment of alleged claims.

An explanatory statement issued by the Department of Justice in Washington declares:

"The first of these principles is directed against a vicious practice which is more or less an outgrowth of the cost-plus system which prevailed during the war period. Various local unions of this and other labor organizations have from time to time tacitly and often openly limited their men in the quantity of the work to be performed by them within a given time. Some locals have enforced the rule that a bricklayer must lay only so many bricks an hour or a mason set only a certain quantity of stone a day, and so on down the line. It is gratifying to note that the executive heads of this national labor organization have for many years condemned this practice. It is a heritage of the war-period when unscrupulous contractors operating under the cost-plus system were perfectly content to have fifty men on a job where half or one-quarter of the number could do the work. Labor has for years contended that it is not a commodity and not to be regarded as a commodity. That principle has now been incorporated in our basic law and is recognized and expressed in the first sentence of the Clayton Act.

"In line with that principle a laborer is a human being and human beings are capable of different and individual productive capacities in time, quantity and quality of work. The ambitious workman must be given a full and ample opportunity. He must not be reduced to the level of his most inferior co-worker. This decree in spirit is in hearty sympathy with all the laudable aims and ambition and with the progress which has been made by labor unions. It is directed against the abuses that have inevitably grown up. Nothing in the decree prohibits the regulation of the hours or conditions of labor. It does, however, unqualifiedly forbid any concerted effort at curtailment of production by any such limitations upon the productive capacity of the individual. In a word, it eliminates the penalizing of ability and the discouragement of efficiency.

"The second is directed against the various discriminations which have been indulged in by labor organizations engaged in the building trades whereby they sought to restrict a builder from purchasing and importing the finished materials from the sources of their production. By way of example, for many years a rule has prevailed that stone would not be set by members of this union if an employer or builder brought stone finished and dressed at the quarry and imported it to the place where it was to be used in construction work. In other words, in case of construction work in all of the larger cities of the land the labor union required that the stone be imported in the rough and dressed and finished locally by union labor.

"In addition to that various other restrictions have been imposed by labor organizations not only upon materials that were non-union made but likewise even though such materials were union made, which restrictions sought to dictate to the builder the source and the locality from which he shall purchase his materials. The effect upon the community of any such restrictions can be readily imagined.

They constitute undoubtedly one of the most potent factors for the high cost of building, the consequent shortage of housing and the enormous increases in rent that have obtained during and since the war period. Since the decision in the Duplex case and other similar cases any such restrictions are clearly illegal. They constitute a stumbling block in the path of interstate trade and commerce.

"The third is directed against a series of nation-wide abuses which have assumed various forms and aspects in the relations between organized labor and trade associations. Innumerable instances have been found in the various building trades where in consideration of some bonus or other inducement offered to the labor organization the latter would in turn agree to grant a preference or to furnish some cooperation to the trade association member as against his independent competitor.

"Take the case that arose recently in the New York District by way of example. An individual had several millions of dollars available for the erection of four hundred modest homes which he was then planning right in the vicinity of New York. He was not a member of the Tile Contractors' Association. Under the agreement, however, that then prevailed between the contractors' association and a local of this labor organization the materials had to be purchased from the same contractor who supplied the labor. This builder found himself in a position, therefore, that he could not secure the necessary labor if he made any attempt to purchase his tile other than as directed under the terms of this agreement. If he attempted to buy his tile directly from the original manufacturer at a reduced price of probably 60 to 100 per cent., the penalty would be that the local labor organization would refuse to set any such tile. As a result the four hundred homes were never built. Labor itself suffered the real loss, not only by not being employed but by not having the model homes which it was the intention of the capitalist to build. These general practices of preferences and special agreements made for the benefit of contractors' associations have grown into a veritable national system in the building trades. The inevitable effect was not only to eliminate all competition in the field involved but of necessity to increase the number of unemployed and strictly to create an unlimited monopoly in the hands of these trade associations. An independent dealer in any one of these building trades found it an impossible task to develop his business because these associations had first and oftentimes exclusive call upon the local unions.

"It is manifest that such a state of affairs is likewise one of the most potent factors in the exorbitant prices that have prevailed in building and related materials, all of which have tended to create and continue the acute shortage of housing in every large city in the land.

"The fourth strikes at what has likewise become a general practice for contractors and builders to use labor unions as an instrument for the collections of their debts. Instances have been reported to the Department from both Chicago and New York and no doubt the practice prevails in the other large cities where the labor union refused to work on the completion of a job where they had been compensated fully and had every assurance of future compensation only because some previous owner of the same building had defaulted in a payment to same material man. Oftentimes it was shown that the exaction and demands of the material man were unfounded.

"In one case in New York a collection system was used which resulted in extorting payment of the same claim two and three times over again. The contractor by virtue of this collusion with the labor unions was in the all-powerful position of exacting his full demand whether in justice he was entitled to it or not by the mere threat that the dealer could not secure the labor to complete or finish his job if he did not pay. At the same time the decree recognizes that the labor union should not be required to continue the completion of a building where its own men have not been paid. Many members of the union were the unwilling victims of such a collection system and they will welcome freedom from any such control."

week in which to subscribe to the provisions of the decree all of the New York locals affected have signed and the decree will be incorporated in their by-laws.

Architects, contractors and sub-contractors are unanimous in their opinions that the consummation of this agreement will be extremely beneficial to the building industry as a whole. Although at present only three trades are intimately affected by its provisions, there seems to be no doubt that other trades will be influenced to adopt reforms along similar lines.

In the discussions which occurred among builders this week, having for their subjects the reforms provided by the Washington agreement, frequent references were made to the evidence of pernicious and corrupt practices on the part of building

trade unions brought out by Samuel Untermyer in the hearings before the Lockwood Committee and this committee and its special counsel were accorded a large share of the credit for the beneficent results obtained by the Federal officials.

Although a large percentage of those affiliated with the building industry have not always been in accord with either the plans or the methods of the Lockwood Committee during the course of its hearings, practically all agree that in bringing out the evidence of corrupt trade practices which subsequently were taken up by Federal agents of justice, this committee and its counsel have accomplished a reform that for many years has been one of the worst phases of building trade union domination.

Substantial Increase Noted in Local Housing Projects

Residential Construction Outstanding Feature of Forthcoming Building Season
Demonstrated by F. W. Dodge Company Tabulations

SIGNS of the approaching spring building revival are seen in the increased number of new building and engineering operations that have been reported as being planned during the past projects recently announced leads to the prediction that operations week or ten days. The improvement in the number of contemplated will be started earlier than usual this year and also that the peak of activity will come during the late spring or first month of summer. The only drawback will be a shortage of materials and current reports show the local markets to be in better position than they were only a few weeks ago.

Figures tabulated by F. W. Dodge Company show that during the eighth week of 1922, architects and engineers reported work on plans for 432 new structural projects, representing a total outlay of \$26,818,000. This construction is all scheduled for locations in New York State and New Jersey, north of Trenton. Contracts awarded during the same period numbered 220 and represented an approximate total cost of \$15,634,400.

The list of 432 projects for which plans were started during the

week of February 19 to 24 inclusive was comprised of the following groups: 61 business operations such as stores, offices, lofts, commercial garages, etc., \$1,847,000; 4 educational projects, \$2,000,000; 3 hospitals and institutions, \$77,400; 19 factory and industrial buildings, \$2,106,000; 2 public buildings, \$33,000; 13 public works and public utilities, \$817,000; 2 religious and memorial buildings, \$260,000; 318 residential projects including apartments, flats and tenements and one-and two-family dwellings, \$20,815,600 and 10 social and recreational projects, \$662,000.

Among the 220 projects for which contracts were awarded during the eighth week of this year were 38 business and commercial operations of various types, \$5,952,000; 4 educational buildings, \$678,400; 2 hospitals and institutions, \$103,800; 10 factory and industrial buildings, \$1,711,300; 3 public works and public utilities, \$62,600; 4 religious and memorial structures, \$378,000; 153 residential projects including multi-family dwellings and one-and two-family houses, \$5,972,300, and 6 social and recreational operations, \$776,000.

PERSONAL AND TRADE NOTES.

J. E. R. Carpenter, architect, recently moved his offices from 681 Fifth avenue to 598 Madison avenue.

Roger H. Bullard, architect, formerly at 15 West 38th street, is now located at 4 East 53d street.

Philip Goodwin, architect, recently moved his office from 4 East 39th street to 4 East 53d street.

International Floor Machine Company announces that it is now established in larger quarters at 220 West 19th street.

Dr. William Paul Gerhard, consulting engineer and specialist in sanitary works, has moved his office to 17 West 42d street.

H. Charles Hammel, architect, 217 Glen Ridge avenue, Montclair, N. J., desires samples, catalogues and price lists of building materials and specialties.

Louis D. Kennedy, electrical contractor, announces the removal of his office and shop from 473 61st street to 6103 Fifth avenue, Brooklyn.

Rodgers & Hagerty, Inc., general contractors, have moved their offices from 103 East 125th street to the Grand Central Terminal Building.

Emil Diebitsch, Inc., general contractor, has moved his offices from 383 Madison avenue to the Grand Central Terminal Building.

Adolph Goldberg, architect, announces the removal of his office from 354 State street to 164 Montague street, Brooklyn. He desires samples and catalogues of building materials and supplies.

National Light & Electric Company has been established at 289-291 Market street, Newark, N. J., to distribute electrical supplies in the State of New Jersey. The company is under the management of A. R. Hamerslag, G. Ollendorf and H. Hirsh.

Surface Construction Co., Inc., 366-368 Gerard avenue, the Bronx, has been given the exclusive license to exploit in this country and abroad a rust proofing process used extensively by the British government during the war.

G. Richard Davis & Company, Inc., general contractors, announce the election of the following officers and directors: G. Richard Davis, president; Walter Reid, Jr., vice-president; Frank B. Barrett, vice-president; George W. Galinger, treasurer; J. LaRocque Anderson, secretary, and William F. Staab and Joseph L. Fibel, directors. The company's telephone number has been changed to Vanderbilt 0903-4-5-6-7,

owing to the necessity of increasing and rearranging its present office.

Increased Payments Invalid

The New York State Court of Appeals has declared unconstitutional the law passed by the 1920 Legislature permitting the State to pay contractors more than \$3,000,000 in excess of stipulated contracts. The law was enacted after the contractors had represented to the Legislative leaders that the war had increased the cost of labor and materials beyond their anticipations at the time they made the contracts. Large sums already have been paid out to contractors on the barge canal on a like plea.

Forty Years of Electrical Service

While friends of Thomas A. Edison are still congratulating him on the occasion of his 75th anniversary, his associates in the electrical industry are planning additional honors for later in the year, for 1922 is not only the 75th anniversary of Mr. Edison's birth, but it is the fortieth anniversary of the completion by him of the beginning of New York's present electrical system.

On September 4, 1882, New York's first central station and underground system of distribution were completed and placed in operation according to plans conceived and executed by Mr. Edison. By many, this is considered Mr. Edison's greatest contribution to mankind and the principles that were laid down in the construction of that station formed the basis of similar stations all over the world. Indeed, there has been but little deviation from them in all the years that have passed.

The original generating station occupied a reconstructed brick warehouse at 255 and 257 Pearl street and supplied a distribution system serving only a square mile of territory. There were fewer than sixty customers when the current was turned on in the afternoon of September 4, 1882. Current was used only for lighting, and there were but 1,200 lamps in the customer's premises. Today the Edison system in New York supplies 296,560 customers and is used for lighting nine million lamps, for operating 688,000 horsepower in motors and for heating purposes to the extent of 12,800 kilowatts.

On the occasion of the thirty-fifth anniversary of the beginning of service, The American Scenic and Historic Preservation Society and The New York Edison Company caused to be placed on the site of the original station a bronze tablet setting forth the facts connected with this important event in electrical history.

The details of this year's observance have not yet been decided, but it is expected to arrange a commemorative celebration to take place on Sept. 4 next.

TRADE AND TECHNICAL SOCIETY EVENTS.

Building Managers' and Owners' Association of New York will hold its regular monthly dinner meeting at the Advertising Club, 47 East 25th street, Tuesday evening, March 14. The speaker of the evening will be Charles Brady, Superintendent, Manhattan Bureau of Buildings.

Federated Engineering Societies has appointed a new committee on registration of engineers. The personnel of the committee is as follows: A. S. Dwight, chairman, New York City; Gardiner S. Williams, Ann Arbor, and Philip N. Moore, St. Louis.

American Institute of Architects has selected Chicago as the city in which to hold its 1922 convention, which will be held early in the spring. Further details will be announced later.

American Society for Testing Materials will hold its twenty-fifth annual meeting at the Chalfonte-Haddon Hall Hotel, Atlantic City, June 26 to July 1, inclusive.

New Jersey Lumbermen's Association will hold its annual meeting and convention at the Hotel Traymore, Atlantic City, March 9 and 10, inclusive.

American Lumber Congress is scheduled to hold its fourth annual meeting in Chicago, April 6 and 7, inclusive. Interesting programs are being prepared for all sessions of this convention.

American Iron, Steel and Heavy Hardware Association will hold its annual convention in Washington, D. C., May 23 to 25 inclusive. Headquarters will be located at the Hotel Washington. Secretary, A. H. Chamberlain, 1328 Broadway, New York City.

National Metal Trades Association will hold its annual convention at the Hotel Astor, April 17 to 20 inclusive. The program for this meeting provides for the executive committee meeting, a meeting of the local branch secretaries and a dinner of the local branch secretaries will be held on Monday. There will also be included a meeting of the administrative council and the so-called alumni dinner on Tuesday with the regular convention sessions on Wednesday and Thursday. The annual banquet of the association will be held Wednesday evening.

New York Building Superintendents Association.—Regular meeting, second and fourth Wednesday of each month.

Associated General Contractors of America has retained Rudolph P. Miller, former Superintendent of Buildings, to make an investigation of the causes of the collapse of the Kinckerbocker Theatre.

CURRENT BUILDING OPERATIONS

PROSPECTS of greater harmony between employers and workmen in three of the most important of the building trades, brought about by the agreement entered into at Washington last week, has been the principal topic of discussion among builders and allied interest during the past week. Architects, contractors and material manufacturers and dealers all feel confident that this agreement will be of tremendous benefit to the industry as a whole and will lead to similar codes of reform in other trades.

Locally the building situation is shaping up to the satisfaction of all concerned. There is a large amount of new construction scheduled for a start during the early spring months and architects and engineers are unusually busy on plans for projects that will mature within a relatively short time. Contractors are receiving more invitations to bid than they are able to handle, and many of the jobs are very substantial propositions.

A week ago considerable doubt was expressed over the decided shortage of common brick, but the mild weather and rains of the past week have broken up the ice in the Hudson, and there is every likelihood that sufficient common brick will arrive during the next day or so to supply all immediate requirements. Other materials are available in sufficient quantities for every demand and prices are steady and no important changes have been announced.

Common Brick—Although the New York wholesale market for Hudson River common brick is entirely cleaned out at present, the last three barges having been bought in by Brooklyn dealers early this week, no anxiety about the future supply is felt, as the warm weather of the past week, assisted by the rains and fog, have opened navigation as far north as Haverstraw, and in all likelihood several barges will arrive before the end of this week. Tuesday morning a string of empty barges were towed up-river and this tow will return at once with several barges that have been loaded for some time in anticipation of the first thaw. There is every reason to expect that the New York district will be adequately supplied with common brick from up-river plants before the end of this week. As a matter of fact, there has been no real shortage in this commodity, as considerable brick has been coming into New York from both the South River and Raritan districts in New Jersey. Last week, through an error, the Record and Guide published the quotation of \$20 a thousand, New York, on Raritan

brick. The current and correct quotation on this brick is \$16.50 to \$17 a thousand, and at no time this winter has the price of Raritan brick been more than \$17 a thousand in New York.

Summary—Transactions in the North River market for common brick for the week ending Thursday, March 2, 1922. Condition of market: Demand light; prices firm and unchanged. Quotations: Hudson Rivers, \$17 a thousand to dealers in cargo lot alongside dock. Number of cargoes arrived, none; sales, 3. Distribution: Brooklyn, 3.

BUILDING COMMODITY PRICES

CURRENT prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York.

Note—Price changes are indicated by bold-face type.

Brick (Wholesale, on Dock, N. Y.), per thousand:

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

Hudson River best grades....\$17.00 to —

Raritan 16.50 to 17.00

Second-hand brick, per load

of 3,000, delivered.....\$45.00 to —

Face Brick—Delivered on job in New York:

Rough Red.....\$45.00 to —

Smooth Red..... 45.00 to —

Rough Buff 50.00 to —

Smooth Buff 50.00 to —

Rough Gray 53.00 to —

Smooth Gray 53.00 to —

Colonials 45.00 to —

Cement—Delivered at job site in Man-

hattan, Bronx, Brooklyn and Queens:

Domestic Portland cement, per bbl..\$2.80

Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhat-

tan and Bronx:

1½-in., Manhattan deliveries, per cu.

yd. \$4.25

Bronx deliveries 4.25

¾-in., Manhattan deliveries..... 4.25

Bronx deliveries 4.25

Note—Prices for deliveries in Brooklyn

and Queens are approximately the same

as for Manhattan, except where job is lo-

cated at a great distance from the water

front, in which case prices will be slightly

higher.

Grit—Delivered at job site in Manhattan

and Bronx:

Manhattan deliveries \$3.50

Bronx deliveries 3 50

Structural Steel—Although no large tonnage orders have been booked during the past week, the local steel industry has been fairly busy and all signs point to a steady increase in the volume of commitments. Recent orders for fabricated material to be used in building operations have ranged in the neighborhood of 1,000 tons each and were mostly for apartment house projects. Several important office building projects are on the boards and will likely be released for bids within the next week or so. There is a feeling throughout the building industry that con-

Hollow Tile—

Exterior—Not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring.....\$0.12 per sq. ft.

3x12x12 0.12 per sq. ft.

4x12x12 0.17 per sq. ft.

6x12x12 0.19 per sq. ft.

Note—For deliveries north of 125th st.,

Manhattan, and in Brooklyn, Bronx and

Queens, prices job site are slightly higher,

according to location of work, which

varies trucking charges.

Lath—

Eastern Spruce delivered

at job site in Manhattan,

Bronx, Brooklyn and

Queens\$10.50 per 1,000

Lime—

Delivered at job site in Manhattan,

Bronx, Brooklyn and Queens:

Finishing Lime (Standard in

300-lb. barrel)\$4.70 per bbl

Common Lime (Standard 300-

lb. barrel) 3.75 per bbl.

Finishing Lime (Standard in

Hydrate Finishing, in paper

bags 24. 00 per ton

Hydrate Common, in paper

bags\$19.50 per ton

Plaster—

Delivered at job site in Manhattan,

Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth

bags\$21.00 per ton

Brown Mortar, in cloth bags. 18.00 per ton

Lath Mortar, in cloth bags... 18.00 per ton

Finishing Plaster, in cloth

bags 24.50 per ton

Rebate for returned bags. 15c. per bag

Finishing Plaster (250-lb.

barrel)\$4.00 per bbl.

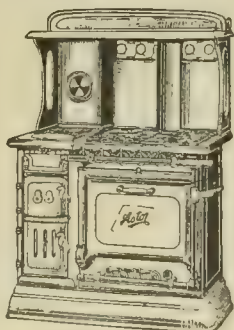
Finishing Plaster (320-lb

barrel) 5.35 per bbl.

Plaster Blocks—

2-in. (solid) per sq. ft.....\$0.17 to 0.19

3-in. (hollow) per sq. ft..... 0.17 to 0.19



The UNION STOVE WORKS

Headquarters for Builders for

Kitchen Ranges for Coal or Gas, Standard or
Pipeless Furnaces, Heating Boilers, Laundry
Apparati

THE GREAT "ASTOR" LINE

70 BEEKMAN STREET

Established 88 Years

Telephone: Beekman 2490

Keen Competition and the Great Struggle for Business has brought into the New York Market a Light Weight Extra Heavy Cast Iron Pipe.

We are selling Full Weight, New York Regulation, Extra Heavy, Cast Iron Pipe.

We do not Substitute, but sell Full, Honest Weight.

JOHN A. MURRAY & SONS, INC.

"The House of Reliability"

310-312 WEST 39TH STREET, NEW YORK

Sash Weights—Sash Chain Castings and Forgings

SPECIAL IRON WORK
FOR BUILDING PURPOSES

Pencoyd Steel and Iron Co.

Cort. 1372

206 Broadway, New York

J. P. Duffy Co.

Flue Pipe

Terra Cotta Blocks

Gypsum Blocks

Masons' Materials

138th Street and Park Avenue

BROOKLYN

50th-51st Streets and 2nd Avenue

QUEENS

Jackson Avenue and Madden Street

MATERIALS AND SUPPLIES

ditions are steadily improving and that during the next month or six weeks a decided change for better will have occurred. Steel prices are steady with quotations on mill shipments of fabricated material unchanged.

Builders' Hardware—The market for builders' hardware is quite active considering the period of the year and all signs point to a steady increase in demand as the spring approaches and construction improves. During the past week or so sales have dropped off to some extent, but the decline in sales is due entirely to the

inclement weather that practically stopped building for a time. Jobbers are getting their stocks in order in anticipation of an unusually heavy demand during the spring and summer months. Prices are steady and no important changes have been reported.

Electrical Supplies—Business in the local market for electrical material and supplies is fairly satisfactory, with demand steady and prices practically unchanged. There are excellent prospects that the demand will shortly increase as a vast amount of new construction is now plan-

ned for a start just as soon as weather conditions permit. Speculative building interests promise to be the most prolific source of business during the coming season if the rate plans are being prepared for multi-family houses and small dwellings is any criterion. Jobbers' stocks are fairly complete and adequate supplies of material will be available for all requirements.

Linseed Oil—The market for this commodity is very dull at present and no great improvement in conditions is anticipated until the general trade situation has undergone a change. Demand is light and confined almost entirely to small-lot orders. Buyers are making purchases only for immediate requirements and are apparently hesitating about ordering for stock until they have some assurance that prices are settled. At present linseed oil prices are firm and without change.

Cast Iron Pipe—Business is holding up in a satisfactory manner and for the most part manufacturers are well pleased with the prospects for the coming season. Although there is but little new municipal business on the books at present private buying has been active and there is considerable new business in sight. Producers are far more busy now than they were a year ago and with prospects for an early revival of building operations there is every reason for optimism. Prices are steady, with New York quotations as follows: \$47.30 per net ton for 6 in. and larger; \$52.30 for 4 in. and 5 in., and \$62.30 for 3 in.

Window Glass—Demand for both plate and window glass has slowed down to some extent during the past few weeks, but prospects are excellent for a decided improvement in business as soon as the spring building program gets underway. According to plans now in progress there will be a tremendous volume of multi-family house construction next season and speculative builders declare their operations will only be limited by a shortage of materials and labor. Dealers in window glass are optimistic regarding the future and are arranging their stocks in preparation for unusually heavy glass requirements. Prices are firm and unchanged.

Nails—The market for both cut and wire nails is slow at present owing to the recent falling off in active construction. There is considerable early spring construction in sight, however, and the demand should improve within the next few weeks. Prices are steady and no changes have been reported from the mills.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.

27x48x½ in.	.....\$0.35 each
32x36x¼ in.	.....0.22 each
32x36x½ in.	.....0.24 each
32x36x¾ in.	.....0.30 each

Sand—

Delivered at job in Manhattan	.....\$1.80 to — per cu. yd.
Delivered at job in Bronx	.....1.80 to — per cu. yd.

White Sand—

Delivered in Manhattan\$5.00 per cu. yd.
------------------------	-------------------------

Broken Stone—

1½-in., Manhattan delivery	.....\$4.00 per cu. yd.
Bronx delivery	.....4.00 per cu. yd.
¾-in., Manhattan delivery	.....4.00 per cu. yd.
Bronx delivery	.....4.00 per cu. yd.

Building Stone—

Indiana limestone, per cu. ft.	.....\$1.62
Kentucky limestone, per cu. ft.	.....2.27
Briar Hill sandstone, per cu. ft.	.....1.63
Gray Canyon sandstone, per cu. ft.	.....1.65
Buff Wakeman, per cu. ft.	.....1.90
Buff Mountain, per cu. ft.	.....1.80
North River bluestone, per cu. ft.	.....1.85
Seam face granite, per sq. ft.	.....1.20
South Dover marble (promiscuous mill block), per cu. ft.	.....2.35
White Vermont marble (sawed) New York, per cu. ft.	.....3.00

Structural Steel—

Plain material at tidewater; cents per pound:	
Beams and channels up to 14 in.	.....1.88c. to 2.03c.
Beams and channels over 14 in.	.....1.88c. to 2.03c.
Angles, 3x2 to 6x3	.....1.88c. to 2.03c.
Zees and tees	.....1.88c. to 2.03c.

Lumber—

Wholesale prices, New York.	
Yellow pine, merchantable 1905, f. o. b. N. Y.:	

3x4 to 14x14, 10 to 20 ft.\$41.00 to \$51.00
----------------------------	-------------------------

Hemlock, Pa., f. o. b., N. Y.,

base price, per M.37.50 to —
--------------------	-----------------

Hemlock, W. Va., base price,

per M.37.00 to —
--------	-----------------

(To mixed cargo price add freight, \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered) ..

30.00 to —	
------------	--

Wide cargoes ..

33.00 to —	
------------	--

Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every

two feet over 20 ft. in length. Add \$1.00

per M for dressing.

Cypress Lumber (by car, f. o. b., N. Y.):

First and seconds, 1-in. ... \$110.00 to —

Cypress shingles, 6x13, No.

1 Hearts .. to —

Cypress shingles, 6x13, No.

1 Prime .. to —

Quartered Oak .. to \$166.00

Plain Oak .. to 136.00

Flooring:

White oak, quart'd sel. ... to \$87.50

Red oak, quart'd select .. to 87.50

Maple No. 1 .. 71.00 to —

Yellow pine No. 1 common

flat .. 55.00 to —

N. C. pine flooring Nor-

folks .. 65.00 to —

Window Glass—

Official discounts from manufacturers' lists:

Single strength, A quality, first three

brackets .. 85%

B grade, single strength, first three

brackets .. 85%

Grades A and B, larger than the first

three brackets, single thick .. 85%

Double strength, A quality .. 85%

Double strength, B quality .. 87%

Linseed Oil—

City brands, oiled, 5 bbls. lot. \$0.79 to —

Less than 5 bbls. 0.82 to —

Turpentine—

Turpentines .. \$0.92 to \$0.94



Face
Enameled
Fire

BRICK

As manufacturers of BRICK for thirty years, we have a record of repeat orders that affords you a 100% guarantee of satisfactory service. To the service given by our Face, Enameled and Fire BRICK, is added the service we render in shipment and delivery. Prompt shipments on any size contracts in any range of shade or texture, at fair prices and of first-class quality.

We are BRICK SPECIALISTS. We do nothing else but make brick and ship brick. Consequently we are able to assure you absolute satisfaction on every order, whether large or small. FACE BRICK in Buffs, Reds, Ironspots, Browns and Mingled Effects. High grade FIRE CLAY. ENAMELED BRICK in White and Mottled Effects, first and second quality for interiors, exteriors and courts. Write or phone for immediate attention.

American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 8787-8788

A Clean Building



We clean masonry of every type.

A clean building will sell or rent as well as a new building. In appearance it is a new building, for cleaning restores the original freshness of color.

Estimates for cleaning—and pointing, if desired—submitted on request.

Atlantic Terra Cotta Co.

Cleaning Department
350 Madison Avenue
Telephone: Vanderbilt 9939

POMEROY FIRE RETARDANT WINDOWS

Built in the belief that the BEST hollow metal fire retardant window is the only SAFE fire retardant window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

282-96 East 134th Street NEW YORK
Phone Melrose 6104

H. W. BELL CO.

Gypsum Blocks
Terra Cotta Blocks
Plaster Boards
Dumbwaiter Blocks
Flue Pipe
Firebrick

Park Ave. & 139th St.

Phone—Mott Haven 3134

BROOKLYN

KENT AVENUE & MORTON STREET

BUILDERS

LITTLE CASH REQUIRED

We can subordinate entire purchase price of several well-located plots and obtain liberal building and permanent loans.

S. Osgood Pell & Co. 15 & 17 West 44th St.
Tel. Vanderbilt 5610

FOR PAINTING, DECORATING and PLASTERING

Consult

LESCH & JOHNSON

261 East Fordham Road New York
Telephone: Fordham 9345

CONTEMPLATED CONSTRUCTION.

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

157TH ST.—Harold L. Young, 253 West 42d st, has plans nearing completion for a 6-sty brick and limestone elevator apartment house, 100x182 ft, in the north side of 157th st, between St. Nicholas and Edgecombe avs, for Ramsay Realty Co., David Freiberg, president, 86 West 119th st, owner and builder. Cost, \$750,000. Mason work, Barnett Friedman, 147 4th av.

10TH ST.—Josephine Wright Chapman, 46 Washington sq, has plans in progress for alterations to the 5-sty brick apartment, 28x60 ft, at 9 East 10th st for owner, care of architect. Cost, \$20,000. Architect will take bids.

27TH ST.—Harold E. Young, 253 West 42d st, has plans nearing completion for alterations to the 8-sty fireproof tenement of irregular dimensions at 39-43 East 27th st for S. & I. Holding Corp., 39 East 27th st, owner. Cost, \$20,000.

173D ST.—Springsteen & Goldhammer, 32 Union sq, have plans in progress for a 5½-sty brick apartment house, 240x97 ft, in the south side of West 173d st, 128 ft west of Washington av, for Thelma Realty Corp., Joseph Wolkenberg, president, 891 Tiffany st, owner.

BANKS.

3D AV.—Holmes & Winslow, 134 East 44th st, have plans in progress for alterations and an addition to the 2-sty brick and limestone bank, 66x105 ft, at 3230 3d av for North Side Savings Bank, John H. Borgstedt, president, 3230 3d av, owner. Cost, \$150,000. Architect will take bids on general contract about April 15.

DWELLINGS.

MT. EDEN AV.—Wm. Shary, 41 Union sq, has plans in progress for a 2-sty brick dwelling, 24x60 ft, on the north side of Mt. Eden av, 45 ft north of Sillyvn av, for owner, care of architect. Cost, \$15,000. Architect will take bids.

HOTELS.

MADISON AV.—Schwartz & Gross, 347 5th av, have plans in progress for a 15-sty hotel, 200x220 ft, with apartments, on the west side of Madison av, between 85th and 86th sts, for I. Flugelman, Hotel Hamilton, 143 West 73d st, owner. Cost, \$5,000,000.

STABLES AND GARAGES.

130TH ST.—Harold L. Young, 253 West 42d st, has plans in progress for a rear addition to the 1-sty brick garage, 100x100 ft, at 513-17 West 130th st for I. Deitelbaum, 163 West 170th st, owner. Cost, \$40,000.

STORES, OFFICES AND LOFTS.

WESTCHESTER AV.—Gronenberg & Leuchtag, 450 4th av, have plans in progress for twenty-one 1-sty brick taxpayers, on plot 200x121 ft, at the northeast corner of Westchester av and Rogers pl, for Joseph Silverson, 103 Park av, owner and builder. Cost, \$125,000. Owner will take bids on separate contracts.

MISCELLANEOUS.

43D ST.—Ludlow & Peabody, 101 Park av, have plans in progress for an addition to the 14-sty brick and limestone newspaper building, 100x100 ft, at 217-239 West 43d st, for N. Y. Times Co., Adolph S. Ochs, president, 229 West 43d st, owner. Cost, \$865,000. Architect will take bids on general contract about May 1st.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

HAVEN AV.—Chas. B. Meyers, 32 Union sq, has completed plans for a 6-sty face brick and architectural terra cotta apartment, 99x100 ft, at 72-78 Haven av for Trio Holding Co., Inc., John H. Springer, in charge, 78 Haven av, owner. Cost, \$150,000.

163D ST.—Irving Margon and Chas. Glaser, 2806 3d av, have plans nearing completion for a 6-sty brick, limestone and terra cotta apartment house, 91x90 ft, with stores, at the northeast corner of 163d st and Tinton av for Chas. I. Weinstein, 216 West 100th st, owner. Cost, \$200,000.

171ST ST.—Chas. S. Clark and James F. Meehan, associate architects, 441 East Tremont av, have plans nearing completion for a 6-sty brick, stucco and granite apartment, 358x250 ft, on the block bounded by 171st and 172d sts, Grand Concourse and Whyte pl for Billingsley Holding Corp., Dr. Logan Billingsley, president, 1884 University av, owner. Cost, \$2,000,000.

196TH ST.—Chas. Schaefer, 394 East 150th st, has completed plans for a 5-sty brick and limestone apartment house, 50x98 ft, in the south side of 196th st, 150 ft east of Bainbridge av, for A. Ciccarone, 2659 Bainbridge av, owner. Cost, \$75,000.

VALENTINE AV.—Nathan Rotholz, 3295 Broadway, has completed plans for a 5-sty

SPRINKLER SUPERVISORY SERVICE AUTOMATIC SPRINKLER VALVE ALARM SERVICE INTERIOR FIRE ALARM EQUIPMENT

INSTALLED AS A LOCAL SYSTEM
OR FOR CENTRAL OFFICE SERVICE

AUTOMATIC FIRE ALARM SERVICE SPECIAL BUILDING SIGNAL SERVICE

Automatic Fire Alarm Co.

416 Broadway New York City
CANAL 5188

brick tenement, 113x105 ft, on the west side of Valentine av, 102 ft north of 196th st, for N. C. Contracting Co., Nicholas Conforti, president, 196th st and Grand Concourse, owner and builder. Cost, \$200,000.

SHERMAN AV.—Carl P. Cali, 81 East 125th st, has completed plans for two 5-sty brick and stone apartments, one 74x90 ft and one 65x86 ft, at the northeast corner of Sherman av and McClellan st for Albert J. Schwarzer, 369 East 167th st, owner and builder. Total cost, \$190,000.

HUNTS POINT AV.—Chas. Kreymborg, 2534 Marion av, has completed plans for a brick, limestone and terra cotta apartment, 158x78x174 ft, at the intersection of Hunts Point av and Coster st, for Rauch Realty Corp., Israel Rauch, president, 307 East 48th st, owner. Cost, \$120,000.

DWELLINGS.

FENTON AV.—Moore & Lendsiedel, 148th st and 3d av, have plans nearing completion for a 2-sty frame and stucco dwelling, 25x57 ft, at the southeast corner of Fenton and Astor avs for Abraham Gilman, 989 Intervale av, owner. Cost, \$10,000.

210TH ST.—Wm. A. Giesen, 2403 Creston av, has plans in progress for a 2-sty frame dwelling, 20x36 ft, at the northwest corner of 210th st and Reservoir rd for J. J. O'Kennedy, 2403 Creston av, owner. Cost, \$7,000.

STABLES AND GARAGES.

233D ST.—Kennedy & Reggs, 157 Remsen st, Brooklyn, have completed plans for a 1-sty brick garage, 141x63 ft, at the northeast corner of 233d st and Van Cortlandt Park East for L. K. Peacock, 283 East 236th st, owner and builder. Cost, \$25,000.

STORES, OFFICES AND LOFTS.

WEBSTER AV.—D. S. Lang, 110 West 34th st, has plans in progress for fourteen 1-sty brick stores, 135x95 ft, on the east side of Webster av, between 183d and 184th sts for Glick Construction Co., 499 East 176th st, owner and builder. Cost, \$65,000.

THEATRES.

TREMONT AV.—Eugene De Rosa, 110 West 40th st, has been retained to prepare sketches for a brick and terra cotta theatre, 110x225 ft, at Tremont and Webster avs for B. S. Moss Theatrical Enterprises, Inc., 1564 Broadway, owner. Cost, \$1,000,000.

MISCELLANEOUS.

BOSTON RD.—Wm. Shary, 41 Union sq, has plans in progress for a 1-sty brick market, 60x80 ft, on the north side of Boston rd, 250 ft north of Prospect av, for owner, care of architect.

144TH ST.—J. J. Gloster Co., 110 West 40th st, has plans in progress for a 3-sty reinforced concrete laundry building, 95x100 ft, at the southwest corner of 144th st and Concord av for N. Y. Wet Wash Co., owner, on premises. Cost, \$100,000. Architect will take bids on general contract about March 1.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

LEFFERTS PL.—Slee & Bryson, 154 Montague st, have plans in progress for two 4-sty brick and limestone apartments, 110x171 ft, on Lefferts pl for owner, care of architect. Total cost, \$260,000. Exact location will be announced later. Architect will take bids on separate contracts.

OCEAN AV.—Slee & Bryson, 154 Montague st, have completed plans for a 3-sty brick apartment, 32x58 ft, on the west side of Ocean av, 830 ft north of Av G, for Arthur H. Strong, owner. Cost, \$25,000.

4TH AV.—John P. Boyland, 120 E. Fordham rd, Manhattan, has plans in progress for a 5-sty brick and limestone apartment house, 90x120 ft, with stores, at the corner of 4th av and 42d st, for Henry J. Beckman, 503 59th st, owner. Cost, \$220,000. Owner will take bids on separate contracts about March 10th.

CHURCHES.

FOSTER AV.—Hobart B. Upjohn, 70 East 45th st, Manhattan, has plans in progress for a church at Foster av and East 23d st for Flatbush Presbyterian Church, Rev. Herbert Field, pastor, 657 East 23d st, owner. Cost, \$90,000.

DWELLINGS.

4TH AV.—Benj. Dreisler, Jr., 153 Remsen st, has plans in progress for thirty-five 2-sty brick dwellings, 20x20 ft, in the south side of 4th av, 32d, 33d and 35th sts, for Realty Associates, Chas. A. Chase, secretary, 162 Remsen st, owner. Cost, \$7,500 and \$4,500 each.

DEAN ST.—Magnuson & Kleinert, 52 Vanderbilt av, Manhattan, have completed plans for a 2-sty brick dwelling, 20x55 ft, in the south side of Dean st, 250 ft west of Ralph av, for Jas. O'Malley, 2168 Fulton st, owner and builder. Cost, \$12,000.

AV L.—Samuel Levine, 26 Court st, has completed plans for three 2-sty frame dwellings, 27 x52 ft, one at the southeast corner and one at the northeast corner of Av L and East 22d st, and one at the southwest corner of Av L and East 23d st, for Noami Building Co., 269 Rochester av, owner and builder. Cost, \$42,000.

81ST ST.—Jacob Lubroth, 44 Court st, has completed plans for four 2-sty brick dwellings, 20x64 ft, in the south side of 81st st, 120 ft west of 23d av, for Roslyn Realty Corp., Samuel Brill, president, 132 Bay 31st st, owner. Cost, \$50,000.

Queens

DWELLINGS.

QUEENS, L. I.—H. T. Jeffrey, Jr., 309 Fulton st, Jamaica, has completed plans for two 2-sty frame dwellings, 24x25 ft, at Madison st and Stewart av, Queens, for Geo. Le Bohnar, 16 Herriman av, Jamaica, owner and builder. Cost, \$6,000 each. Owner will take bids on separate contracts.

FLUSHING, L. I.—A. Brems, Corona av, Corona, has plans for a 2-sty brick dwelling, 20x48 ft, on the north side of No. Hempstead Turnpike, 106 ft. east of Lawrence st, Flushing, for C. Kennedy, 63 No. Hempstead Turnpike, Flushing, owner and builder. Cost, \$7,000.

FLORAL PARK, L. I.—Harold F. Smith, 14 East 23d st, Manhattan, has completed plans for a 2½-sty frame dwelling, 30x66 ft, at Floral Park for Frank Brunella, owner, care of architect. Cost, \$25,000.

WOODHAVEN, L. I.—Geo. Crane, 8711 114th st, Richmond Hill, has completed plans for eight 2-sty frame dwellings, 17x53 ft, in the west side of 98th st, 251 ft north of Jamaica av, Woodhaven, for Gatehouse Bros., Inc., 57 Chestnut st, Brooklyn, owner. Total cost, \$65,000.

CEDARHURST, L. I.—Wm. H. Beers and Frank C. Farley, 333 4th av, Manhattan, have plans in progress for a 2½-sty frame, clapboard and shingle dwelling, 80x28 ft, irregular, with 1-sty garage, 18x20 ft, at Cedarhurst for J. C. Milholland, Cedarhurst, owner.

RICHMOND HILL, L. I.—L. Danancher, 328 Fulton st, Jamaica, has plans in progress for a 2-sty frame dwelling, 22x48 ft, in the east side of 117th st, 315 ft south of Metropolitan av, Richmond Hill, for Chas. F. Kilian, 737 Communipau av, Jersey City, owner. Cost, \$10,000.

QUEENS, L. I.—A. P. Soric, 363 Fulton st, Jamaica, has plans in progress for three 2-sty frame dwellings, 20x32 ft, at Queens for M. Splathoff, 8436 85th st, Woodhaven, owner and builder. Cost, \$7,500 each. Exact location will be announced later.

MANHATTAN BEACH, L. I.—Ralph H. Segal, 56 West 46th st, Manhattan, has plans in progress for four 2½-sty frame and stucco dwellings, 22x40 ft, in Baumont st, Manhattan Beach, for Segal & Alexander, 56 West 46th st, Manhattan, owner. Cost, \$40,000. Architect will take bids on separate contracts about March 15.

JAMAICA, L. I.—Louis Danancher, 328 Fulton st, Jamaica, has plans in progress for three 2-sty brick dwellings, 18x55 ft, with stores, on the north side of Hillside av, 889 ft east of Alsop st, Jamaica, for Crandel Construction Co., 189 Montague st, Brooklyn, owner and builder. Cost, \$10,000.

SPRINGFIELD, L. I.—E. Jackson, Herriman av, Jamaica, has completed plans for a 2-sty frame dwelling, 20x26 ft, at Farmers and Springfield avs, Springfield, for W. Schubert, Springfield Gardens, owner and builder. Cost, \$5,000. Owner will take bids on separate contracts.

RIDGEWOOD, L. I.—Louis Berger & Co., 1652 Myrtle av, Ridgewood, has plans in progress for fourteen 2-sty brick dwellings, 20x45 ft, at Berger pl and Runnecke court, Ridgewood, for Linden St. Investors Corp., Jos. Dehler, president, 2429 Myrtle av, Ridgewood, owner and builder. Cost, \$7,000 each.

FACTORIES AND WAREHOUSES.

RIDGEWOOD, L. I.—Plans have been prepared privately for a 1-sty brick shop on the south side of Metropolitan av, 180 ft west of Admiral st, Ridgewood, for Greenpoint Structural Iron Works, Inc., 306 Greenpoint av, Brooklyn, owner. Cost, \$10,000.

HOTELS.

LONG BEACH, L. I.—Severance & Van Alen, 372 Lexington av, Manhattan, have been retained to prepare plans for a contemplated hotel, with cottages and bath house, on the Boardwalk, Lafayette blvd and Broadway, Long Beach, for Alexandria Hotel Construction Co., owner, care of architect. Cost, \$1,000,000.

THEATRES.

FREEPORT, L. I.—R. T. Rasmussen, Freeport, has completed plans for a 1-sty and balcony face brick moving picture theatre, 88x100 ft, at Freeport for Freeport Theatre Corp., Stephen Pettit, in charge, Freeport, owner and builder.

Richmond.

DWELLINGS.

NEW BRIGHTON, S. I.—Henry G. Otto, 92 Beach st, Stapleton, has plans in progress for a 2-sty frame dwelling, 26x44 ft, at the northwest corner of Daniel Low terrace and Ft. Hill Circle, New Brighton, for Dr. Robert L. Krause, 226 St. Marks pl, New Brighton, owner. Cost, \$20,000.

Westchester.

DWELLINGS.

NEW ROCHELLE, N. Y.—F. Albert Hunt & Co., 1 West 34th st, Manhattan, has completed

plans for a 2½-sty frame and stucco dwelling, 55x60 ft, with garage, at New Rochelle, for Brigg & Rellstab, 31 Nort av, New Rochelle, owner and builder. Cost, \$20,000.

NEW ROCHELLE, N. Y.—R. C. Hunter & Bro., 501 5th av, Manhattan, have completed plans for two buildings, one 2½-sty frame, 27x30 ft, and one hollow tile and stucco, 27x30 ft, at New Rochelle for Robert T. Rennick Realty Co., New Rochelle, owner.

MAMARONECK, N. Y.—A. P. Bedelle, 34 Highview av, Mamaroneck, has completed plans for a 2½-sty frame dwelling, 22x27 ft, on Jefferson av, Mamaroneck, for Vito Biraco, Jefferson av, Mamaroneck, owner. Cost, \$8,500.

BEDFORD HILLS, N. Y.—James Gamble Rogers, 367 Lexington av, Manhattan, has plans in progress for a grammar school at Bedford Hills for School District No. 7, Board of Education, Sidney J. Reynolds, president, Bedford Hills, owner.

PORTCHESTER, N. Y.—S. W. Wetmore, 1 Main st, Portchester, has plans in progress for a 2½-sty frame and stucco dwelling, 28x30 ft, in North Regent st, Portchester, for Chas. Dalton, 42 North Main st, Portchester, owner. Cost, \$12,000.

New Jersey

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Jos. Centanni, 80 Cutler st, Newark, has completed plans for a 3-sty frame and clapboard flat, 21x48 ft, at 643 No. 5th st, Newark, for Clemente Gaeta, 70 Stone st, Newark, owner and builder. Cost, \$8,000.

WOODCLIFF, N. J.—Wm. Mayer, Jr., 711 Bergenline av, West New York, has plans in progress for a 5-sty brick elevator apartment,

Whole Block Electrified

All the buildings comprising the block bounded by Lafayette, Broome, Kenmore Streets and Cleveland Place will now be electrically supplied by Central Station Service. The large steam engine that has been supplying power to the block has been shut down

The manufacturing establishments in the buildings include metal workers, buffers and polishers, electroplaters and fixture manufacturers. Hereafter Edison Service will be supplied for an installation consisting of 1000 lights and 200 horsepower

Our engineers are at your disposal for consultation and advice. This service incurs no obligation on your part. Telephone Stuyvesant 5600

Big Buildings Use Edison Service

The New York Edison Company

At Your Service

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



83x90 ft, on Park av, between 31st and 32d sts, Woodcliff, for Dr. Max Pascher, 595 Bergenline av, West New York, owner. Cost, \$225,000. Owner will take bids on separate contracts about March 15.

WEEHAWKEN, N. J.—Nathan Welitoff, 249 Washington st, Jersey City, has plans in progress for a 5-sty brick apartment, 62x115 ft, at 3-5 Potter pl, Weehawken, for Halperin & Rubinstein, 480 Bergenline av, West New York, owner and builder. Cost, \$110,000.

NEWARK, N. J.—Daniel J. Scrocco, 185 Market st, Newark, has plans in progress for a 4-sty and basement, common and tapestry brick and limestone apartment, 94x84 ft, on Mt. Pleasant av, near Oriental st, Newark, for Frank Trapani, 65 Glen Ridge av, Montclair, owner. Cost, \$140,000.

BANKS.

HOBOKEN, N. J.—Crow, Lewis & Wick, 200 5th av, Manhattan, have preliminary plans in progress for a brick bank, 75x100 ft, with offices in River st, Hoboken, for Second National Bank, C. N. C. Jagels, president, 79 River st, Hoboken, owner.

DWELLINGS.

RUTHERFORD, N. J.—Plans have been prepared for four 2½-sty frame and clapboard dwellings, 26x30 ft, on West Pierpont av, Rutherford, for A. W. Van Winkle, Station Square, Rutherford, owner and builder. Cost, \$6,500 each.

NEW BRUNSWICK, N. J.—Alex Merchant, 363 George st, New Brunswick, has plans in progress for a 2½-sty frame and shingle dwelling, 22x28 ft, at New Brunswick for Harry C. McClain, New Brunswick, owner. Cost, \$9,000.

SOUTH ORANGE, N. J.—B. Halstead Shepard, 564 Main st, East Orange, has plans in progress for a 2½-sty frame and shingle dwelling, 28x31 ft, on West End rd, South Orange, for M. White, owner, care of architect. Cost, \$11,000.

NEWARK, N. J.—Plans have been prepared privately for a 2½-sty frame, clapboard and shingle dwelling, 24x48 ft, at 68-70 Pine Grove terrace, Newark, for W. C. Bishop, 496 Clinton av, Newark, owner and builder. Cost, \$12,000.

JERSEY CITY, N. J.—Leo Feinen, 3697 Boulevard, Jersey City, has plans in progress for a 2½-sty brick dwelling, 24x50 ft, at 3695 Boulevard, Jersey City, for J. Simmons, 69 Hague st, Jersey City, owner. Cost, \$14,000.

EAST ORANGE, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 29x35 ft, at 356 Harriton st, East Orange, for C. M. Newman, 47 Melrose av, East Orange, owner and builder. Cost, \$8,000. Heating and plumbing, Wm. Wheatley, 366 Halstead st, East Orange.

TENAFLY, N. J.—Coy & Rice, 297 Madison av, Manhattan, have plans in progress for a 2½-sty frame dwelling, 30x45 ft, with garage, at Tenafly for Lemuel Osborne, owner, care of architect.

WEEHAWKEN, N. J.—E. W. Grauert, 27 Bonn pl, Weehawken, has plans nearing completion for a 2½-sty brick dwelling, 35x44 ft, with garage, on Kingswood rd, Weehawken, for John Bodenstein, 41 Bonn pl, Weehawken, owner. Cost, \$20,000.

UPPER MONTCLAIR, N. J.—Wm. E. Garra-brants, 343 Main st, East Orange, has completed plans for a 2½-sty frame dwelling, 26x

28 ft, on Upper Mountain av, Upper Montclair, for C. M. Dopler, 542 West 179th st, Manhattan, owner. Cost, \$9,500.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, has plans nearing completion for a 2-sty steel and concrete warehouse, 105x219 ft, at Clinton and Jelliff avs, Newark, for Bayonne Steel Ceiling Co., M. Herr, in charge, 223-5 West 19th st, Manhattan, owner.

HALLS AND CLUBS.

SOUTH ORANGE, N. J.—Chas. C. Grant, 15 West 38th st, Manhattan, has been retained to prepare plans for a 2-sty brick lodge building at Prospect st and Irvington av, South Orange, for Century Lodge, No. 100, John G. Adams, secretary, Post Office Bldg., South Orange av, South Orange, owner.

BELLEVILLE, N. J.—Wm. J. Fitzsimons, 207 Market st, Newark, has plans in progress for a 2-sty and basement brick and stone Elks Home, 60x110 ft, at Washington av and Van Houten pl, Belleville, for Belleville Lodge of Elks, No. 1123, Geo. H. Davis, exalted ruler, 199 Main st, Belleville, owner. Cost, \$75,000. Bids will probably be taken about April 1.

IRVINGTON, N. J.—Emil H. Kleemann, Harrison pl, Irvington, has completed plans for an addition, 56x110 ft, to the front of the 2-sty brick, face brick and terra cotta club house at Springfield and Sharon avs, Irvington, for Irvington Lodge, No. 1245, B. P. O. Elks, owner, on premises. Cost, \$100,000.

SCHOOLS AND COLLEGES.

BLOOMFIELD, N. J.—John F. Capen, 207 Market st, Newark, has plans in progress for an addition to the 2-sty brick Brookside School on Essex av, Bloomfield, for Town of Bloomfield, Board of Education, Fred Pilch, president, 330 Glenwood av, Bloomfield, owner.

ROCKAWAY, N. J.—J. J. Vreeland, 16 Blackwell st, Dover, has been retained to prepare plans for a 2-sty brick and limestone grade school, 50x70 ft, at Rockaway, for Board of Education of Rockaway, Edw. Matthews, president, Rockaway, owner. Cost, \$80,000.

TOMS RIVER, N. J.—Clinton B. Cook, Asbury Park Trust Co. Bldg., Asbury Park, has plans in progress for a 2-sty brick grade school at Toms River for Dover Township Board of Education, Hon. Wm. H. Jeffrey, president, 46 Main st, Toms River, owner. Cost, \$200,000. Owner will advertise for bids about April 1.

BLOOMFIELD, N. J.—Guilbert & Betelle, Aldene Bldg., Newark, have preliminary plans in progress for a 3-sty brick, steel and concrete county vocational school, 36x184 ft, with two wings, 40x120 ft each, at Bloomfield av and Franklin st, Bloomfield, for Board of Chosen Freeholders of Essex County, Edwin Ball, chairman building committee, Court House, Newark, owner. Cost, \$500,000.

STORES, OFFICES AND LOFTS.

ORANGE, N. J.—Taylor & Mosely, 40 Wall st., Manhattan, have completed preliminary plans for a 2-sty frame and artificial stone office building, 20x11 feet, on Lackawanna Plaza, Orange, for E. P. Hamilton Co., 21 Cone st., South Orange, owner. Architect will take bids about February 1.

PHILLIPSBURG, N. J.—A. D. Chidsey, Jr., 341 Northampton st, Easton, has plans in pro-

gress for a 2-sty brick and terra cotta office building, 57x80 ft, in Phillipsburg, for Warren Foundry & Machine Co., 183 Sitgreaves st, Phillipsburg, owner.

NEWARK, N. J.—Robt. C. Klomm, Union Building, Newark, has been retained to prepare plans for a 6-sty brick, steel and stone store and office building at 23-25 Hill st, Newark, for Theodore Schumann, 23 William st, Newark, owner. Cost, \$150,000.

ELIZABETH, N. J.—Wm. E. Lehman, 738 Broad st, Newark, has completed plans for an addition to the 3-sty "L" shaped department store at 104 Broad st, Elizabeth, for Goerke Kirch Co., Rudolph Goerke, president, 701 Broad st, Newark, owner, on premises. Cost, \$150,000 to \$200,000.

THEATRES.

JERSEY CITY, N. J.—John T. Rowland, Jr., 100 Sip av, Jersey City, has completed plans for an 8-sty brick theatre, with stores and office, at 71-73 Newark av, Jersey City, for K T Amusement Co., Academy of Music, 6 Gregory st, Jersey City, owner. Cost, \$250,000. Owner will take bids soon.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—W. H. & F. W. Cane, 10 Journal sq, Jersey City, have completed plans for a 10-sty brick and limestone apartment, 214x130 ft, at the northeast corner of Hudson Blvd and Duncan av, Jersey City, for The Duncan Co., John Milton, president, 15 Exchange pl, Jersey City, owner, from plans by John T. Rowland, Jr., 100 Sip av, Jersey City, architect. Cost, \$800,000.

BANKS.

BROOKLYN, N. Y.—J. H. Taylor Construction Co., 110 West 40th st, Manhattan, has the general contract for a 1-sty brick, limestone and granite bank, 60x100 ft, at Grand st and Graham av for Bushwick Savings Bank, Jere E. Brown, president, 726 Grand st, owner, from plans by R. Thos. Short, 370 Macon st, architect.

RYE, N. Y.—Barto Phillips Co., 280 Madison av, Manhattan, has the general contract for a 1-sty brick bank, 80x35 ft, at Rye for Rye National Bank, M. C. Parsons, president, Purchase st, Rye, owner, from plans by Dennison & Hirons, 288 Lexington av, Manhattan, architect. Cost, \$75,000.

MIDDLETOWN, N. Y.—Miller Reed Co., 103 Park av, Manhattan, has the general contract for alterations and an addition to a bank building at Middletown for Orange County Trust & Safe Deposit Co., Middletown, owner, from plans by D. H. Canfield, 11 Linden pl, Middletown, architect. Cost, \$100,000.

DWELLINGS.

MT. VERNON, N. Y.—Wm. Borgwald, 11 So. Bond st, Mt. Vernon, has the general contract for a 2½-sty brick dwelling, 36x38 ft, on the east side of Bradley av, 400 ft north of Hanover pl, Mt. Vernon, for Wartburg Orphan Farm School, Wm. H. Steinkamp, president, 140 Nassau st, Manhattan, owner, from plans by John J. Michel, 323 45th st, Brooklyn, architect. Cost, \$15,000.

HARTSDALE, N. Y.—A. A. Johnson, 11 Rathburn av, White Plains, has the general contract for a 2½-sty frame and stucco dwelling, 34x50 ft, in Greenacres Section, Hartsdale, for H. M. Scott, Hartsdale, owner, from plans by F. A. Colby, 70 5th av, Manhattan, architect. Cost, \$20,000.

IRVINGTON, N. Y.—Wm. Flannagan, 118 East 28th st, Manhattan, has the general contract for a 2½-sty frame dwelling, 22x38 ft, with garage, at Irvington for Dr. John C. Aikman, 951 East 23d st, Brooklyn, owner, from plans by Sleg & Bryson, 154 Montague st, Brooklyn, architect. Cost, \$20,000.

NEWARK, N. J.—Sturdy Built Homes Co., P. F. MacLagen, president, 552 Summer av, Newark, has the general contract for a 2½-sty frame, clapboard and shingle dwelling, 28x30 ft, at 441 Mt. Prospect av, Newark, for Fred Cary, owner, care of general contractor, from plans prepared privately. Cost, \$13,000.

ROCKAWAY BEACH, L. I.—W. T. Kennedy Co., Beach 82d st, Rockaway Beach, has the general contract for a 2-sty frame dwelling, 32x24 ft, at the northeast corner of 67th st and Amsdell Blvd, Rockaway Beach, for Philip Cohen, 125 Beach 80th st, Rockaway Beach, owner, from plans prepared privately. Cost, \$5,000.

MISCELLANEOUS.

BROOKLYN, N. Y.—Dillon & Wiley, 103 Park av, Manhattan, has the general contract for a 3-sty and basement brick and terra cotta convent, 48x66 ft, at 167-69 25th st, for Our Lady of Czestochowa Polish R. C. Church, Rev. V. R. Msgr. Boleslaus, pastor, owner, care of architect, from plans by F. W. Schwartz, Colt Bldg., Paterson, architect.

GREAT NECK, L. I.—Barnett Construction Co., 150 Nassau st, Manhattan, has the general contract for a 1-sty brick service station, 35x60 ft, on Cutler Mill rd, Great Neck, for owner, care of general contractor, from plans prepared privately. Cost, \$20,000.

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 No th 11th Street

BROOKLYN, N. Y.

HEATING STEAM OR HOT WATER RADIATION WITH GAS

IS MADE SIMPLE AND SATISFACTORY BY USING

KAY-SOLA GAS HEATING BOILERS

FOR HOMES—OFFICES—FACTORIES—STORES WITH OR WITHOUT A CELLAR

Write Dept. G for illustrated literature

THE SOLAR ENGINEERING CORPORATION

505 FIFTH AVE.
NEW YORK, N. Y.

LOUIS BROOK, INC.

LUMBER and TIMBER at RETAIL

SASHES BLINDS MOULDING TRIM SHELVING FLOORING
SHINGLES ROOFING PARTITION BOARDS VENEER PANELS, ETC.

OFFICE:
148-152 INDIA STREET

TEL. 2600 GREENPOINT
GREENPOINT, BROOKLYN

YARDS:
OAKLAND & INDIA STS.

Money to Loan

on all classes of high-grade income producing properties in New York City, in amounts of \$500,000 and upward.

Building Loans

American Bond & Mortgage Company, Inc.

562 Fifth Ave., New York City
Telephone 9600 Bryant

SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



F. J. KLOES

Established 1872

269 Canal St., New York
Telephone: Canal 4072

PLANS FILED FOR NEW CONSTRUCTION IN ALL BOROUGHES OF NEW YORK CITY

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

ACADEMY ST. 618-22, 5-sty bk apt, 75x87, tar & gravel rf; \$125,000; (o) Conrad Glaser, 22 E 105th; (a) Rudolf C. P. Boehler, 116 W 39th (92).

169TH ST. 559-61 W. 5-sty bk apts, 50x69, ruberoid rf; \$90,000; (o) W. 169th St. Corp., 200 W 72d; (a) Rosario Candela, 200 W 72d (93).

RIVERSIDE DR. 370-73, 109th st, 317-27 W, 14-sty bk apart house, 73x150, slag rf; \$800,000; (o) 610 W. 110th St. Corp., 610 W 110th st; (a) Schwartz & Gross, 347 5th av (108).

5TH AV. 1012, 14-sty bk apt, 75x85, tile rf; \$600,000; (o) Est Helen Cutting, Tuxedo Park, N. Y.; (a) J. M. R. Carpenter, 681 5 av (94).

ASYLUMS AND HOSPITALS.

MADISON AV. 1911 to 29, 123d st, 41 to 47 E, 124th st, 44 to 50 E, 2 bldgs, 6 and 7-sty bk hospital, Madison av, 201x76; 124th st, 73x97, tile rf; \$900,000; (o) Hospital for Joint Diseases, 1919 Madison av; (a) Buchman & Kahn, 56 W 45th st (106).

FACTORIES AND WAREHOUSES.

49TH ST. 447-9 W. 4-sty bk warehouse, 50x100, tar & gravel rf; \$100,000; (o) Phillip Est., Inc., 260 W 41st; (a) Brustus Gundlach, 22 E 17th (95).

68TH ST. 142-44 W, 1-sty metal auto storages, 18x26, metal rf; \$600; (o) John I. Downey, 109 E 69th st; (a) Willard Parker, 24 Dittmars av, Bklyn (104).

183D ST. 731-41 W, 5-sty bk tnt, 158x83, slag rf; \$250,000; (o) Ferncliff Bldg. Co., Inc., 206 Bway; (a) Chas. Kreymborg, 2534 Marion av (99).

BROADWAY, 4076, 1-sty metal storage, 9x15, metal rf; \$500; (o) Edlar Rlty. Corp., 41 E 42d; (lessee) Kesbec Sales Co., 2448 Bway (102).

BWAY, 3172, 1-sty metal storage bldg, 9x15, metal rf; \$500; (o) Edlar Rlty. Corp., 41 E 42d st; (lessee) Kesbee Sales Co., 2448 Bway (105).

STABLES AND GARAGES.

CROSBY ST. 57, 1-sty metal garage, 20x20, metal rf; \$450; (o) N. Y. Edison Co., 15th & Irving pl; (a) John A. Dittrich, 30 E 42d (96).

BENNETT AV. 213, 1-sty bk garage, 13x19, metal rf; \$300; (o) Harriet S. Littlefield & Marianna L. Riley, 125 W 92d; (a) Lewis C. Patton, 597 5 av (98).

ST. NICHOLAS PL. 8, 1-sty metal garage, 16x20, metal rf; \$460; (o) Dr. Henry W. Lloyd, 8 St. Nicholas pl; (c) c) Arthur Meyer, 1891 Amsterdam av (103).

STORES, OFFICES AND LOFTS.

DELANCEY ST. 128, 6-sty bk restaurant, offices & apt, 26x70, plastic slate rf; \$60,000; (o) Olga Miller, Rockaway Park, Queens, L. I.; (a) Morris Winston, 116 W 39th (100).

DYCKMAN ST. n e c Vermilyea av, 1-sty metal office, 10x10, metal rf; \$160; (o) Fredk. Mathesius, 320 5 av; (lessee) Ralph Jeffrey, 118 Sherman av (101).

182D ST. 571-3 W, 2-sty bk post office, 65x79, slag rf; \$50,000; (o) Frances Robert, 217 Bway; (lessee) U. S. Govt., Washington, D. C.; (a) Patk. J. Murray, Tuckahoe, N. Y. (109).

186TH ST. 566-70 W, 1-sty bk strs, 100x55, slag rf; \$25,000; (o) The Roamer Rlty Co., 400 E 150th; (a) Moore & Landseidel, 148th & 3 av (110).

BROADWAY, 4890, 1-sty bk strs, 50x50, plastic slate rf; \$15,000; (o) Abraham Rudnick, 486 Bway; (a) Saml. Cohen, 32 Union sq (97).

BROADWAY, 1648-50, 12-sty strs & offices, 158x18, tile rf, Barrett spec & conc arch rf; \$700,000; (o) Nellie Lyon & Core Lyon Canning, care Franklin V. Canning, Agt., Douglass, L. I.; (a) Bethlehem Engrg. Corp., 527 5 av; (lessee) Bethlehem Engrg. Corp., 527 5 av (111).

STORES AND TENEMENTS.

LEXINGTON AV. 1181-85, 11-sty bk stores and apartments, 61x100, tile rf; \$225,000; (o) Holborn Rlty. Co., Inc., 516 5th av; (a) Emery Roth, 119 W 40th st (107).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

230TH ST. n w c Godwin ter, 5-sty bk tnt, 177.4x36, felt & gravel rf; \$160,000; (o) Godwin Terrace Realty Corp., Maurice Rosenberg, 114 W 44th, Pres; (a) A. Dehli, 154 Nassau (419).

GRAND CONCOURSE, e s, 225 n 172d, 5-sty bk tnt, 20.1x74, plastic slate rf; \$50,000; (o) Silgey Realty Co., Abraham Silverman, 175 5 av, Treas; (a) Samuel Cohen, 32 Union sq (446).

HUNTS POINT AV SO., intersection Coster, 5-sty bk tnt, 158x39, slag rf; \$120,000; (o) Raush Realty Corp., Isreal Raush, 307 E 48th, Pres; (a) Chas. Kreymborg, 2534 Marion av (415).

SHERMAN AV. n w c McClellan, 5-sty bk tnt, 90x75, slag rf; \$150,000; (o) Lebas Realty Corp., Samuel Sabel, 320 Bway, Pres; (a) Margon & Glaser, 2804 3 av (429).

STEBBINS AV. e s, 194.51 n Dawson, 6-sty bk tnt, 146.11x92, slag rf; \$250,000; (o) Geo. F. Johnson Est, Fredk. Johnson, 30 E 42d, Pres; (a) Chas. Kreymborg, 2534 Marion av (423).

TOWNSEND AV. n e c 170th, 5-sty bk tnt, 100x95.86, slag rf; \$200,000; (o) Realty Managers, Inc., Frank Begrish, 342 Madison av, Pres; (a) Moore & Landseidel, 3 av & 148th (442).

WALTON AV. n w c 170th, 5-sty bk tnt, 100x92.86, slag rf; \$200,000; (o) Realty Managers, Inc., Frank Begrish, 342 Madison av, Pres; (a) Moore & Landseidel, 3 av & 148th (441).

DWELLINGS.

FIELDSTONE RD. w s, 100 n 261st, 2-sty & attic bk dwg, 30x60, asphalt shingle rf; \$10,000; (o) Biagio Calcagno, 1249 St. Nicholas av; (a) M. W. Del Gaudio, 158 W 45th (451).

JESSUP PL. n e c Shakespeare av, 2-sty bk dwg, 25x50, plastic slate rf; \$10,000; (o) Wm. J. Dempsey, 103 Park av; (a) Wm. A. Geisen, 2403 Creston av (440).

LIGHT ST. s s, 66.6 e Secor, 2 1/2-sty fr dwg, 24x44, asphalt shingle rf; \$8,000; (o) Amillo Tuccillo, 226 S 7 av, Mt. Vernon; (a) M. M. Polansky, 208 S 10 av, Mt. Vernon (417).

SANDS PL. n s, 103.1 e Westchester av, 2-sty fr dwg, 21x38, tar & gravel rf; \$6,000; (o & a) Edw. Schrader, 1363 Stebbins av (455).

BRONXWOOD AV. e s, 370.07 n Burke av, 2-2-sty fr dwg, 20x35, shingle rf; \$16,000; (o & a) B. F. Porter, 324 E 87th (414).

CLEARENCE AV. w s, 285 n Schley av, 1-sty fr dwg, 17.6x44.3, ruberoid shingle rf; \$2,500; (o) Minnie Lazore, 1344 Washington av; (a) Max Kriendel 81 E 125th (418).

CODDINGTON AV. s w c Crosby av, 2-sty h. t. dwg, 25x50, plastic slate rf; \$9,500; (o) Medna & Di Billa, 2419 1 av; (a) Frank Salvani, 108 E 125th (418).

EDISON AV. w s, 285 n Schley av, 1-sty fr dwg, 19x36, shingle rf; \$3,500; (o) Wm. Tipper, 2275 Morris av; (a) A. Raune, 601 W 160th (439).

LURTING AV. e s, 119.11 n Sackett av, 2 1/2-sty fr dwg, 20x48, 1-sty fr garage, 18x20, asphalt shingle rf; \$10,500; (o) Mary Brichof, 2221 Haviland av; (a) Anton Pirner, 2069 Westchester av (436).

A-B Gas Ranges

Headquarters for

LANDLORDS AND BUILDERS

Own your own ranges and don't pay rent for them forever. A-B Ranges are the best bakers, save gas and are finished in sanitary porcelain Enamel. Rustproof.

40 Different Styles & Sizes at Lowest Prices

Guaranteed to Give Satisfaction

J. ROSE & CO., 63 Orchard St., N. Y.

Tel. Orchard 3090

Est. 36 Years



TELEPHONE: MANSFIELD 2300

RETAIL LUMBER CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phone: 1370
Mott Haven 1371

Office and Factory: River Ave. and East 151st St.

MORGAN AV, e s, 200 n Pelham pkway, 2½-sty fr dwg, 23x57, 1-sty fr garage, 18x18, Spanish tile rf; \$12,350; (o) Abraham Gilman, 989 Intervale av; (a) Moore & Landseidel, 3 av & 148th (467).

MORRIS PARK AV, n w c Mayflower av, 1-sty fr dwg, 22x38, shingle rf; \$3,500; (o) A. Levine, 1336 Brook av; (a) W. M. Husson, 135 Westchester sq (454).

NETHERLAND AV, e s, 141.54 s 232d, 2-sty fr dwg, 30x38, shingle rf; \$8,000; (o) Rachel G. Walsh, 251 W 89th; (a) Fred Diehl, 85 9 av (424).

PILGRIM AV, w s, 341 s Morris Park av, 2-2-sty fr dwgs, 18.4x32, shingle rf; \$6,000; (o) Geo. McCauslan, 4 Park Row; (a) A. H. Olson, 759 Ed, Bklyn (427).

PILGRIM AV, w s, 291.06 s Morris Park av, 2-sty fr dwg, 18.4x32, shingle rf; \$3,000; (o) Geo. McCauslan, 4 Park Row; (a) A. H. Olson, 759 43d, Bklyn (426).

SACKET AV, w s, 100 n Yates av, 2½-sty fr dwg, 22x33, shingle rf; \$5,000; (o) Daniel Carver, 243 W 21st; (a) E. Schnitz, 1952 Anthony av (444).

SEDGWICK AV, w s, 175 n 238th, 2-2-sty & attic fr dwgs, 22x55, asphalt shingle rf; \$18,000; (o) Antonio Zilli, 3060 Heath av; (a) M. W. Del Gaudio, 158 W 45th (452).

SHAKESPEARE AV, e s, 150 n Jessup pl, 3-sty bk dwg, 22x55, asphalt shingle rf; \$10,000; (o) Walter Torraine, 1094 Woodcrest av; (a) M. W. Del Gaudio, 158 W 45th (450).

SOUND VIEW AV, e s, 85.4 n Patterson av, 2-sty bk dwg, 20.5x36.25, tin rf; \$5,000; (o) J. Murray, 1 E Fordham rd; (a) The Pelham Co., 1 E Fordham rd (459).

TIBBETT AV, w s, 576.16 s College rd, 2-sty fr dwg, 24x39, shingle rf; \$8,000; (o) Kenneth O. Mackay, 381 S Bway, Yonkers; (a) Wm. W. Schwartz, 238 W 238th (465).

WEBB AV, w s, 200 n 195th, 2½-sty fr dwg, 22.2x37.8, slate rf; \$13,500; (o) Mr. & Mrs. A. R. Dein, 158 Weiman, Elmhurst, L. I.; (a) M. A. Batz, 60 Reed Mill la (433).

STABLES AND GARAGES.

DASH ST, n w c Hutchins av, 2-sty fr dwg & garage, 45x25, shingle rf; \$13,000; (o) Isidor Bleiman, 590 W 172d; (a) Wm. W. Schultz, 238 W 238th (464).

179TH ST, s s, 100 w Cedar av, 1-sty bk garage, 70x125, rubberoid rf; \$30,000; (o) J. Buckley, 1 E Fordham rd; (a) The Pelham Co., 1 E Fordham rd (456).

STORES, OFFICES AND LOFTS.

BOSTON RD, w s, 92 s 168th, 1-sty bk strs, 73.7x50, slag rf; \$20,000; (o) Bronx Community Corp., John Tully, 882 Prospect av, Pres; (a) Margon & Glaser, 2804 3 av (447).

BOSTON RD, w s, 250 n Prospect av, 1-sty bk market, 63.7x78.8, comp rf; \$10,000; (o) Philip Wattenberg, 1790 Marmion av; (a) Wm. Shary, 41 Union sq (435).

165TH ST, s s, from Morris to College av, 1-sty bk strs, 185.3x75, plastic slate rf; \$50,000; (o) Dodge Realty Co., Aaron Muller, 149 Bway, Pres; (a) Samuel Cohen, 32 Union sq (463).

HUNTS POINT AV, n e c Seneca av, 1-sty bk strs, 100x50, plastic slate rf; \$20,000; (o) Friedman Holding Corp., Murray Moran, 135 Bway, Pres; (a) Lorenz F. J. Weiher, 271 W 125th (438).

NELSON AV, n w c Macombs rd, 1-sty bk strs, 106.1x133.3, plastic slate rf; \$24,000; (o) Hyman Burman, 198 Bway; (a) Nathan Rotholz, 3295 Bway (462).

WEBB AV, e s, 178.6 s 195th, 2-sty fr dwg, 19x52, slate rf; \$9,000; (o) Mr. & Mrs. Chas. Schaefer, 171 Leroy; (a) John Batz, 60 Reed Mill la (434).

THEATRES.

138TH ST, s s, 100 w Alexander av, 2-sty bk theatre, 42.8x100, slag rf; \$50,000; (o) Herman Stursberg Realty Co., 45 E 17th; (lessee) N. & P. Amus, Co., Daniel B. Newman, 707 St. Nicholas av, Pres; (a) Albert E. Davis, 258 E 138th (471).

Brooklyn

DWELLINGS.

E 16TH ST, 1971-3, e s, 180 n Av P, 2-2½-sty fr 2 fam dwgs, 15.6x45; \$12,000; (o) Alex. Blakely, 2583 Ocean av; (a) Chas. Wessell, 1399 E 4th (2127).

W 17TH ST, 2533, e s, 410 n Av Z, 2-sty bk 2 fam dwg, 25x55; \$10,000; (o) Giuseppe Inculano, 2537 W 17th; (a) Laspin & Samenfeld, 525 Grand (1727).

E 18TH ST, 1573-5, e s, 340 n Av P, 2-sty fr 2 fam dwg, 22x53; \$12,000; (o) H. M. & A. M. Buckley Co., 1265 E 21st; (a) R. T. Schaefer, 1543 Flatbush av (2152).

33D ST, 191-7, n s, 380 e 4 av, six 2-sty bk 1 fam dwgs, 16.8x36; \$24,000; (o) same (1861).

BAY 34TH ST, 26-46, w s, 200 s 86th, 7-2-sty bk 2 fam dwgs, 20x52; \$56,000; (o) Ginsberg & Moss Realty Co., 2034 81st; (a) Isaac Kallich, 8609 Bay pkway (1703).

35TH ST, 140-52, s s, 260 w 4 av, six 2-sty bk 2 fam dwgs, 20x29; \$45,000; (o) Realty Associates, 162 Remsen st; (a) Benj. Driesler, 153 Remsen st (1888).

E 38TH ST, 912-14, w s, 247.6 n Av H, 2-2-sty fr 1 fam dwgs, 13x48; \$12,000; (o) Jos. Barbanto, 53 Park av; (a) Herman A. Weinstein, 375 Fulton (2063).

44TH ST, 1015-29, ws, 100 e 10 av, nine 2½-sty bk 2 fam dwgs, 20.6x68; \$90,000; (o) L. B. R. Bldg. Corp., 547 Sackman st; (a) Benj. Driesler, Jr., 153 Remsen st (1770).

51ST ST, 1604-10, s s, 20 e 16 av, 2-2-sty bk 2 fam dwgs, 20x70; \$24,000; (o) Abraham Eisenstadt, Benj. Herman, 1457 53d; (a) M. A. Cantor, 373 Fulton (1997).

EAST 53D ST, 259-65, e s, 120 s Linden av, 2-2-sty fr 1 fam dwgs, 16x32; \$11,000; (o) Wm. F. Hatje, 230 Troy av; (a) Carl Johnson, 830 Herkimer; (a) McCarthy & Kelly, 26 Court (2002).

79TH ST, 1925-7, n s, 200 e 19 av, two 2-sty bk 2 fam dwgs, 20x58; \$20,000; (o) Vincent Jaccarino, 2958 W 22d st; (a) Morris Perlstein, 49 Fulton av, Middle Village, L. I. (1803).

80TH ST, 1214-20, s s, 90 e 12 av, three 2-sty fr 1 fam dwgs, 20x52.6; \$18,000; (o) Reinhardt Hall, 7822 12 av; (a) Burke & Olsen, 32 Court st (1779).

81ST ST, 2258-70, s s, 120 w 23 av, 4-2-sty bk 2 fam dwgs, 20.6x64; \$50,000; (o) Roslyn Realty Corp., 132 Bay 31st; (a) Jacob Lubroth, 44 Court (2052).

82D ST, 2358-62 s s, 180 w 24 av, 2-2-sty bk 2 fam dwgs, 20.6x64; \$25,000; (o) Harry Hameroff, 436 Hopkinson av; (a) Jacob Lubroth, 44 Court (2053).

84TH ST, 2257-61, n s, 180 w 23 av, 2-2-sty fr 2 fam dwgs, 22x57; \$20,000; (o) R. W. Palmieri, 425 E 116th, Manhattan; (a) Isaac Kallich, 8609 Bay pkway (1706).

84TH ST, 429-43, n s, 373.8 w 5 av, six 2-sty bk 2 fam dwgs, 19.2x59.6; \$72,000; (o) Sydmac Eng. & Const. Co., 248 50th st; (a) Chas. Goodman, 375 Fulton st.

85TH ST, 513-35, n s, 100 e 5 av, 8-2-sty bk 2 fam dwgs, 20x60; \$96,000; (o) Eudar Const. Corp., 247 E 13th, Manhattan; (a) Thos. Bennett, 7826 5 av (2064).

86TH ST, 138-40, s s, 360 w Ridge blvd, 2-sty bk 2 fam dwg, 25x71; \$18,000; Patk Hickey, 96 86th st; (a) John C. Wandell Co., 435 86th st (1929).

E 94TH ST, 1447-9, e s, 275 s Av L, 2-sty fr 2 fam dwg, 18x45; \$8,000; (o) Chas. Kroog, 1447 E 94th st; (a) Gilbert I. Promler, 367 Fulton st (1916).

AV J, 2606-18, s s, 30 e E 26th st, four 2½-sty fr 2 fam dwgs, 20.1x40.2; \$30,000; (o) Substantial Homes Co., 805 Flatbush av; (a) Slee & Bryson, 154 Montague st (1874).

AV J, 2624, s w c E 27th st, 2½-sty fr 2 fam dwgs, 20.1x40.2; \$7,500; (o) same (1875).

AV J, 2602, s e c E 26th, 2½-sty fr 2 fam dwg, 20.1x40.2; \$7,500; (o) same (1876).

AV J, 2601, n e c E 26th st, 2½-sty fr 2 fam dwg, 20.1x40.2; \$7,500; (o) same (1877).

AV J, 2605-19, n s, 20 w E 27th st, five 2½-sty 2 fam dwgs, 20.1x40.2; \$37,500; (o) same (1878).

AV L, 2220-4, s w c E 23d, 2½-sty fr 2 fam dwg, 27.6x52; \$14,000; (o & a) same as above (2047).

AV L, 1204-12, s s, 22 e E 12th, 3-2-sty bk 2 fam dwgs, 20.4x68.8; \$24,000; (o) Herman Glaberson Const. Co.; (a) Slee & Bryson, 154 Montague (2120).

AV O, 1302, s e c E 13th, 2-sty fr 1 fam dwg, 20x40; \$6,000; (o) Saml. Reid, Inc., 220 Bway, Manhattan; (a) Hall & Reid, 220 Bway, Manhattan (1920).

AV O, 1306-12, s s, 25 e E 13th, 3-2-sty fr 1 fam dwgs, 20x40; \$18,000; (o) Saml. Reid, Inc., 220 Bway, Manhattan; (a) Hall & Reid, 220 Bway, Manhattan (1922).

BROOKLYN AV, 1618-20, w s, 227.6 s Glenwood rd, 2-2-sty fr 1 fam dwgs, 16x41.6; \$12,000; (o) Melville Schroeder, 938 E 37th; (a) R. T. Schaefer, 1543 Flatbush av (1837).

BUSHWICK AV, 908, w s, 25 s Van Buren, 2-sty bk 2 fam dwg, 20x60; \$10,000; (o) Moses Duckman, 753 Bushwick av; (a) Wm. C. Winters, 106 Van Siclen av (1828).

BUSHWICK AV, 904, s w c Van Buren, 2-sty bk 2 fam dwg, 25x60; \$12,000; (o & a) same as above (1829).

BUSHWICK AV, 910-14, w s, 50 s Van Buren, 2-2-sty bk 2 fam dwgs, 20x60; \$20,000; (o & a) same as above (1830).

CANAL AV, 3201-5, n w c W 32d, 9-1-sty fr 1 fam dwgs, 20x43; \$31,500; (o) Howard Investing Co., Inc., 361 Fulton; (a) Chas. Infanger & Son, 2634 Atlantic av (1734).

LORRAINE AV, 1141, n s, 20 e Euclid av, 2-sty fr 2 fam dwg, 20x55; \$8,000; (o & a) same as above (2087).

NEPTUNE AV, 153-9, n w c E 11th, 2-1-sty fr 1 fam dwg, 24x26; \$10,000; (o) Assoc. Realty Co., Inc., 163 Remsen; (a) Geo. H. Suess, 1131 Gravesend av (1833).

NEPTUNE AV, 312-14, s s, 1,266.52 w Coney Island av, 2-sty bk 1 fam dwg, 18.8x62; \$8,000; Jos. Solimeo, 1509 Sheephead Bay rd; (a) Jos. J. Galicia, 1 Webers walk (1850).

NEW YORK AV, 1910-12, w s, 340 s Av J, 2-

sty fr 1 fam dwg, 26x30; \$7,500; (o) Mark Caspary, 204 Lewis av; (a) R. T. Schaefer, 1543 Flatbush av (1839).

5TH AV, 815-19, w s, 25 s 33d, 5-2-sty bk 2 fam dwgs, 20x29; \$37,500; (o) Realty Associates, 162 Remsen; (a) Benj. Driesler, 153 Remsen (1886).

5TH AV, 814, n w c 33d, 2-sty bk 2 fam dwg, 20x29; \$7,500; (o & a) same as above (1887).

12TH AV, 8005-9, e s, 32 s 80th, 2-2-sty fr 1 fam dwgs, 17x36; \$10,000; (o) Reinhardt Hall, 7822 12 av; (a) Burke & Olsen, 32 Court (1780).

17TH AV, 5205, e s, 24.6 s 52d, 2-sty fr 2 fam dwg, 20x57; \$10,000; (o & a) same as above (1713).

21ST AV, 8792, w s, 245.10 n Cropsey av, 2-sty fr dwg, 24x59; \$10,000; (o) Abraham Fox, 8784 21 av; (a) Isaac Kallich, 8609 Bay pkway (1705).

Queens

DWELLINGS.

ARVERNE.—Failing st, n s, 360 e Beach 72d, 1-sty fr dwg, 32x33, shingle rf, 2 families, gas; \$7,500; (o) H. F. Miller, Arverne; (a) A. H. Knoll, Rockaway Beach (1345).

ARVERNE.—Beach 70th st, w s, 30 s Amstel blvd, 3-sty bk dwg, 35x77, shingle rf, 2 families, gas, steam heat; \$12,000; (o) Arverne Homestead Corp., Remington av, Arverne; (a) J. P. Powers, Rockaway Beach (1360).

BELLE HARBOR.—Beach 134th st, w s, 491 s Boulevard, 2½-sty fr dwg, 69x27, shingle rf, 1 family, elec, steam heat; \$10,000; (o) Cohocton eRalty Co., 413 E 31st, Manhattan; (a) Lawlor & Haase, 15 W 88th, Manhattan (1353).

CORONA.—Radcliff st, s s, 220 w Corona av, 2-sty bk dwg, 20x54, slate rf, 2 families, gas, steam heat; \$9,500; (o) Mrs. Antoineta Labriola, 19 Radcliff, Corona; (a) Alfred De Biasi, 94 E Jackson av, Corona (1886).

CORONA.—Waldron st, e s, 120 n Martense, 2-sty fr dwg, 30x30, slag rf, 2 families, gas; \$9,000; 2 bldgs; (a) A. G. Scalone, 102 Waldron, Corona; (a) A. F. Brems, 83 Corona av, Corona (1347).

CORONA.—42d st, e s, 75 s Seaboard, 2-sty fr dwg, 20x54, gravel rf, 2 families, gas; \$11,000; (o) Nicola Gvasi, 303 Troutman, Bklyn; (a) Al. L. Marinelli, 15 W Jackson av, Corona (1357).

EDGEMERE.—Camp pl, w s, 140 n Edgemere av, 2-2-sty fr dwgs, 16x30, shingle rf, 1 family, gas, steam heat; \$7,600; (o) Samuel Levy, Jr., Kane Bldg., Far Rockaway; (a) H. Rasmussen, 190 Beach 96th, Rockaway Beach (846-47).

ELMHURST.—24th st, e s, 310 s Roosevelt av, two 2-sty bk dwgs, 19x54, tar & gravel rf, 2 fam, gas, steam heat; \$18,000; (o) Wm. Meyer, Seabury st, Elmhurst; (a) Al Stines, Jr., 300 Grand, Maspeth (1248).

ELMHURST.—Lewis st, s s, 70 w Court terrace, 2-sty bk dwg, 20x51, shingle rf, 2 families, elec, hot water heat; \$10,000; (o) Fred Young, 111 Schley, Glendale; (a) Henry Brucker, 2549 Myrtle av, Ridgewood (1519).

FAR ROCKAWAY.—Morrell pl, n s, 235 w McNiel av, 2½-sty fr dwg, 24x24, shingle rf, 1-family, elec, steam heat; \$9,000; (o) Arthur Birkner, 54 W 39, N. Y. City; (a) Jarvos Kraus, 200 5 av, N. Y. City (1497).

FLORAL PARK.—Lawrence av, n s, 20 w 261st st and 262 st, five 1-sty fr dwgs, 20x30, shingle rf, 1 fam, gas, hot air heat; \$12,500; (o & a) Pease Construction Co., 243 W 34th, N Y C (1238 to 1242 incl.).

FLORAL PARK.—Hillside av, n w cor 262d st and 261st st, thirteen 1-sty fr dwgs, 27x41, shingle rf, 1 fam, gas, hot air heat; \$39,000; (o & a) Pease Construction Co., 243 W 34th, N Y C (1224 to 1235 incl and 1236).

GLENDALE.—Trotter pl, n s, 200 e Ford av, two 2-sty fr dwgs, 16x36, tar & slag rf, 1-family, gas, steam heat; \$8,000; (o) Joseph Stefke, 1661 Norman, Ridgewood; (a) A. Sorice, 363 Fulton, Jamaica (1489).

GLENDALE.—Bertha pl, e s, 448 n Myrtle av, four 2-sty fr dwgs, 20x55, slag rf, 2 fam, gas, steam heat; \$30,000; (o) Schnettinger & Oehler, 1821 Linden st, Ridgewood; (a) F. F. Wonnberger, 1125 Decatur st, Bklyn (1361-62).

HOLLIS.—Elmer st, w s, 74 s South st, two 2-sty fr dwgs, 22x26, shingle rf, 1 fam, gas, steam heat; \$14,000; (o) Joe Russo, Farmers av & South st, Hollis; (a) H. T. Jeffrey, Jr., 309 Fulton st, Jamaica (1378-79).

HOLLIS.—Palatina av, e s, 180 s Hillside av, 2½-sty fr dwg, 22x34, shingle rf, 1 fam, gas, steam heat; \$8,000; (o) Joe Peitrowski, Farmer av, Hollis; (a) H. T. Jeffrey, Jr., Jamaica (1380).

HOWARD BEACH.—Elkhorn st, e s, 120 s Dunham, 2-1 sty fr dwgs, 21x36, shingle rf, 1 family, gas, steam heat; \$10,000; (o & a) Lars Leidahl, Howard Beach (1515-16).

JAMAICA.—Henley rd, s s, 229 w Chevy Chase rd, 2½-sty fr dwg, 28x28, shingle rf, 1-family, gas, hot water heat; \$8,000; Nicholas Lammers, 466 Onderdonk av, Ridgewood; (a) Geo. Clark, 1756 Armand pl, Ridgewood (1492).

JAMAICA.—Metropolitan av, n w c 125th, 7-2-sty fr dwgs, 16x36, shingle rf, 1 family, gas, steam heat; \$24,500; (o) John Rothbaum, 230

Graham av, Bklyn; (a) A. P. Sorice, 363 Fulton, Jamaica (888 to 894).

JAMAICA.—Oceanview av, s s, 220 w Flushing av, 1-2-sty fr dwgs, 24x45, shingle rf, 2 families, gas, steam heat; \$48,000; (o & a) Bernard A. Zinis, 420 Lorimer, Bklyn (880 to 883).

JAMAICA.—Metropolitan av, n s, 100 e 125th, eight 2-sty fr dwgs, 16x36, shingle rf, 1 fam, gas, steam heat; \$25,000; (o) John Rothbaum, 230 Graham av, Bklyn; (a) A. P. Sorice, Jr., 363 Fulton st, Jamaica (1175 to 1182).

L. I. CITY.—N William st, s s, 108 e Willow, 2-sty bkdwg, 21x40, gravel rf, 2 families, gas; \$8,000; (o & a) Panfilo Di Virgilio, 16 N William, Manhattan (1518).

LONG ISLAND CITY.—16th av, w s, 85 s Grand av, sixteen 2-sty bk dwgs, 16x31, slag rf, 1 fam, elec, hot water heat; \$64,000; (o) Hartley Homes, Inc., 27 William st, N. Y.; (a) Stephen D. Bowes, 311 E 165th st, N. Y. (1366-67-68).

LONG ISLAND CITY.—4th av, w s, 175 s Potter av, 2-sty bk dwg, 22x50, slag rf, 2 fam, gas, hot water heat; \$10,000; (o) Jos. Dallauegro, 940 1st av, N. Y.; (a) F. Chmelik, 796 2d av, L. I. City (1212).

LONG ISLAND CITY.—4th av, w s, 141 n Flushing av, 2-sty bk dwg, 21x50, slag rf, 2 fam, gas, hot water heat; \$10,000; (o & a) Salvator Lembo, 66 Hallett st, L. I. City (1210).

MASPEETH.—Nagy st, w s, 200 s Juniper rd, 2-2-sty bk dwgs, 20x55, slag rf, 2 families, gas; \$12,000; (o) Julius Hoffman, Sr., 663 Forest av, Ridgewood; (a) Bly & Hamann, 551 Nostrand av, Bklyn (932).

METROPOLITAN.—Zeidler st, n s, 293 e Andrew, eight 2-sty fr dwgs, 16x48, tar & gravel rf, 2-family, gas, hot air heat; \$46,400; (o) Zeidler St. Realty Co., Inc., 651 Fresh Pond rd, Ridgewood; (a) Louis Berger & Co., 1696 Myrtle av, Ridgewood (472-471).

MIDDLE VILLAGE.—Hinman st, e s, 350 n Market, 2-sty bk dwg, 20x53, slag rf, 2 families, gas; \$9,000; (o) Joseph Bar, 44 Hinman, Middle Village; (a) Morris Perlstein, 49 Fulton av, Middle Village (215).

MORRIS PARK.—119th st, e s, 140 s Sutter av, 2-2-sty fr dwgs, 15x31, shingle rf, 1 family, gas, steam heat; \$10,000; (o) Anna A. Johnston, 631 Briggs av, Richmond Hill; (a) Geo. E. Crane, Richmond Hill (529-530).

NEPONSET.—Beach 142d, w s, 60 s Neponset av, 2½-sty fr dwg, 30x28, shingle rf, 1 family, gas, elec, steam heat; \$12,000; (o) Mrs. Lucy Wolfe, 343 Beach 146th, Neponset; (a) W. T. Kennedy Co., Rockaway Beach (368).

NORTH BEACH.—Walcott av, s e c, & Rosecrand st, 2-sty bk dwg, 20x40, slag rf, 2 fam, gas, steam heat; \$9,500; (o) Antonio Comi, 277 Mott st, N. Y. City; (a) Harold Santasiore, 4-5 Court sq, Bklyn (1326).

QUEENS.—Osceola av, s e c, & Durand av, 17 2-sty fr dwgs, 20x26, shingle rf, 1 fam, gas, steam heat; \$76,500; Grace Stewart, Bellaire Gardens, Queens; (a) Louis Danancher, 328 Fulton st, Jamaica (1269 to 1285, incl.).

QUEENS.—Osceola av, s e c, & Durand av, 8 2½-sty fr dwgs, 24x46, shingle rf, 2 fam, gas, steam heat; \$63,000; Grace R. Stewart, Bellaire Gardens; (a) Louis Danancher, 328 Fulton st, Jamaica (1286 to 1293, incl.).

QUEENS.—Manhattan av, w s, 100 n Osceola av, six 2-sty fr dwgs, 18x26, shingle rf, 1 fam, gas, steam heat; \$24,000; (o) Grace R. Stewart, Bellaire Gardens; (a) Louis Danancher, 328 Fulton st, Jamaica (1329 to 1334, incl.).

QUEENS.—Durand av, e s, 100 n Osceola av, eight 2-sty fr dwgs, 18x26, shingle rf, 1 fam, gas, steam heat; \$32,000; (o) Grace R. Stewart, Bellaire Gardens; (a) Louis Danancher, 328 Fulton st, Jamaica (1335 to 1342, incl.).

QUEENS.—Chestnut st, s s, 100 e Madison av, 2-2-sty fr dwg, 16x32, shingle rf, 1 family, gas, hot air heat; \$10,000; (o) John Aylmer, Orange st, Queens; (a) Walter I. Halliday, 28 Unionhall, Jamaica (956-957).

QUEENS.—Madison av, e s, 40 s Chestnut, 2-2-sty fr dwgs, 16x32, shingle rf, 1 family, gas, hot air heat; \$10,000; (o) John Aylmer, Orange st & Madison av, Queens; (a) Walter I. Halliday, 28 Unionhall, Jamaica (958-959).

RICHMOND HILL.—Lefferts av, e s, 25 s Kimball av, 4-2-sty fr dwgs, 22x45, shingle rf, 2 families, gas, steam heat; \$34,000; (o) Chas. Schnoor, 17 Rene pl, Ridgewood; (a) Chas. W. Vanderbeck, 463 Elm, Richmond Hill (963-64-65-66).

RICHMOND HILL.—123d st, e s, 275 n Central av, 2-sty fr dwg, 18x52, slag rf, 2 families, gas; \$9,000; (o & a) Alfred Ward, 4543 Chichester av, Richmond Hill (426).

RICHMOND HILL.—Lefferts av, s e c, Kimble pl, 2-sty fr dwg, 18x55, slag rf, 2 families, gas, steam heat; \$8,000; (o) Chas. Schnoor, 17 Rene pl, Ridgewood; (a) C. W. Vanderbeck, 463 Elm, Richmond Hill (585).

RICHMOND HILL.—117th st, w s, 100 n Roanoke av, 2-sty fr dwg, 20x55, shingle rf, 2 fam, gas, steam heat, 1-sty fr garage; \$7,600; (o) Jacob & Clara Schmuck, 531 Grandview av, Ridgewood; (a) Louis Berger & Co., 1696 Myrtle av, Ridgewood (1309-10).

RIDGEWOOD.—Freemont st, w s, 100 Hughes, three 2-sty fr dwgs, 18x56, slag rf, 2-family, elec, hot air heat; \$21,000; (o) Jacob Brownberg, 2127 Metropolitan av, Ridgewood; (a) Wm. Von Felde, 2188 Metropolitan av, Middle Village (1500).

RIDGEWOOD.—Millwood av, n s, 40 w Charlotte av, four 2-sty fr dwgs, 16x52, tar & gravel rf, 2-family, gas, hot air heat; \$24,000; (o) Bernard A. Ruoff, 1434 Myrtle av, Bklyn; (a) H. T. Jeffrey, Jr., Jamaica (1498-99).

RIDGEWOOD.—Forest av, w s, 50 n Bleecker, 2-sty bk dwg, 18x55, gravel rf, 2 family, gas, hot air heat; \$9,000; (o) Mary E. Hahn, 10 John, Ridgewood; (a) John Vandevogt, 2157 Bleecker, Ridgewood (916).

RIDGEWOOD.—Freemont st, e s, 95 n Catalpa av, seven 2-sty fr dwgs, 16x36, gravel rf, 1 family, gas, hot air heat; \$28,000; (o) Otto Dirksen, 1872 Stanhope, Ridgewood; (a) John Vandevogt, 2157 Bleecker, Ridgewood (917 to 920).

RIDGEWOOD.—Charlotte av, n w c Millwood av, two 2-sty fr dwg, 16x52, shingle rf, 2 fam, gas, hot air heat; \$10,000; (o) Bernard A. Ruoff, 1434 Myrtle av, Bklyn; (a) H. T. Jeffrey, Jr., Jamaica (1381).

RIDGEWOOD.—Cooper av, s s, 40 e Wilton av, 2-2-sty bk dwgs, 16x40, tar & slag rf, 1 family, gas, steam heat; \$16,000; (o) Jacob Denton, Cooper av & Pansy st, Glendale; (a) Henry Brucker, 2549 Myrtle av, Ridgewood (1520).

RIDGEWOOD.—Pansy st, e s, 306 b Cooper av, 2 2-sty bk dwg, 19x42, gravel rf, 1-fam, gas, steam heat; \$16,000; (o) Mrs. L. V. Smith, 131 Noble st, Greenpoint; (a) John W. Fletcher, Bellaire Park (784).

RIDGEWOOD.—Fairview av, e s, 25 s Himrod st, 3-sty bk dwg, 20x55, gravel rf, 3 fam, gas, steam heat; \$15,000; (o) Jacob Alexander, 451 Fairview av, Ridgewood; (a) Fred Vollweiler Co, 1612 Bway, Bklyn (1218).

RIDGEWOOD.—George st, s e c Cypress av, 15-2-sty bk dwgs, 17x34, tar slag rf, 1 family, gas, steam heat; \$75,400; (o) George H. Westhall, 1830 Myrtle av, Ridgewood; (a) Louis Berger & Co., 1696 Myrtle av, Ridgewood (835-836-837).

ROCKAWAY BEACH.—Beach 68th st, e s, 175 n Boulevard, 2-sty bk dwg, 22x65, slag rf, 2 fam, gas, steam heat; \$10,000; (o) M. Margolis, Arverne; (a) Jos. P. Powers, Rockaway Beach (1204).

ROCKAWAY BEACH.—Beach 92d st, e s, 106 s Boulevard, 2-sty fr dwg, 19x59, shingle rf, 2 families, gas; \$10,000; (o) G. E. Ryan, Beach 92d, Rockaway Beach; (a) A. H. Knoll, Rockaway Beach (1346).

ROCKAWAY BEACH.—Beach 116th st, s w c Washington av, 2-2-sty fr dwgs, 46x27, shingle rf, 2 families, gas, steam heat; \$10,000; (o) H. Kanter, White st & Mott av, Far Rockaway; (a) H. Rasmussen, 190 Beach 96th, Rockaway Beach (853-854).

SOUTH OZONE PARK.—Alwick av, s s, 100 e Davis av, 6-2½-sty fr dwgs, 18x36, shingle rf, 1 family, gas, steam heat; \$30,000; (o & a) Frank Grumbach, South Ozone Park (827 to 832).

SOUTH OZONE PARK.—107th av, s e c 93d, 2-sty bk dwg, 20x40, shingle rf, 1 family, elec, steam heat, & bk garage; \$7,700; (o) Katherine

s Barile, 10544 Woodhaven blvd, Woodhaven; (a) Burke & Olsen, 32 Court, Bklyn (1553-4).

SPRINGFIELD PARK.—Sheffield st, n s, 240 e Harding, 2-2-sty fr dwgs, 20x25, shingle rf, 1 family, gas, pipeless heat; \$8,000; (o) Mary E. & Elizabeth Oliver, 3737 Willet av, Manhattan; (a) Wm. Connor, Baffa st, Jamaica Park (814-15).

ST. ALBANS.—173d st, w s, 260 s 115 av, 2-sty fr dwg, 24x29, shingle rf, 1 fam, gas, steam heat, & fr garage; \$8,450; (o) Alois Golzappel, 7 Halleck av, Ridgewood; (a) A. P. Sorice, 363 Fulton, Jamaica (1543-44).

ST. ALBANS.—Fern st, es, — n Central av, 2½-sty fr dwg, 34x24, shingle rf, 1 fam, gas, steam heat; \$7,500; (o & a) Dellano Smith Co., St. Albans (1166).

ST. ALBANS.—Garden av, w s, 60 n Rutland st, 2½-sty fr dwg, 36x23, shingle rf, 1-fam, gas, elec; \$8,000; (o) Dellano Smith, 437 5th av; (a) H. T. Jeffrey, jr., Fulton st, Jamaica (662).

UNION COURSE.—90th av, e s, 96 w 75 av, 7-2-sty fr dwgs, 20x30, shingle rf, 1 family, gas, steam heat; \$52,000; (o) Gatehouse Bros., Inc., 57 Chestnut, Bklyn; (a) Geo. E. Crane, Richmond Hill (520-21-222-23-24-25-26).

UNION COURSE.—74th pl, n w c 90 av, 11-2-sty fr dwgs, 16x40, shingle rf, 1 family, gas, steam heat; \$55,000; (o) Gatehouse Bros., Inc., 57 Chestnut, Bklyn; (a) Geo. E. Crane, Richmond Hill (537 to 548).

WHITESTONE.—8th av, n e c & 17th st, 2-sty fr dwg, 32x22, slag rf, 1 fam, gas; \$8,000; (o) B. Ruffini, 8 av & 17th st, Whitestone; (a) J. P. Hanson, 18th st, Whitestone (1474).

WOODHAVEN.—98th st, e s, 925 n 91 av, 5-2-sty fr dwgs, 20x55, shingle rf, 2 families, gas, steam heat; \$37,500; (o) G. M. Dreker & Co., 70 Elderts la, Bklyn; (a) Chas. Infanger, 2634 Atlantic av, Bklyn (1548 to 1552).

WOODHAVEN.—103d av, n w c 98th, 2-sty fr dwg, 22x40, tar & gravel rf, 2 families, gas, steam heat; \$8,500; (o & a) Sam Meo, Woodhaven (666).

WOODHAVEN.—90th st, w s, 96 n 107 av, 8-2-sty fr dwgs, 16x35, shingle rf, 1 family, gas, steam heat; \$28,000; (o) Eiermann Bros., 99 Williams, Jamaica; (a) Chas. Infanger & Sons, 2634 Atlantic av, Bklyn (646 to 653).

WOODHAVEN.—Park Lane, n s, 451 e 94th, 4-2-sty fr dwgs, 32x35, shingle rf, 1 family, gas, steam heat; \$20,000; (o) Woodrich Eng. Co., Harvard av, Jamaica; (a) P. H. Dein, Jamaica (404-405).

WOODHAVEN.—78th st, e s, 120 s 97th av, nine 2-sty fr dwgs, 20x30, with garage, tar & slag roof, 1-family, gas, steam heat; \$43,200; Herman Schroeder, 791 Carroll, Bklyn; (a) Louis Berger & Co., 1696 Myrtle av, Ridgewood (473).

WOODHAVEN.—94th st, e s, 180 n Pitkin av, two 2-sty bk dwgs, 22x42, shingle rf, 2 family, gas, steam heat; \$16,000; (o) Michael Weber, 95 Foxall, Bklyn; (a) Edwin Georgi, 8743 97th, Woodhaven (922).

WOODHAVEN.—76th st, e s, 323 n 90 av, 4-2-sty fr dwgs, 19x42, shingle rf, 2 families, gas, hot air heat; \$30,000; (o) Chichester Realty Co., 8319 Chichester av, Jamaica; (a) Chas. Koester, 9 Jackson av, L. I. City (765-766).

CHESLEY DOORS

FIRE PROOF STANDARDIZED
SHIPPED FROM STOCK

WHEREVER either law or client demands fireproof doors, beauty and safety may be gained most economically with Chesley Doors. Chesley Doors have no rivets, bolts, open joints, or separate moldings. Easily finished to harmonize with interior. Light weight but absolutely fire-safe. Cost only slightly more than wood; much less than hollow metal. Large stocks in all centers insure prompt delivery. See Sweet's and write.

A. C. CHESLEY CO., Inc.
5704 E. 133d St., New York
Telephone:
Melrose 2452 and 2453



Richmond. DWELLINGS.

ANNADALE.—Henry st, s s, Poillon av, 150 e, 1½-sty fr dwg, rubberoid rf, 32x27; \$3,500; (o) Adolph Wissert, 337 Poillon av; (a) G. V. Rasmussen, Castleton av, Port Richmond, S. I. (48).

CLOVENA PARK.—Seneca av, w s, w c Oswego, 2-sty fr dwg, 26x36, rubberoid rf; \$5,000; (o & b) Guissepe Zinna, 180 1st av, N. Y. C.; (a) same (89).

GRANT CITY.—Prescott av, e s, 200 s Krelser, 2-sty fr dwg, 26x26, asbestos shingle rf; \$4,800; (o) Chas. Kaufman, Prescott av, Tysen Manor; (a) Otto Johnson, 8 Dubois av, Richmond, S. I. (92).

GRANT MANOR.—Bancroft av, n s, 60 w Edison, 2-sty fr & stucco dwg, 25x28, asphalt shingle rf; \$5,000; (o) Henry Dodson, Detroit st, Princess Bay, S. I.; (a) E. A. Stein, Carlton av, Huguenot Park, S. I.; (m) Robert Pearsall, Pleasant Plains, S. I. (158).

GREAT KILLS.—Cedar pl, s s, 200 n e Hillside ter, two 2-sty fr dwgs, 25x26, shingle rf; \$5,000 each; total, \$10,000; (o) F. E. B. Development Co., 204 Water st, N. Y. City; (a) A. Rickard, 1361 E 17, Bklyn, N. Y.; (m) Wm. L. H. Gallin, 252 Front, N. Y. City; (c) Edward Egan, 11th st & 5th av, Bklyn, N. Y. (153).

NEW BRIGHTON.—Pine st, e s, 90 South Stanley av, 1½-sty fr dwg, shingle rf, 22x33; \$2,800; (o) Vincent Fiore, Glen av, New Brighton, S. I.; (m & b) same (67).

NEW BRIGHTON.—Cortelon pl, e s, 500 — Henderson av, two 2-sty fr dwgs, shingle rf, 22x28; \$5,000 total; (o & b) W. V. Cogan, 120 Franklin av, New Brighton, S. I. (44).

NEW BRIGHTON.—Highview av, w s, 150 Buchanan st, 2-sty fr dwg, 24x36, shingle rf; \$7,500; (o) Patrick Mahoney, Taft av, New Brighton, S. I.; (a) W. V. Cogan, New Brighton, S. I. (32).

PORT RICHMOND.—Stevens pl, s s, 254 w Decker av, five 2-sty fr dwgs, 18x24, shingle rf; \$15,000; (o & b) O. O. Odegaard, 183 Sharpe av, Port Richmond, S. I. (111).

PORT RICHMOND.—Stevens pl, s s, 130 w Decker av, four 2-sty fr dwgs, 19x28, shingle rf; \$15,000; (o & b) O. O. Odegaard, 183 Sharpe av, Port Richmond, S. I. (112).

ROSEBANK.—Charles st, e s, 287 n St Mary's av, 2-sty fr dwg, 22x30, shingle rf; \$3,400; (o) Senrone Curatolo, 199 St Marys av; (a) Jos. Sanza, Rosebank, S. I. (91).

TOMPKINSVILLE.—Sherman av, e s, — n Corson av, 2-sty bk dwg, 22x50, rubberoid rf; \$9,500; (o) Louis & Marie Ricca, Tompkinsville, S. I.; (a) Daniel Santoro, Stapleton, S. I. (147).

TOMPKINSVILLE.—Woodstock av, n e s, 200 nw Oxford pl, 2½-sty fr dwg, 25x31, shingle rf; \$5,600; (o) Robert J. Hutton, 30 York ter, New Brighton, S. I.; (a) Chas. Feist, 216 Bay, Tompkinsville, S. I. (51).

WEST BRIGHTON.—Seneca st, 229 w Burger av, 2-sty fr dwg, 16x34, shingle rf; \$4,500; (o) Walter McSarry, 197 Hampton pl, Bklyn, N. Y.; (a) H. Pelcher Port Richmond, S. I.; (c) Myhre & Jensen, 142 Decker av, Port Richmond, S. I. (154).

W. BRIGHTON.—Myrtle av, n s, 440 w Elizabeth st, 2½-sty fr dwg, shingle rf, 19x30; \$3,500; (o) Peter Larsen, 50 Decker av, P. R., S. I. (22).

PLANS FILED FOR ALTERATIONS

Manhattan

ESSEX ST, 173, remove show window, columns, new beams, show windows in 5-sty bk str & tint; \$1,000; (o) Meyer B. Warmbrand, 173 Essex; (a) Louis A. Sheinart, 194 Bowery (372).

GRAND ST, 341, remove wall, arch, raise 3 and rf tier beams, new 2-tier beams, windows, t. c. wall, on 2 and 3-sty bk and frame stores and offices; \$6,000; (o) Matthew De Beauchant, Freeport, L. I.; Edw. P. Minaldi, Mt. Clair, N. J.; (a) Irving Fenichel, 583 Bedford av, Bklyn (344).

GREENWICH ST, 109, remove wall, new partitions, fire retard ceiling in 6-sty bk —; \$1,000; (o) Regina B. Saporta, 796 6 av; (a) John H. Knubel, 305 W 43d (334).

JOHN ST, 17-23, remove rf, new 10 add stys, tile and slag rf, rearrange stairs, toilets, elevators in 2-sty bk restaurant, stores, offices; \$330,000; (o) 17 John St. Corp., 52 William st; (a) Clinton & Russell, 100 Maiden la (387).

PEARL ST, 134, 2 new add stys on 2-sty bk elect transformer station; \$40,000; (o) The N. Y. Edison Co., 130 E 15th; (a) Wm. Whitehill, 41st & 6 av (373).

ORCHARD ST, 126-30, new partitions, store room, toilets, conc floor, steps, ventg duct in 5-sty bk telephone central office blug; \$5,000; (o) N. Y. Telephone Co., 15 Dey; (a) Edw. A. Munger, 104 Broad (364).

WASHINGTON ST, 213, new cooler, meat bins, offices, toilets, steel girder, columns, in

3-sty bk stores and lofts; \$4,300; (o) M. Appell & Co., 564 W 144th st; (a) P. P. (369).

3D ST, 285 E, remove wall, partitions, new wall, partitions in 3-sty bk tint; \$8,000; (o) Morris Beck, 71 Av D; (a) Jacob Fisher, 25 Av A (338).

22D ST, 212 E, new extensions, change partitions in 4-sty bk store and apart; \$12,000; (o) Louis N. Hartog, New Rochelle, N. Y.; (a) Morgan M. O'Brien, 49 E 90th st (359).

24TH ST, 354-56 W, new bathrooms, kitchen fixts, extension, rearrange partitions in 4-sty bk store and apart; \$3,500; (o) Henry Brenwasser, 356 W 24th st; (a) Jos. Mitchell, 332 W 24th st (357).

24TH ST, 102-6 W, remove beams, new extensions, pier, girder, toilets, in 1 and 2-sty bk milk depot; \$6,000; (o) Elmer A. Darling, 23 E 21 st; (a) Edw. Morrison, 430 W 23d st (385).

29TH ST, 327-5 E, new celluloid storage vault, partitions in 10-sty bk factory; \$1,500; (o) 329 E. 29th St. Corp., 505 5th av; (a) Fredk. W. Moore, 154 Nassau st (379).

37TH ST, 61 W, new fire escape, doors, extend stairs in 4-sty bk store factory and studio; \$1,500; (o) Solomon May, 642 6th av; (a) Geo. Keister, 56 W 45th st (362).

42D ST, 529 to 49, new fue on 6-sty bk warehouse; \$1,000; (o) Farmers Loan & Trust Co., 16-22 William, exr for est Archibald Russell; (a) L. C. Holden, 103 Park av (343).

42D ST, 128 W, remove stairs, vault lights, new stairs, doors, skylights, flooring, partitions in 4-sty bk store and apart; \$3,500; (o) Chas. Thorley, 604 5th av; (a) P. P. (350).

48TH ST, 166 W, new ext, rearrange apts in 4-sty bk str & apts; \$4,000; (o) Jos. Friedman, 166 W 48th; (a) Wm. J. Russell, 73 W 46th (336).

59TH ST, 139 E, new store front on 6-sty bk store and tint; \$1,500; (o) Arcade Rity Co., 59th st and Lexington av; (a) Elisha H. Jones, 105 W 40th st (345).

72D ST, 151 W, remove front, partitions, new extensions, partitions in 6-sty bk res; \$30,000; (o) Redstone Holdg. Co., 30 W 57th st; (a) Gail T. Brown, 30 W 57th st (367).

76TH ST, 433 E, new add sty, extend stairs in 2-sty bk garage; \$6,000; (o) Anton Bobaty, 433 E 76th st; (a) Otto L. Spannhake, 116 Nassau st (355).

77TH ST, 61-63 E, new tank on 9-sty bk girls' boarding school; \$1,500; (o) Mrs. John O'Hara Cosgrove, 52 E 78th st; (a) P. P. (370).

85TH ST, 225 E, new extension, hot water supply, bath room, show window in 4-sty bk tint; \$5,000; (o) Krentzer Quartette Club, 228 E 86th st; (a) Geo. Dress, 116 W 39th st (353).

110TH ST, 100-2 E, new partitions, toilets, girders, columns, stores, in 4-sty bk store and apts; \$2,000; (o) John E. Souers, 100 E 110th st; (a) Max Hirsch, 26 Court st, Bklyn (380).

112TH ST, 328 E, remove frame extension, partitions, new bk extensions, partitions, skylights on 3-sty bk Market and factory; \$5,000; (o) Alessandra Gioffe, 247 E 111th st; (a) Richard Shutkind, World Bldg (348).

121ST ST, 120 W, new ext, toilet in 4-sty bk dwg; \$1,000; (o) Dr. Nathan S. Stang, 120 W 121st; (a) Alfred A. Beruhe, 220 W 42d (303).

125TH ST, 71-5 W, new storage room in 2-sty bk store and restaurant; \$1,000; (o) Est Susan Hoagland, 37 Liberty st; (a) M. W. Del Gaudio, 158 W 45th st (378).

133D ST, 24 W, remove windows, door, new extension, beams, roof, skylight, metal ceiling, in 4-sty bk store and tint; \$1,400; (o) The Mortiren Rity Corp., 1944 Madison av; (a) Alfred E. Brandon, 30 W 134th st (346).

AMSTERDAM AV, 1389-99, notch out girders for additional clearance in 3-sty bk car barn; \$2,500; (o) 3d Ave. R. Ry. Co., 2396 3d av; (a) P. P. (384).

BROADWAY, 2220-6, new mezzanine on 2-sty bk str & offices; \$4,000; (o) Archibald D. Russell, 20 Exchange pl; (a) Stephen J. Devoe, 152 Clifton av, Laurel Hill, L. I. (340).

BROADWAY, 2555, new engine room add on 3-sty bk restaurant; \$2,000; (o) Schulte Rity Co., 284 Bway; (a) Van R. H. Greene, 35 Warren (335).

BWAY, 864, new fire escape, f. p. windows, stairs, skylight, on 4-sty bk store and factory; \$1,200; (o) Gertrude B. T. Griffiths, care Cammann, Voorhees & Floyd, 84 Williams st; (a) Chas. Muller, 30 Front st (376).

BWAY, 2852, remove stairs, toilets, windows, new stairs, lift, coal vault, beams in 3-sty bk restaurant; \$25,000; (o) Childs Co., 200 5th av; (a) John C. Westervelt, 36 W 34th st.

CATHEDRAL PKWAY, s e c Bway, remove piers, stairs, str front, new columns, girders, stairs, str front, lower 1st tier beams in 2-sty bk str & lunch room; \$15,000; (o) The Broadway Varieties Corp., 840 10 av; (a) J. C. Watson, 271 W 125th (368).

CENTRAL PARK SO, 120, new partitions, plumbing fixt, elect lights in 6-sty bk club; \$1,800; (o) Catholic Club, 120 Central Pk So; (a) Robt. A. Fash, 163 W 20th st (358).

EAST END AV, 140, remove stairs, parti-

tions, walls, new stairs, elev and shaft, bath rms, fixtures, kitchen and laundry, hot water hfg system, elect wiring and fixt, pent house, 2 3-sty bk dwgs; \$10,000; (o) Armand de Richlieu, 140 East End av; (a) Renwick, Aspinwall & Tucker, 8 W 40th st (371).

LEXINGTON AV, 746, new front, elev, partitions, extension, raise 1 and 2 floors in 4-sty bk store and apart; \$15,000; (o) Morris H. Harris, 54 E 23d st; (a) Geo. A. Schonewald, G C Term (354).

MADISON AV, 102, remove part of floor, new pat winding stairs in 12-sty bk store and factory; \$1,000; (o) Brunswick Rity Co., 35 W 39th st; (a) Maximilian Ziples, 432 4th av (377).

PARK AV, 444-46, remove front, new f. p. stairs and hall, elevator, rearrange partitions in 4-sty bk stores and offices; \$30,000; (o) Henry H. Pease, 285 Lexington av; (a) S. Edson Gage, 28 E 49th st.

1ST AV, 770, new reinf conc sheep runway, shaft in 6-sty bk abattoir; \$3,000; (o) Dennis A. Harrington, 770 1st av; (a) Jacob Gescheidt, 142 E 43d st (383).

2D AV, 84, remove partitions, new stairs, partitions, in 3½-sty bk stores and dwg; \$1,000; (o) Matilda Rosen, 84 2d av; (a) Jacob Fisher, 25 Av A (374).

2D AV, 2242, new stairs, bulkhead, fire retard, partitions, in 4-sty bk store factory and apts; \$1,500; (o) Benj. Silverman, 13 E 58th st; (a) Saml. Cohen, 32 Union Sq (366).

3D AV, 247-51, remove elevator, new elevator shaft, wall on 5-sty bk laundry & factory; \$1,000; (o) Marie Barth, Helena, Mont.; (a) John H. Deeves & Bros., 103 Park (342).

5TH AV, 576-8, new mezzanine in 11-sty bk stores and offices; \$3,000; (o) Wm. W. Fuller, 1072 5th av; (a) Wm. F. Hemstreet, Woolworth bldg (381).

WELFARE IS, opp E 60th ST, remove and replace 1600 sq ft reinf conc floor in 10-sty bk elev storehouse; \$3,000; (o) City of N. Y., Dept. of Public Welfare, Municipal Bldg; (a) Sylvester A. Taggart, 10th floor, Municipal Bldg (365).

Bronx

162D ST, 861 E, 3-sty br extension, 14x39, new chimney, new stairs and new partitions to 3-sty br and fr dwg and hall; \$12,000; (o) Frida Sauberman, on prem; (a) Frank Klein, 993 Morris av (80).

180TH ST, 809, raise and build cellar and 1-sty of stone and br under 2-sty fr str and dwg; \$6,000; (o) Wm. Frisch, 1642 Madison av; (a) Nathan Langer, 81 E 125th st (84).

UNIVERSITY AV, 1588, new dumb waiter, new plumbing and new partitions to 1-sty br str and lunch room; \$2,000; (o) Max Nowak, 973 Whitlock av; (a) Maurice Courland, 47 W 34th st (85).

WEEKS AV, 1729-1731, 2 3-sty br extensions, 20x9, and build 1-sty of fr upon each bldg, move 1 bldg to front of lot, to 2-sty br and fr str and dwgs; \$7,500; (o) Louis Zaritzky, 470 Tremont av; (a) R. J. and F. J. Johnson, 375 E. Fordham rd (86).

WHITE PLAINS AV, 4761, 3-sty br extension, 82x67.42 to 3-sty br storage and garage; \$40,000; (o) John Stahl, on prem; (a) Fireproof Products Co., Bridgeport, Conn. (82).

CLINTON AV, 1830, new plumbing, new partitions to 3-sty br tint; \$1,200; (o) Herman Newburgh, on prem; (a) Chas. A. Newburgh, 771 Crotona av (78).

Brooklyn

HICKS ST, 60, w s, 753 n Cranberry st, ext and int alts, 3-sty fr 2-fam dwg; \$3,500; (o) Fredk. L. Cussart, 604 E 4th st; (a) Stoughton & Stoughton, 96 5th av, N. Y. (2696).

DEKALB AV, 949, n s, 325 w Lewis av, st fr and int plmbg, 3-sty br st and 4-fam dwg; \$6,500; (o) Gussie Hanft, on prem; (a) Fred Vollweiler, 1612 Bway (2709).

MYRTLE AV, 2537, n e c, Raymond st, ext, st fixts and int, 3-sty bk garage, st and 2-fam dwg; \$7,000; (o) Chas. Schaeffer, on prem; (a) Glucroft & Glucroft, 729 Flushing av (2713).

5TH AV, 4519-23 n e c, 46th st, ext, st fr and int plmbg, 1-sty conc, stores; \$3,000; (o) Herbt. J. Callister, on prem; (a) John C. Wandell Co., 425 86th st (2718).

Richmond

GREAT KILLS, Nelson av, e s, Amboy rd, 100 so, 2-sty fr dwg, 30x40, shingle rf; \$1,500; (o) Robert Cutting, 17 Neison av, Great Kills (73).

PORT RICHMOND, 704 Williambrook rd, So Richmond Turnpike, 3-sty fr dwg, 42x30x55; \$3,000; fire repairs, add sty, install new heating system; (o) Dr. V. Gliberty and J. B. Galaute, 11 Charlton st and 41 Grand st, N. Y. C.; (a) P. P.; (builder) Frank Albamo, 158 Prince st, N. Y. C. (56).

PORT RICHMOND, 770 Richmond av, 1-sty store and dwg, bk, 16x50; \$4,000; (o) Salvatore Bellezza, 770 Richmond av, P. R.; (a) Harry W. Pelcher, 286 Richmond av, P. R.; (mason) R. H. Leadiy, 23 Winant av, P. R., S. I.; alt consist of additional story and ext (rear) (67).

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; E. S. DODGE, Vice-President; J. W. FRANK, Secretary-Treasurer

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

Copyright, 1922, by The Record and Guide Company,

119 West 40th Street, New York (Telephone: Bryant 4800)

VOL. CIX
NO. 10 (2817)

NEW YORK, MARCH 11, 1922

25c. A COPY
\$12.00 A YEAR

Advertising Index

Page

A. B. See Electric Elevator, 4th Cover	
Ackerly, Orville B.	307
Adams & Co.	506
Adler, Ernest N.	307
American Bureau of R. E.	304
American Enameled Brick & Tile Co.	313
Ames & Co.	2d Cover
Amy & Co., A. V.	2d Cover
Anderson Brick & Supply Co., 4th Cover	
Anderson & Co., James S.	2d Cover
Armstrong & Armstrong.	307
Ashforth & Co.	2d Cover
Athens Brick Lime & Cement Co., 4th Cover	
Automatic Fire Alarm Co.	314
Balter, Alexander.	306
Bauer, Milbank & Molloy.	306
Bechmann, A. G.	308
Bell Co., H. W.	314
Boyd, James.	302
Boylan, John J.	2d Cover
Brener, Samuel.	302
Brennan, Edmund M.	307
Brett & Goode Co.	Front Cover
Brooks & Momand.	302
Brown, Frederick.	302
Brown Co., J. Romaine.	Front Cover
Builders' Brick & Supply Co., 4th Cover	
Bulkley & Horton Co.	308
Busher & Co., Eugene J.	2d Cover
Butler & Baldwin.	Front Cover
Cammann, Voorhees & Floyd, 2d Cover	
Carpenter, Leonard J.	2d Cover
Chauncey Real Estate.	2d Cover
City Investing Co.	292
Classified Advertising.	305
Coburn, Alfred P.	306
Corth & Co., George H.	307
Cross & Brown.	Front Cover
Cruikshank Co.	Front Cover
Cruikshank's Sons, Wm.	Front Cover
Cudner, R. E. Co.	2d Cover
Cusack Company.	306
Cushman & Wakefield.	306
Cutler & Co., Arthur.	2d Cover
Cutner, Harry B.	2d Cover
Dailey, Clarke G.	292
Davies, J. Clarence.	308
Day, Joseph P.	2d Cover
Dean & Co., W. E.	2d Cover
Dike, O. D. & H. V.	2d Cover
Dodge Co., F. W.	319
Dowd, James A.	307
Dubois, Chas. A.	306
Duffy Co., J. P.	312
Dunlap & Loyd.	306
Duross Co.	2d Cover
Edwards Co., Charles G.	2d Cover
Edwards, Dowdney & Richard.	292
Elliman Co., Douglas L.	302
Ely & Co., Horace S.	Front Cover
Empire Brick & Supply Co., 4th Cover	
English, J. B.	2d Cover
Finch & Co., Chas. H.	314

TABLE OF CONTENTS

Editorials	293
Senate Committee Gives Hearings on Lockwood Bills	295
Reliable and Proper Methods for Appraising Real Estate	296
Lockwood Committee Submits "Intermediate Report"	297
Declares Lockwood Report "Unfair and Misleading"	299
New Jackson Heights Apartments Will Cost \$5,000,-000	300
Review of Real Estate Market for the Current Week	301
Private Sales of the Week	301
Statistical Table of the Week	308
New York Building Congress to Develop Apprentices	309
February Commitments Predict Great Building Revival	310
Housing Construction Dominates Local Building Program	311
Personal and Trade Notes	311
Trade and Technical Society Events	311
Building Materials Market	312
Current Building Operations	312
Contemplated Construction	314
Plans Filed for New Construction	317

Advertising Index

Page

Moore's Sons, Morris, Inc.	2d Cover
Moors, J. K.	2d Cover
Morgan Co., Leonard.	307
Muhliker, Arthur G.	307
Murray & Sons, Inc., John A.	312
Murtha & Schmohl.	4th Cover
Nail & Parker.	292
Natanson, Max N.	304
Nehring Bros.	2d Cover
New York Edison Co., The.	315
New York Title & Mortgage Co.	292
Niewenhaus Co., Inc.	316
Noyes Co., Charles F.	Front Cover
Ogden & Clarkson Corp.	2d Cover
O'Hare, Geo. L.	292
Oppenheimer, Fred.	307
O'Reilly & Dahn.	2d Cover
Payton, Jr., Co., Philip A.	304
Pease & Elliman.	Front Cover
Pell & Co., S. Osgood.	314
Pencoyd Steel & Iron Co.	312
Pendergast, John F., Jr.	308
Pfomni, F. & G.	Front Cover
Phelps, Albert D.	308
Pomeroy Co., Inc., S. H.	314
Porter & Co.	Front Cover
Prudence Co., Inc.	304
Quell & Quell.	308
Read & Co., Geo. R.	Front Cover
Realty Co. of America.	292
Rinaldo, Hiram.	306
Runk, Geo. S.	306
Ryan, George J.	2d Cover
Sansone Arena Co.	307
Schindler & Liebler.	306
Schweibert, Henry.	308
Seaman & Pendergast.	306
Shaw, Arthur L.	307
Shaw, Rockwell & Sanford.	306
Simberg, A. J.	314
Sherman & Kirschner.	307
Smith, Malcolm E., Inc.	306
Smith, Gerritt, Mrs.	307
Spear & Co.	306
Speyers, Inc., James B.	307
Spotts & Starr.	2d Cover
Sterling Mortgage Co.	305
Straus & Co., S. W.	316
Tabolt, Jacob J.	306
Tankows, Smith & Co.	307
Title Guarantee & Trust Co.	292
Tyng & Co., Stephen H., Jr.	292
Union Stove Works.	312
United Elec. L. & P. Co.	303
Van Valen, Chas. B.	302
Vorndrans Sons, C.	314
Walsh, J. Irving.	2d Cover
Watson Elev. Co., Inc.	4th Cover
Weill Co., H. M.	302
Wells Architectural Iron Co.	314
Wells Sons, James N.	2d Cover
Westergren, Inc., M. F.	4th Cover
White & Sons, Wm. A.	Front Cover
Whiting & Co., Wm. H.	Front Cover
Whitney-Foster Corp.	306
Williams-Dexter Co.	307
Winter, Benjamin.	302
Wood-Dolson Co.	Front Cover
Wyckoff, Walter C.	2d Cover
Zittel & Sons, Fred'k.	2d Cover

Since 1868—Fifty-four Years

—For More Than Half a Century THE REAL ESTATE RECORD AND BUILDERS' GUIDE has been the recognized authority in the real estate and building activities of the metropolitan district. It never had a larger or more representative clientele in readers and advertisers than it enjoys today.

Through no other medium can you reach so many property-owners, mortgage lenders, architects, builders and general contractors in New York City as by all-the-year-round advertising in

THE RECORD AND GUIDE, 119 West 40th Street

*Phone Bryant 4800 and a representative will call.

FOR BROKERS

In placing loans we fully protect the broker. We are glad to entertain applications for loans at any time.

NEW YORK TITLE AND MORTGAGE COMPANY

Manhattan	-	-	-	135 Broadway
Brooklyn	-	-	-	203 Montague St.
Jamaica	-	-	-	375 Fulton St.
L. I. City	-	-	-	Bridge Plaza
Staten Island	-	-	-	24 Bay St.
White Plains	-	-	-	163 Main St.

EDWARDS, DOWDNEY & RICHART REAL ESTATE AND MORTGAGE LOANS

156 Broadway, New York

Tel. Cortland 1571-1572
Member Real Estate Board, N. Y.

STEPHEN H. TYNG H. OAKLEY HALL

Stephen H. Tyng, Jr., & Co.

Incorporated

Member Real Estate Board, N. Y.

REAL ESTATE MANAGEMENT OF BUSINESS PROPERTY

41 Union Square West

22 EAST 17TH STREET
Telephone: Stuyvesant 4000

A Trust Fund That Cannot Shrink

NO. 6

Do you want to set aside money to educate a son or a daughter or to care for your wife and children after you are gone?

You do not wish the money speculated with, but kept from shrinking. This Company will accept the money for such a purpose and will guarantee that the account will be unimpaired when it is needed.

We can do this safely, because we will invest it in the Guaranteed Mortgages of the Bond & Mortgage Guarantee Company, and this means there will be no failure in principal or interest.

TITLE GUARANTEE & TRUST CO

Capital \$7,500,000
Surplus \$11,000,000

176 BROADWAY, NEW YORK
175 REMSEN STREET, BROOKLYN
350 FULTON ST., JAMAICA

Established 1887

CHAS. S. KOHLER, Inc.

Real Estate Insurance

Broker and Manager of
Estates

MAIN OFFICE:
901 Columbus Ave.—Corner 104th St.
BRANCH OFFICE:
1428 St. Nicholas Ave.—Near 181st St.
NEW YORK

Lawrence, Blake & Jewell Mortgage Loans

115 Broadway

Tel. 4080 Rector

Member Real Estate Board, N. Y.

GEORGE L. O'HARE

MEMBER REAL ESTATE BOARD OF N. Y.

REAL ESTATE

EXCEPTIONAL INVESTMENTS
SELLING—RENTING—BUSINESS AND
APARTMENT BUILDINGS

SPECIALIZING IN LEASEHOLDS

MORTGAGE LOANS

FULL EQUIPPED DEPT. FOR EXCHANGING

489 FIFTH AVE.
TEL. VANDERBILT 5092-0441

Specialists in Harlem and Colored Tenement Properties

NAIL & PARKER REAL ESTATE

145 West 135th Street
New York City

JOHN E. NAIL
HENRY C. PARKER

Telephone { 7683
Morningside { 7688

William D. Kilpatrick

REAL ESTATE OPERATOR

149 BROADWAY

SAMUEL KILPATRICK

BROADWAY STORE AT A

REASONABLE RENT

Located in Breslin Hotel, East Side
of Broadway, nr. 29th St.; size 15x50

For details apply to

CLARKE G. DAILEY

115 BROADWAY Rector 4300
Full Commission to Brokers

The Realty Company of America

FRANKLIN PETTIT
President

TRANSACTS A GEN-
ERAL BUSINESS IN
THE PURCHASE AND
SALE OF NEW YORK
CITY REAL ESTATE

2 WALL STREET, NEW YORK CITY
Rector 0275-0276

HOME TITLE INSURANCE CO.

HENRY J. DAVENPORT, President

Insures Titles Makes Loans
Sells Guaranteed Mortgages

Capital and Surplus over \$1,500,000

51 Willoughby Street
Brooklyn

Post Office Building
Jamaica

City Investing Company

61 Broadway, New York

Telephone: Bowling Green 5336

Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

Lockwood Week at Albany

This has been a right-lively sort of week in Albany, and the scenes at the State Capital were still shifting from hour to hour as this edition of the RECORD AND GUIDE went to press. The majesty of the Governor has been temporarily obscured and the dignity and authority of the Legislature temporarily brushed aside to give the Lockwood Committee a sort of field tournament all its own.

The opening event of Lockwood Week at Albany was the presentation on Monday evening (after it had been printed in all the newspapers) of what was described as the "Intermediate Report" of the Joint Legislative Committee on Housing. At the same time the news flashed over the wires that Mr. Samuel Untermyer, Chief Counsel to the committee, was hastening up from Florida to take his place in the week's picture. There followed reports that the Lockwood Committee had not, as had been stated, emasculated the report and bills prepared by Mr. Untermyer in Florida. Mr. Untermyer hastened from New York to Albany on Tuesday, his progress toward the State Capital being boomed with statements as to what course the powers at Albany would be demanded to pursue in the matter of the Lockwood bills. After the committee's Chief Counsel had arrived at Albany reports leaked out that unless the Legislature and the Governor gave the committee the laws they demanded Mr. Untermyer might resign as Chief Counsel, and Senator Lockwood and some of his associates might refuse to do any more investigating. Then came the hearings before legislative committees on the twenty-three bills offered by Senator Lockwood to make a home spring up for every family now without one, and to get matters so arranged that no married man need, because of circumstances, live under the same roof with his mother-in-law.

Senator Lockwood and Mr. Untermyer made it plain to all at Albany that they had not been investigating the housing shortage all this time for nothing. They intimated quite clearly that they knew the existing situation and what should be done to remedy it. What made this such a right-lively week at Albany was that some members of the Legislature, and even Governor Miller himself, presumed to be so bold as to question the efficacy or the desirability of some of the remedies upon which Senator Lockwood and Chief Counsel Untermyer were insisting.

It must be admitted, even by the Lockwood Committee and those associated with it, that the Legislature and the Governor are entitled to have something to say about what laws shall be enacted in this state, either affecting the housing shortage or bearing on any other matter in which the people of the state have a vital interest. The Lockwood Committee is an important body, and it has accomplished some very good things, but under the provisions of the State Constitution the Senate and Assembly, and not the Lockwood Committee, is clothed with authority to make laws and is made responsible for such laws as are sent to the Governor. So also under the Constitution the Governor alone has the power to approve or reject such laws.

Under the circumstances, it is but natural and proper that the Legislature and the Governor should insist on holding their own views as to the best methods of dealing with the housing shortage. In fact, it should be borne in mind by Senator Lockwood and his associates that even if the Governor should resign and all of the Legislature resign, excepting members of the Housing Committee, the Lockwoodites still would be without authority to force their laws on the people of the state without first getting the Constitution amended so as to clothe them with complete and final power in the premises. And everybody who knows anything about the State Constitution knows that it requires at least two years to get that important instrument amended. Many competent observers believe that whatever remains of the housing shortage will have disappeared within two years, especially if the compulsory use of Lockwood remedies is checked in time.

Big Year for National Construction

With reports of increased commitments for building coming from practically every section in the country there remains but little doubt that the current year will stand out prominently in construction annals as a period of real progress and prosperity. At present there are very marked indications that 1922 will break all existing records for the number of new building operations, both projected and started, as well as for the total value of this work.

Statistics for February, as tabulated by the F. W. Dodge Company, show that commitments for building and engineering construction in the twenty-seven Northeastern States totalled \$177,365,000. The February total is seven per cent. greater than that of the preceding month and represents an increase of approximately seventy-three per cent. when compared with the total for the corresponding period of 1921.

The building totals for both January and February are a most significant indication of the approach of a building revival that is destined to become epochal in the history of the industry. The combined totals for the first two months of this year are about sixty per cent. greater than the total for the same months of last year. This in itself shows conclusively that the predictions of a national building boom in 1922 are in all likelihood to be fulfilled, and when it is realized that the total of the newly-projected building and engineering construction amounted to more than \$800,000,000 during January and February, 1922, or more than double the value of the work actually placed under contract in the same period, the last doubt as to the availability of profitable business for contractors, sub-contractors and material manufacturers and dealers must be dispelled.

Construction totals for the local territory, which includes all of New York State and New Jersey, north of Trenton, make a showing even more favorable by comparison with preceding years than do those for the entire territory covered by the F. W. Dodge Company service. Commitments for Greater New York show a marked improvement in the outlook for building activity during the coming season.

Local building interests are well satisfied as to the amount of new work scheduled, and their only remaining doubt as to the opportunities of the coming season is whether or not the supply of labor and materials will be adequate to the actual requirements.

The supply of labor and materials is the most serious

problem now confronting the local building industry. Already there exists a shortage of materials, notably common brick, and just as soon as weather conditions permit a start on the vast amount of scheduled construction there will be a call for both men and materials that will strain the facilities of the industry to the utmost.

Board of Aldermen Fix Uniform Tax Rate of \$2.74 per \$100

A UNIFORM tax rate of \$2.74 per \$100 for all five boroughs of the city was adopted by the Board of Aldermen at its meeting on March 3. The amount added for local improvements in each borough brings the rate up to \$2.75 in Manhattan and the Bronx; \$2.76 in Brooklyn; \$2.78 in Richmond and \$2.79 in Queens. These figures are all lower than the corresponding ones for last year, but much higher than for any previous year. Below are given the rates since 1916, which includes the last three years of Mayor Mitchell's administration:

	1916	1917	1918	1919	1920	1921	1922
Manhattan	2.04	2.02	2.36	2.32	2.48	2.77	2.75
Bronx	2.09	2.08	2.40	2.37	2.44	2.84	2.75
Brooklyn	2.08	2.07	2.40	2.36	2.43	2.80	2.76
Queens	2.06	2.12	2.41	2.37	2.41	2.85	2.79
Richmond	2.13	2.12	2.46	2.41	2.52	2.83	2.78

The tentative real estate valuations on which the assessments are based given out last October 1, were \$9,947,323,092. The apparent increase in these valuations since then is due to the inclusion in the present figures of the special State franchise taxes amounting to \$426,500,910. Deducting this item from the total the final real estate assessments show a drop from the tentative figures of \$123,832,167. The loss on personal property assessments from the tentative figures is \$456,872,905.

The Department of Taxes and Assessments contends that there has been no such loss—\$123,832,167—on the real estate

assessments, as the figures in the comptroller's office show. Members of the Tax Department pointed out that this apparent loss includes property exempt from taxes under the tax ordinance, which could not be wholly determined at the time the tentative figures were made up, and other items.

The Board of Aldermen adopted Comptroller Craig's certification that the 1922 budget was \$350,601,570.07. For necessary city expenses more than \$261,500,000 is required, while more than \$9,988,000 is needed for county purposes, the balance being allotted to the payment of the State tax and for redemption of bonds. The total assessed valuation of personal and real estate for 1922, on which the tax rate is computed according to the report of the Department of Taxes and Assessments, amounts to \$10,460,599,880, divided as follows:

	Real Estate	Personal Estate
Manhattan	\$6,058,643,144	\$145,473,800
The Bronx	864,008,890	17,175,650
Brooklyn	2,447,036,937	38,908,850
Queens	748,609,486	7,758,000
Richmond	131,693,378	1,201,745
Total	\$10,249,991,835	\$210,608,045

The real estate assessment valuation included the special franchise tax, amounting to \$426,500,910.

The assessed valuation of real estate in the five boroughs since 1916 is as follows:

	ASSESSED VALUATION OF REAL ESTATE—1916-1922						
	1916	1917	1918	1919	1920	1921	1922
Manhattan	\$5,129,830,629	\$5,088,344,403	\$5,094,605,238	\$5,115,811,621	\$5,186,771,887	\$5,878,847,633	\$6,058,643,144
Bronx	698,896,196	714,226,994	726,129,198	731,808,972	753,308,264	852,447,403	864,008,890
Brooklyn	1,752,360,970	1,790,901,437	1,826,813,885	1,865,123,952	1,937,811,205	2,395,486,473	2,447,036,937
Queens	539,394,614	569,865,007	591,599,075	604,827,476	636,409,159	718,818,139	748,609,486
Richmond	87,366,952	91,211,159	100,495,455	110,750,732	111,821,192	127,385,456	131,693,378
Total	\$8,207,822,361	\$8,254,549,000	\$8,339,642,851	\$8,428,322,753	\$8,626,121,707	\$9,972,985,104	\$10,249,991,835

Queensboro Chamber of Commerce Elects Officers

WILLIAM H. JOHNS, President of the George Batten Co., Inc., has been renominated for President of the Queensboro Chamber of Commerce for the ensuing year. The eleventh annual meeting for the election of officers and directors will be held Friday, April 14. Both Ray Palmer, President of the New York & Queens Electric Light & Power Co. and Edward Roche of Far Rockaway have been renominated as Vice-Presidents. P. A. Rowley, Vice-President of the Bank of Manhattan Company, has been renominated for Treasurer.

The following members of the Chamber have been nominated for a three-year term on the Board of Directors:—

Edward A. MacDougall, President, Queensboro Corporation, Jackson Heights; W. M. Nones, President, Norma Company of America, Long Island City; Charles G. Meyer, Cord Meyer Development Company, Forest Hills; John H. Penchoen, Manager, Title Guarantee & Trust Co., Long Island City; Jarvis H. Hicks, Secretary, Long Island City Savings Bank, Long Island City; Clinton T. Roe, attorney, Whitestone. Both Jarvis S. Hicks and Clinton T. Roe are new members of the Board of Directors, all the others having been renominated.

Frank F. Adel, attorney, of Ridgewood, has been elected a member of the Board of Directors to fill the vacancy created by the death of John Adikes, of Jamaica.

Proper Method of Mixing Concrete

COL. H. C. BOYDEN, at a recent meeting of the Building Managers and Owners Association, discussed the question of the proper mixing of concrete. He said:

"Concrete must never be put in dry nor as soup but as a workable plastic mixture, one single pint of water per sack of cement more than enough mixes the concrete and you might just as well have taken out 2 or 3 lbs. of cement and thrown it away. Concrete must be clean, for one-thousandth part of organic impurities in terms of the weight of the sand will reduce the strength of your concrete over 25 per cent.

"Remember that the hardening, or setting, so-called, of con-

crete is not a dry-out process, but it is a chemical action which takes place between the cement and the mixing water. It requires exactly the right amount of water, no more nor no less, but that right amount having been put in, it must be kept there until the chemical action has taken place. Consequently, if you will cover your floors, driveways, sidewalks, roads and pavements or any concrete with water, damp sand, wet earth, and keep them wet for 21 days after laying, you will more than double the compressive strength and more than double the ability to withstand depreciation. So remember finally, use less water in the mixing and more water in the curing than is commonly being used today."

REAL ESTATE SECTION

Senate Committee Gives Hearings on Lockwood Bills

Five Measures Extending Provisions of Emergency Rent Laws Will Be Passed by Legislature, But Fate of Other Proposals Is in Doubt

(Special to the RECORD AND GUIDE)

Albany, March 9.

ALTHOUGH the final days of the session have been reached, the legislative leaders arranged for extended hearings yesterday and today on the various bills which constitute the Lockwood Committee's program to solve the housing situation. Samuel Untermyer, Chief Counsel to the Committee, came to Albany on Tuesday and has been the main advocate of the committee's bills in the subsequent developments. A good deal of opposition to some of the Lockwood Committee's measures has developed at these hearings.

Prior to the arrival of Mr. Untermyer in Albany, the Cities Committee of the Senate had reported favorably five of the Lockwood measures bearing directly on the housing situation. These five measures, all of which undoubtedly will be passed by the Legislature and signed by Governor Miller, are:

1—Extending the provisions of the Emergency Rent Laws to February 15, 1924;

2—Extending the Tax Exemption Law to dwellings the construction of which begins before April 1, 1923;

3—Protecting home buyers against foreclosure proceedings up to February 15, 1924;

4—Fixing the assessed valuation of apartments and dwelling houses as the basis for determining reasonable rent;

5—Clearing up ambiguous provisions of the Emergency Rent Laws.

Mr. Untermyer made a strong defense of and a vigorous plea for the legislative program framed by the committee, at a hearing before the Senate Cities Committee opening yesterday. Before the hearing he was closeted with Governor Miller for several hours and it is reported he overcame executive opposition to several of the more important bills, including the measure which would authorize the Metropolitan Life Insurance Company to invest \$100,000,000 in real estate enterprises and the proposals to compel insurance companies to invest 40 per cent. of their assets in real estate.

The hearing at which the legislative proposals of the Lockwood Committee were discussed was called late Tuesday in an effort to ascertain just what sentiment existed with respect to the findings and recommendations of the Lockwood Committee. It will continue today until all the bills have been discussed.

Advancing the merits of the bill providing for a State Trade Commission, Mr. Untermyer declared at yesterday's hearing that both the state and federal courts have broken down in their efforts to curb the operations of illegal combinations "which infest both this state and country."

"I regard this bill as the most important part of our program," he declared. "It will operate to suppress illegal combinations which openly challenge the law, combinations which cannot be curbed by the regular machinery of justice."

No opposition was expressed to the State Trade Commission proposal, a development which elicited some surprise, for before the hearing this measure was regarded as one of the most controversial recommendations made by the Lockwood Committee. The time allotted to the discussion of the measure was given over entirely to Mr. Untermyer.

The bill to compel insurance companies to invest 40 per cent. of their assets in real estate was openly opposed by State Superintendent of Insurance Francis R. Stoddard, former

Superintendent of Insurance William H. Hotchkiss, James H. Doyle, representing the National Board of Fire Underwriters, Stewart Browne, President of the United Real Estate Owners' Association and others.

Speaking in favor of this bill, Mr. Untermyer declared: "Our companies in this State have been decreasing their real estate investment, yielding to the lures of Wall Street. We are not advocating this bill on a basis of the housing scarcity. We are placing it on the firmer and more permanent basis that realty investments are 25 per cent. better for the policy holders and the losses fewer than those resulting from present investments.

"We are trying to get the fire insurance companies to invest in the same sort of securities that life insurance companies and savings banks have found so safe and satisfactory."

Superintendent Stoddard declared the measure would open the way for other mandatory legislation with respect to the disposition and administration of the finances of insurance companies, and, that while in the present emergency such a measure might operate to relieve the situation, a dangerous precedent would be established by its enactment.

Henry W. Killeen, of Buffalo, who said he appeared "merely as an attorney" opposed the bill requiring the courts to impose a minimum jail sentence of three months for violation of the Donnelly Anti-Trust Law. He characterized the proposal as "a mere gesture of disappointment." "It is a criticism of the courts for not having done what some people think ought to have been done, and you might better leave this discretion with the courts," he added.

Mr. Untermyer resented this suggestion on behalf of the committee. "It is a fact," he declared, "that the courts have enforced the anti-trust laws with reluctance, and if the option of a fine continues the law will continue to be a dead letter."

Alexander C. McNulty and Edward P. Doyle, representing the New York Real Estate Board, attended the hearing. They will advise with the committee throughout the discussions of the bills.

The fate of the Lockwood bills, aside from the five already reported, is problematical. Neither Senator Lockwood nor Senator Lusk, Majority Leader of the Senate, was willing this week to venture a prediction as to the ultimate success or failure of the other bills which represent part of the committee's program to solve the housing situation. Nor would Speaker Machold offer anything that would indicate the chances the housing legislative program had of passing the Assembly. Governor Miller would not disclose his attitude with respect to the Lockwood bills this week. He was reluctant to discuss any of the bills, another factor contributing to the uncertainty of the situation.

When the report of the Lockwood Committee was presented to the Legislature, a week after the bills framed by the committee had been introduced, it was received with the same measure of interest as would attend the introduction of an amendment of the town or village law. It provoked no more discussion than an up-state bit of legislation would. The indifference of the Legislature following the submission of this report is largely responsible for the feeling of uncertainty about the passage of the bills still pending before committees.

Reliable and Proper Methods for Appraising Real Estate

Wm. L. De Bost, in Address at West Side Y. M. C. A., Describes Various Phases of This Profession and Lays Stress on Its Ethical Features

IN spite of the storm on Tuesday evening there was a large attendance of the Real Estate Class of the West Side Branch of the Y. M. C. A. to hear William L. De Bost, Vice-President of the Cruikshank Company, lecture on "The Appraising of Real Estate." The speaker, who was introduced by Bryan L. Kennelly, has made some of the most notable appraisals in the city during recent years. In opening, Mr. De Bost said:

"While you may feel that you are not absorbing as much as you should from the addresses of this lecture course, I am sure that during your whole real estate career (should you make this your profession) items which you have remembered from listening to the men who have spoken here will always prove to be a considerable asset.

"The appraising of real estate is one of the most important branches of the real estate business, for on it depends much of the activity of the other branches of the business. A large percentage of the sales, nearly all of the mortgages and many of the leases which are made depend first on an intelligent valuation of the real estate involved. It can, therefore, readily be seen of what great importance it is to be not only well trained in the profession of appraising, but to be most honest, skilled and up-to-date in this branch of the work, as an appraiser who is depended upon by his clients can do more harm than good if he is not expert and conscientious in his work.

"It would seem at first glance that anyone engaged in the real estate business, with a fair amount of experience and knowledge, could probably appraise real estate, but I do not believe that this is the case. Unless one is clearly fitted for this particular work he would do well to adopt some other branch of the business, as appraising requires an especial aptitude and training.

"While I will not say that a man cannot become a good appraiser by constant hard study, I do believe that the best appraiser is one who has had extensive training in all the departments of a large real estate office, and I do not believe that a man who has had simply the ordinary training sufficient to negotiate a lease or a sale is any more fitted to make appraisals than a graduate from college is fitted to adopt immediately after graduation some particular specialty in the practice of law or medicine. It takes a lawyer or doctor years in general practice before he can become a specialist and I believe it is so with appraising.

"An appraiser who can do his clients full justice starts out with a great deal in his favor. He must have absorbed selling or market values and rental values, he must study constantly locations, cost of operation and construction and all other elements pertaining to the management, rental, sale and mortgaging of real estate, and to have tucked this knowledge carefully away in his memory so that it can be referred to at any time on short notice; and, what is still more important, he must keep on absorbing, as conditions in no other city in the world change as rapidly as they do in this great city of ours.

"A fine, systematic, up-to-date record plant which is constantly attended to, and the different map books which are correct to the minute, for immediate reference, are essential to the appraiser. He must keep more or less familiar with the many laws which affect valuations and be constantly in touch, as far as it is possible for him to do so, with cost of building, cost of operation, sales and rentals, for, after all, these are vital elements in considering the fair valuation of real estate."

Continuing, Mr. De Bost said:—

"Possibly it would be instructive and interesting to you if I should tell you the routine in the making of an appraisal, from the time it is ordered until it is sent out completed.

"First, of course, the order is received—sometimes by mail with the

simple request to make the valuation without any further instructions and to send it as quickly as possible, together with a bill. But, more often, an interested party calls personally with all sorts of data and reasons why a certain figure should be arrived at. The appraiser must listen very patiently to all these arguments, but, in most cases, unless he wishes to do his client or the owner an injustice, he must forget just as quickly and so start out absolutely fresh. As an illustration, I am reminded of a man who called on me one day to order an appraisal for the renewal of a mortgage, which I found out later was held by one of my clients. He gave me all the information about the property and other particulars and his views of its value and future possibilities, and asked me what my charge for the appraisal would be. I told him \$15. He said this would be entirely satisfactory and he would like me to get the appraisal out as quickly as possible and send it to him. In about an hour my telephone rang and this same man wished to speak to me. He said that since leaving my office he had been thinking over the question of my fee for appraising his property and he thought it was entirely too low; that what he wanted was a real, full appraisal and that he would be glad to honor any bill that I might send him, no matter how large it was, provided I should make the appraisal to fit the case. This is the sort of influence which I have referred to. However, I am glad to say that in all my experience I have had very few such cases.

"There is a rather unusual condition about appraising and that is, that, in a great many instances, the party who is paying for the appraisal and who orders it is not your client, but he is obtaining it because your client has asked him to do so. You can see, therefore, how particular you must be to send out your own opinion of value and not be influenced by original information which may be furnished you.

"A correct diagram must first be made, showing the size and location of the plot, size and kind of building, square feet in the plot, cubic feet in the building and zoning regulations under the zoning law, and with this a memorandum giving all office data in the immediate district, such as sales, leases, mortgages, elevated and subway stations and all other information which may in any way have a present or future effect on the property in question.

"Then comes really the most important part of the work, that is, the physical inspection of the property, for it is just as wrong for an appraisal to be sent out without a careful inspection not only of the district, but of the building from roof to cellar, as it would be for a doctor to prescribe for a very sick patient over the telephone. If you have been furnished with a list of the rentals, these must be carefully checked up to see that they are correct and fair. If, as in many cases, no list of rentals can be given you, and you cannot obtain the information on the premises, you must estimate the fair gross rental value of the property. This cannot be done in a haphazard way, but must be done with absolute knowledge of renting conditions in that district. This is also true of operating expenses of the building, for, after all, never forget that the income which the property produces, if adequately improved, is undoubtedly the most important element in arriving at its fair and reasonable value.

"In considering adjoining property sales, which, of course, must be done, remember that it is not always safe to take the published record, giving the considerations, or as figured by the revenue stamps. Although sales are a very important element in the valuation of real estate, yet they are not always the best indication of value. I can show you sales at prices either far above or below real values, and were these taken as full indication of fair value of adjacent property they would make an appraisal absurd.

"Now, after having done all this, then comes your consideration of the fair value of the property—in other words, your diagnosis of the case. This must be done where you can be quiet and undisturbed so that you can fully concentrate on the work before you. And, after you have given consideration to all these elements of value and have finally arrived at your conclusion, you must be absolutely convinced in your opinion and not be swayed by any influence which may be brought to bear to change this opinion, unless some distinct error in your calculations can be shown or unless some other elements of value can be presented to you which were not before you when you were giving consideration to the case. In other words, be perfectly honest and do not be moved from the straight and narrow path, always remembering when an appraisal has once been signed by you and sent out to do its mission in the world, if you are an appraiser of any note and reputation, this appraisal, to a certain extent, becomes a real part of that property."

"If you have an extensive appraising business," Mr. De Bost also explained, "you will find that very often after making an appraisal you will receive a re-order, but because you have appraised the property at a recent date do not take a chance of re-issuing your appraisal at a later date, without a new inspection, as it might so happen that a fire or some other unforeseen damage to the building had occurred over night.

"I was spoken to some years ago by a gentlemen who had a new scheme which he was most enthusiastic over. He thought that he could commercialize appraising so that all anyone would have to do would be to subscribe to an issue to be published at regular intervals, which would give unit values on each block. In other words, similar to the unit value map which is published by the Tax Department. He was going to sell this service at a large price to trust companies, savings banks and others, and he asked me if I would be willing to undertake the fixing of these units in a certain large section of the city. I told him that I would be very glad to do so, but, of course, there were some conditions about it. He said that he would meet any ordinary conditions, and I told him he would

(Continued on page 299)

Lockwood Committee Submits "Intermediate Report"

Legislature Gets Exhaustive Review of Its Activities During Past Three Years,
Along with Twenty-three bills Urged for Immediate Passage

(Special to RECORD AND GUIDE)

Albany, March 9.

SENATOR CHARLES C. LOCKWOOD, Chairman of the Joint Legislative Committee on Housing, submitted an Intermediate Report to the Legislature last Monday, summarizing its activities up to the present time and making a large number of recommendations for legislation. After reciting the circumstances leading up to the appointment of the committee, on April 18, 1919, the report declares that "the housing famine continues to be a peril to the life, health, safety and morals of the community" and sums up the situation as follows:

"In the City of New York alone there is now a shortage of approximately 80,000 low-priced homes to house 400,000 human beings as compared with the normal conditions of pre-war times. This has, of course, meant abnormally high rents, whilst high rents have in turn involved doubling up and indecent, insanitary overcrowding."

The problem, the report declares, will not solve itself by the operation of economic laws "because the type of housing most needed cannot be produced as a paying investment for rentals that the average wage-earners can afford to pay at the present costs of construction and materials, nor at the prevailing prices of labor except in large units on a non-speculative plan."

After stating that there "are many evidences of unconscionable profiteering by landlords" the report declares "it would be most unjust to indict the entire landlord class or any substantial part thereof as responsible for the present situation."

In support of its contention that the "housing crisis" still exists, the report says:—

The population in Greater New York as of July 1st, 1921, is estimated at 5,734,613 and there were then only 982,771 apartments available or an increase of only 923 apartments to meet an increase of 342,696 in population. As against an increase of 157,249 apartments in 9 years before the war, we have an increase of 923 apartments for the last 3 1-2 years. There have, of course, been more than 923 apartments constructed during that period but the demolitions due to fire, old age and conversion to business purposes had brought the net increase of available dwelling space in 3 1-2 years to less than 1,000.

From 1910 to 1917 inclusive there were net actual gains in available dwelling space of 16,570 apartments per year.

As against this it appears from the following table of the net increases and decreases of construction in apartments for the years 1918 to July, 1921, inclusive, that there have been actual losses from 1920 to the present time:

Year		Number of Apartments
1918.....	a gain of	5,451
1919.....	a gain of	1,297
1920.....	a loss of	1,616
Jan. 1, 1921.....	a loss of	219
July 1, 1921.....	a loss of	209

The sum total of these figures shows that construction fell behind 69,797 apartments from 1917 to July 1st, 1921.

From 1910 to 1917 an average of 24,922 new apartments were built each year. From 1918 to July 1st, 1921, the following construction in dwellings took place.

Year	Number of Apartments
1918.....	5,706
1919.....	1,624
1920.....	4,882
July 1, 1921.....	1,183

This shows an average of 3,642 new apartments constructed in the post-war period, so that the gross construction fell behind 73,832 apartments. The gross construction in 3 1/2 years fell behind 4,034 more than the net construction which, as above stated, fell behind 69,797. All these calculations are based on official figures showing a shortage of nearly 70,000 houses on July 1st, 1921.

While building decreased the price of materials increased, the report points out, although the prices of all other commodities fell:—

"In April, 1920, building materials reached a maximum of 341 while general commodities, notwithstanding the extent to which they, too, have been exploited in every direction, were at their highest point at 272. In December, 1920, building materials fell to 266 while general commodities fell to 189. In February, 1921, while general commodities were at 177 building materials were still at 222."

Taking up the urgent necessity for the enactment of rent laws the report says that on January 1, 1922, there were 68,000 cases pending in the municipal courts and suggests a number of reforms in the conduct of this class of litigation, one of the chief recommendations being that in "reasonable rent" cases the law be amended to provide that the assessed value shall be presumed to be the value of the investment. An interesting fact disclosed by the report gives the number of summary proceedings instituted in the courts in 1920 and 1921, as follows:

	1920	1921
Manhattan	52,119	83,311
Bronx	20,728	9,069
Brooklyn	40,067	25,832
Queens	4,811	6,743
Richmond	515	901
Total	118,240	125,850

Nearly one hundred pages of the report are taken up with a resume of the testimony taken by the committee relative to Brindellism, the operations of Hettrick, "unfair practices and requirements of labor unions"; the investigation into combinations of manufacturers to fix prices and restrict competition; the relationship between the Building Trades Employers' Association and the Building Trades Council and open price and other associations in restraint of trade. After giving the number of indictments and convictions resulting from its investigations the committee reports that

"It finds the legal machinery for the enforcement of the conspiracy laws against illegal combinations to be inadequate in both the State and Federal courts, but in making this statement no reflection is intended upon the public officials having in charge the execution of these laws."

"We have had upon the statute books of the State of New York the statute against conspiracies in restraint of trade, being section 580 of the Penal Code, and the so-called Donnelly Anti-Trust Act, chapter 25, section 340, of the Laws of 1909. Notwithstanding the fact that the City of New York has been for upward of twenty years the headquarters for most of the illegal combinations in the building industry and in fact of international combinations from which the people of this country have been and are suffering, no successful effort has been made to suppress or punish these conspiracies. These laws have been generally regarded as a 'dead letter.'"

"One of the reasons that has for years been most persistently urged against the enforcement of the Federal Anti-Trust Laws as criminal statutes was the supposed unwillingness of juries to convict in such cases. The experiences of the committee have demonstrated no basis for this assertion."

"The judges, both in the state and Federal courts, have almost consistently treated this class of offenders with tender consideration. In one case in the state court in which the manufacturers of brick and dealers in building materials were proven guilty of the most overt acts, constituting willful frauds upon the public, the court allowed all the defendants to escape with fines."

Taking up the subject of financing building the report goes extensively into the investments of life and fire insurance companies and savings banks. The conclusions reached by the committee follow:—

The ratio of income earned on mortgage loans by all classes of both insurance companies and banking institutions has been greater by approximately one per cent, and more constant almost invariably than has been the rate of income earned on bonds and stocks.

Notwithstanding the greater earning power, stability and safety of mortgage loans as investments, the insurance companies and the banking institutions, with the exception of the savings banks, have invested, generally, the greater portion of their resources in bonds and stocks. There has been a general tendency on the part of both the life insurance companies and the banking institutions, in the years from 1915 to 1919 to decrease the proportion of their resources invested in mortgage loans and to correspondingly increase their investments in bonds and stocks.

The increase in the ratio of investments of insurance companies in United States bonds during the period of the war, when these investments were necessary, were apparently made largely at the expense of their investments in mortgage loans, but in exceptional instances there was simultaneously a decrease in the investments in other bonds and stocks.

The insurance companies of other states of all classes, have invested, on the average, a far greater portion of their available resources in mortgage loans than have the companies of New York State.

The life insurance companies of New York State have invested proportionately more in mortgage loans in other states, in relation to the insurance that they have outstanding in those states than the insurance companies of other states have invested in mortgage loans in New York State in relation to the insurance that the latter have outstanding in the State of New York.

Some insurance companies have invested in mortgage loans a smaller proportion of their resources than the average shown by all of the

companies combined; the investments of some of the fire and marine and the casualty companies in particular, being considerably less than the average.

Several life insurance companies have invested a greater ratio of their available resources in stocks than the average shown by the life insurance companies as a group.

The exceptionally low rate of income earned by some of the fire and marine insurance companies on their investments in bonds and stocks, is partly due to extraordinary losses, particularly in the year 1919, that were incurred in the disposition through sale or otherwise of railroad, public utility and other securities of an apparently unstable or doubtful investment value.

The fire, marine and casualty insurance companies, particularly the latter have invested as a rule a mere fraction of their resources in mortgage loans as compared with the life insurance companies and savings banks.

The ratio of the total resources of the savings banks invested in mortgage loans has on the whole been most satisfactory and fairly constant; it increased slightly during the nine years from 1906 to 1914; but, since then, the tendency has been to decrease the ratio of these investments, the decrease being more than offset, however, by the increased ratio of investments in United States securities which has not been at the expense of mortgage loans as with some of the life insurance companies.

The committee finds:—

The construction of buildings continues to be further discouraged by the difficulties encountered by prospective builders in securing loans or other financial assistance. Life insurance companies, savings banks, and other lenders of money have imposed unusual conditions.

Although these transactions cannot be said to be in contravention of the letter of the law, they were without ethical justification. These transactions were accomplished by three different methods:

1. By the exaction of large bonuses for making the loan.
2. By compelling the borrower to accept as part of the loan real property generally unmarketable at high values or United States Government Bonds at par when they were selling far below par and could have been duplicated by the lender at the then market price.
3. By requiring the borrower to transfer his property to a corporation in order to avoid the Usury Law since corporations are not permitted to plead usury.

The report goes exhaustively into the question of insurance and the bearing it has on the cost of building. Lack of competition and the fixing of rates is charged. The following table is given in the report to show the premiums and losses in the territory covered by the New York Insurance Exchange in a period of years:—

Year	Net Premiums Collected	Losses-Incurred	
1912.....	\$24,806,166	\$12,019,486	Less than 50 per cent.
1913.....	23,754,992	7,763,716	Less than 32 per cent.
1914.....	23,082,032	10,347,243	Less than 45 per cent.
1915.....	21,668,301	7,668,702	About 34 per cent.
1916.....	24,382,681	9,153,258	About 40 per cent.
1917.....	27,907,086	14,000,000	About 50 per cent.
1918.....	35,569,363	12,639,962	About 34 per cent.
1919.....	37,798,314	13,698,109	About 37 per cent.
1920.....	47,727,874	22,183,916	About 46 per cent.

The attitude of the stock companies towards the mutual companies is described and it is claimed the former discriminate against the latter. It is also declared that private companies writing workmen's compensation insurance have employed various methods to prevent the successful functioning of the State Fund created to provide cheap insurance of this character.

The committee sums up its unfinished work as follows:—

Objectionable provisions contained in the various constitutions, by-laws, rules and regulations that are known to exist among labor unions in cities of the state, and agreements between the unions and associations connected with the building industries in cities not yet investigated. Unless these objectionable provisions and practices are abrogated they should be inquired into and corrected.

The comprehensive reforms in the labor unions that the committee has been promised would be inaugurated should be closely followed and the officials of the unions should be required to make proof of the manner and extent to which the promised reforms have been made.

Other employers' associations have not yet been examined. There are believed to be combinations existing among the constituent members of such associations.

The investigation into the New York Building Trades Employers' Association and its constituent associations should be continued until all the activities of the parent association and its constituent members have been made known and their illegal activities suppressed.

Of the illegal combinations in the building industries operating in Greater New York, some of them local associations and others extending throughout the state and nation, many of them against whom violations of the state or national anti-trust laws have been established have not yet been presented for prosecution. In their presentation, your committee can render material aid.

The committee suspended the examination of witnesses upon the promise of officials of these associations of competitors to in good faith disband their price-fixing organizations and resume competition. The committee should recall the officials of these associations for the purpose of determining to what extent they have been dissolved.

Local combinations in the building industries in other cities of the state are still to be inquired into.

The examination into the investments of the life, fire, casualty, fidelity and surety companies is not fully complete. The committee has examined officers of only two life insurance companies.

The manner in which owners of tenement and apartment properties have evaded the Emergency Rent Laws and the frauds practiced by them upon tenants is still to be established by sworn testimony. The committee has thus far been able to call only a few of the many men engaged in these practices to the witness stand. There are others whose operations should be exposed for the better protection of tenants and as a basis for further legislation.

The committee submitted the following recommendations for legislation:—

1. A bill extending the Emergency Rent Laws until Feb. 15th, 1924.
2. A bill extending the tax exemption law so as to extend the time to commence construction in order to secure exemption from taxation until April 1st, 1923. It is not contemplated, however, that the period of exemption shall be extended.
3. A bill providing that for the purpose of determining reasonableness of rent the assessed valuation of premises be presumptive evidence of the actual value.
4. A bill providing for the return of jury fees that have been paid by tenants whose cases are not separately tried.
5. A bill providing for the dismissal of an action with costs in favor of the defendant in cases brought in the wrong district.
6. A bill providing that the defendant shall be entitled to costs in an action if the plaintiff does not succeed in recovering more than the amount previously paid by the defendant.
7. A bill clarifying the present provision of the law as to the payment of three monthly instalments of rent.
8. A bill clarifying the present law in relation to the deposit of rent in court and the payment of the same to the landlord.
9. A bill requiring the landlord to give thirty days' notice of an increase of rent.
10. A bill providing that after foreclosure of a mortgage tenants may not be dispossessed except in cases where summary proceedings are maintainable.
11. A bill providing for the creation of either a new court district or the appointment of additional justices in the seventh district of Manhattan.
12. A bill amending the State Anti-Trust Law known as the Donnelly Act.
13. A bill having for its purposes the creation of a State Trade Board and of prohibiting corporations or Joint Stock Associations from becoming members of or connected with any Trade Association, Society, Club, Library, Institute or other form of organization of competitors under whatever name or pretext or from becoming parties to any trade agreement with competitors, without having first received the previous approval of such Trade Board.
14. A bill requiring insurance companies (without, however, compelling them to dispose of their present securities) to invest at least 40 per cent. of their future investable funds in mortgage loans on improved unencumbered real property to an amount not to exceed 66 2-3 per cent. of the appraised value of such property until the total amount of such mortgage loans shall from year to year equal 30 per cent. of the total assets of such companies.

(Senator Lockwood and Assemblyman Caulfield dissent.)

15. A bill amending section one hundred of the insurance law, so as to strike out the provision giving to the superintendent of insurance the right to extend beyond nineteen hundred and twenty-six the period within which such companies are required to dispose of their stock investments.
16. A bill amending Section 141 of the insurance law so as to provide for state supervision over all rates and rate-making bureaus and organizations, and limiting the activities of these bureaus and subjecting them and their practices to state control.
17. A bill granting to all mutual insurance companies that provide safeguards to policy holders equal to those provided by the stock companies, the same right to transact all kinds of insurance as are now possessed by stock companies organized under the laws of this state and of foreign states and countries.
18. A bill permitting mutual employers liability corporations to divide their directors into groups whose terms may expire in different years, in the same manner in which stock corporations are now so permitted.
19. A bill prohibiting the conversion of mutual companies into stock insurance companies.
20. A bill requiring all insurance (except life companies) companies to sell and dispose within five years from the passage of this act of all their investments in common or preferred stocks of corporations and of all securities held by them other than securities in which savings banks and life insurance companies are now permitted by law to invest.
21. A bill requiring the savings banks in the State of New York to invest and keep invested from and out of all future investable funds not less than 40 per cent. of their deposits in mortgage loans on improved unencumbered real property.
22. A bill permitting the people to appeal to the Appellate Division of the Supreme Court and to the Court of Appeals at any time within six months after the making of an order, ruling or decision by any courts dismissing an indictment, other than at the trial and on the merits.
23. A bill amending the charter of the City of New York so that the city may at its election avail itself of contracts of sub-contractors where the principal contractor fails to complete his contract.

The committee recommends a joint resolution to be passed by the Legislature memorializing Congress to amend the Federal Anti-Trust Laws so as to take from the courts the discretion of imposing fines upon individuals convicted of violation of those laws and to compel the imposition of prison sentences, as has been recommended with respect to the amendment of the state laws and to enlarge the powers of the Federal Trade Commission so that it shall be vested with the same powers with respect to interstate corporations and associations as are proposed for the State Trade Board with respect to state associations.

ONE of the most important activities of Building Managers and Owners Association is the regular monthly meeting and yet it is habitually neglected by some of the members and seldom attended by others.

The dinner meeting of March 14th, 1922, will be of interest to all Building Managers. Charles Brady, Superintendent of Buildings, Borough of Manhattan, will be the speaker of the evening and after the regular business Frank G. Bryer, head of the Research Department of the New Jersey Zinc Company, will deliver a lecture on the subject of "A Painter's Judgment and the Building Manager's Specifications."

Declares Lockwood Report "Unfair and Misleading"

Chairman Norman, of Board of Governors, Says Committee Has Failed to Show Building Trades Employers' Association Guilty of Any Illegal or Unmoral Act

DISCUSSING the report submitted to the Legislature on Monday by the Lockwood Committee, and referring to the statement that the committee would shortly resume the investigation into the affairs of the Building Trades Employers' Association, C. G. Norman, Chairman of the Board of Governors, said:

"The Lockwood Committee has had the books of the Building Trades Employers' Association in its possession for eighteen months. It has failed to show that the association has been guilty of an unlawful act or even an unmoral or an unsocial act, or that it has at any time made or approved of an illegal or improper agreement with any labor organization.

"The Committee inadvertently pays us one compliment. It stated that it has been unable to discover a single instance in which a member of the association has paid graft. It, however, failed to state that those who paid graft (not members of the association) also paid more than the agreed rates of wages, received special consideration from the business agents, were supplied with an adequate force of men and rushed their work through to completion while the jobs of the members of the Building Trades Employers' Association were insufficiently manned. The report is manifestly unfair and misleading.

"The figures given by it as a basis for its conclusions are

worthless as statistics and mean nothing. They consist of a jumble of guesses written for the obvious purpose of justifying a foolish statement. They are evidently based upon opinions of the Tenement House Department and contain no references to the thousands of one and two-family houses erected in the Boroughs of Richmond, Queens, Brooklyn and the Bronx during the past three years.

"In New York City, all boroughs, in the year 1919 contracts were awarded for 14,131 residential buildings, in 1920 for 7,087 residential buildings and in 1921 for 11,763 residential buildings. The survey conducted by the Building Trades Employers' Association showed that there was completed in the year 1921, after the enactment of the Tax Exemption Law, accommodations for 9,889 families and that there was under construction on December 31, 1921, to be completed in 1922, accommodations for 26,760 families.

"If Senator Lockwood will devote one hour to an examination of the unfurnished apartment, advertising columns, of the New York papers and three hours to a personal investigation of the conditions in Brooklyn he will be convinced of his folly. The report of the Long Island Railroad Company shows that in the county represented by Assemblyman McWhinney there was erected in 1921, without the benefit of the exemption, 3,248 dwellings."

Reliable and Proper Methods for Appraising Real Estate

(Continued from page 296)

have to pay me a salary which would be as much per year as I ever hoped to make in the ordinary course of my business and that he would have to engage me for life and that it would probably take me nearly all my life before I could make my original report as every single lot in the City of New York would have to be appraised separately and that no definite unit value could prevail.

"You will often be pressed to issue an appraisal in a great hurry and will be obliged to do so in many cases, but I urge you never to be hurried to such an extent that you send out an appraisal until you are fully convinced that it is right, for you must never overlook the fact that after an appraisal is once signed and sent out it becomes history and it is practically impossible to withdraw it, and that on the strength of this appraisal money may be loaned by trustees representing widows and infants, or by trust companies or savings banks, not only for their own investment but for estates. So I say no matter how much you are pressed, unless you are fully convinced that you are right, at all costs, even at the hazard of losing your client, hold up the appraisal until you are ready to issue it.

"As to structural value of buildings, due to war conditions and the necessary high cost of materials and labor, this side of appraising has become most difficult. No matter what a building may have cost, unless it is an adequate improvement and well planned, it does not add its cost value to the land. The inducement for erecting buildings during the past few years, at the prevailing high costs, has been largely that owners could obtain high rentals for the space offered and in this way write off during a certain number of years the difference between abnormal and normal costs. After all, a building is only worth what it will make the land produce and I find in my appraising work that in very few instances can I give a land valuation and a cost valuation, add the two together and say that that is the fair and reasonable value of the property. You will recall that in taxing real estate, the Tax Department values the land and the land and building together. That is: they value the land and add to the land what in their estimation the building adds to it. This is just as true in appraising as in assessing."

Discussing the future prospects of those who take up appraising as a profession, Mr. De Bost said:

"There must be no question about appraising. If there is to be, then you should not be an appraiser, and if you do become a good appraiser there is a big and interesting field for your activities and much use for you in the community, for much of the future soundness of the city depends upon your work.

"Besides appraising for ordinary mortgages, sales or leases, as you become older in the business you will probably be called on to act in an advisory capacity, that is, giving advice to clients who are purchasing or selling real estate; advice to those who are mortgaging or borrowing; and, also, you will be called on to act as an arbitrator or umpire in leasehold or other negotiations. You must not forget that your past work will be reflected in this important branch.

"You will also be called on to make valuations of property subject to long leases, valuations subject to easements and valuations subject to restrictions. Also, you will be asked to testify as an expert in various proceedings such as infancy proceedings and condemnation cases.

"Let me remind you that fixing the fair and reasonable value of real estate does not necessarily mean that the property could always be marketed quickly at the appraised value, for while every commodity in the world has a fair and reasonable value, it is not always readily salable at such value, and you can see at a glance that it would retard development and building and do a great injustice to the owner, lender and the community if mortgages were only made on the immediate salable or liquidation value of real estate. However, an appraisal must necessarily be at a figure which in ordinary times, with a reasonable period in which to negotiate a sale, a willing buyer could be found."

In conclusion, Mr. De Bost said: "The subject of appraising is such a big one that I know I have only been able to touch, in the time allowed me, on the high spots. Before closing I would like to add one further word. While I know that no one is infallible—for if any of us should never make mistakes we would go to heaven too quickly—should any or all of you gentlemen ever become appraisers of real estate, I am sure that the very best advice I can give you is to be most honest with yourself, do not be swayed by any pressure or influence brought to bear, do not be afraid of losing a customer because you will not make a valuation to suit him, and be most careful that the other branches of the business in which you may be engaged do not so affect your opinion of values that you cannot give an honest opinion."

Column tests for the purpose of determining the effect of density, and defects such as knots, checks, crossgrain, etc., on the strength of structural columns of Southern pine and Douglas fir have just been started at the Forest Products Laboratory, Madison, Wis., under the direction of J. H. Newlin of the laboratory and D. F. Holtman of the National Lumber Manufacturers' Association. The experiments will cover a period of four years, and the data will be used as a basis for recommending safe working stresses for structural columns.

New Jackson Heights Apartments Will Cost \$5,000,000

J. G. White-Queensboro Corporation Operation, Planned By Andrew J. Thomas, Provides Many Original Features in Design and Equipment

CONTRACTORS have commenced work on a new type of multi-family house in the Jackson Heights section of Long Island City, where new garden apartments are now being erected at a total cost of more than \$5,000,000. Of this amount of active construction now in progress approximately \$2,000,000 represents the cost of a block of attractive garden type of apartments being erected on the block bounded by Hayes and Fillmore Avenues, Twenty-third and Twenty-fourth Streets, by the Queensboro Corporation and the J. G. White Engineering Corporation, the latter firm a new entry into the housing field. Just recently also, Dwight P. Robinson & Co., Inc., began the construction of a block of elevator apartments, comprising twenty-six buildings providing for the accommodation of 284 families, on the block bounded by Polk and Roosevelt Avenues, Twenty-second and Twenty-third Streets.

The new J. G. White-Queensboro Corporation elevator apart-

"The officers of the Queensboro Corporation feel that a most important sign of progress in the plan of this new group is the locating of the bedrooms on the rear overlooking the garden. Hitherto the custom has been to place the bedrooms on the street and people have come to accept it without considering the reason which led to the choice of the street front for bedrooms. The reason was that in older types of plan the only other locations possible were a very narrow side yard pocketed at one end, or else, a narrow rear court, at best not more than 24 feet wide, between buildings.

"Sunshine hardly ever got down to the majority of these rear rooms and they had almost no circulation of air in summer. Now the public is beginning to realize that the street bedrooms are a great disadvantage because of noise. New York City streets are becoming noisier each year, especially since the advent of the auto truck, and particularly disturbing



PLOT PLAN OF NEW GARDEN APARTMENTS AT JACKSON HEIGHTS

Andrew J. Thomas, Architect.

ments are being erected from plans and specifications by Andrew J. Thomas. The style of the new apartments is reminiscent of the architecture of Henry IV of France. The best of materials will be used to produce an exterior of striking interest, in which the effect will be gained by artistry in design rather than by over-elaboration or by unnecessary decoration.

The brickwork will yield an unusually beautiful wall surface. This result will be obtained by means of a blend of selected brick, carefully laid with joints proportioned to the brick, thus affording a reddish surface of rich and interesting texture.

The roof slopes are slate, enlivened by hues of green and blue in a harmonious tapestry effect. The bold skyline, broken here and there by gables and towers each crowned with copper finials, weather vanes, or lanterns, and medieval in spirit, will be one of the features of the group.

The entrances have an enframement of limestone, surmounted by balconies of wrought iron, of hand-hammered surface and texture. The doors themselves are oak, hand adzed, stained as if weathered by time, and decorated with hand-finished, wrought iron hardware.

It goes without saying that the garden is the essence of the garden apartment idea, the culmination of the whole block.

E. A. MacDougall, President of the Queensboro Corporation, in describing this operation, said:

in the early morning. In fact, this condition is a positive detriment to health.

"The difficulty has been solved in this new group by giving the bedrooms a splendid location in the rear where most of them have two exposures and a splendid view over a great garden 550 feet long and approximately 80 feet wide at its narrowest point. This is 30 feet wider than the average city street between building lines. By this arrangement the sleeping rooms are cool in summer and free from noise and dust.

"Another feature is the division of the group into isolated buildings with a clear space of 19 feet six inches between, running from street to rear garden. These open spaces occur about every 80 feet on the street front, thus creating together with the garden, a splendid system of cross ventilation through the whole block. This scheme vastly improves the architectural appearance of the group by doing away with the long monotonous institution-like effect of the usual solidly built up city block.

"The effect instead is of isolated buildings, each with a distinct individuality of its own, yielding charm and privacy. Here again is a feature in which the designer has given the apartment the advantage of an individual home and which would also, if generally adopted, wonderfully improve the attractiveness of New York City streets."

Review of Real Estate Market for the Current Week

An Abundance of Large Sales and Buying by Tenants and Investors Gave Strength to a Market That Was Widespread

THIS was a week of varied and important real estate sales and leases. Previous weeks of this year have shown larger single transactions and a larger total number of sales; but, none have shown a larger total number of important sales. The western section of West 34th Street contributed the premier sale of the week when title to the Manhattan Opera House passed to the New York Consistory, Scottish Rite Masons, who will use it as a temple after a few structural changes. Covering a plot 125x197.6, running through to West 35th Street, 175 feet west of Eighth Avenue, this notable structure built by the late Oscar Hammerstein has, since his death, been a subject of litigation between his widow and daughters. Mortgaged for sums making a large total, the building will, ere long, be relieved of all mortgage and other indebtedness by the new owners. The actual sellers of this West Side landmark were Mr. Hammerstein's daughters, who came into possession of the property last June.

Other sales that gave zest to the market were the sale by the R. T. Wilson estate of a large Broadway loft building; some large elevator apartment houses on Washington Heights as well as some vacant plots there, for improvement; the south corner of Union Square East and 16th Street to the ground floor tenant, The Corn Exchange Bank; a West End Avenue corner dwelling, for private school purposes; numerous fine dwellings on both sides of Central Park; a vacant Lex-

ington Avenue corner for improvement with a large apartment house; the Roxborough apartment house, at Broadway and 92d Street, at about \$1,500,000; and numerous medium sized mercantile buildings downtown.

It was the most distinctive week in a long time so far as the sale of business properties to tenants and to other investors is concerned. One investor, alone, bought three Pearl Street buildings, while other good parcels on the lower East Side of the city changed hands as well, for occupancy by the buyers. An investor bought a parcel in lower Dey Street. In fact, dealing generally, downtown, kept pace pretty well with dealing north of 59th Street, this week, which is somewhat unusual. There appears to be a keen market appetite across the lower part of town. Some sales were for cash. A fine upper Park Avenue dwelling also found a new owner, while a club purchased a fine residence, east of Fifth Avenue, for club house use.

In Brooklyn Remsen Street, a part of the borough's financial and insurance center, is witnessing an activity in selling that it has not had for a long time. All kinds of property in the borough is in strong demand. In the Bronx the sale of good sized apartment houses formed the bulk of the dealing.

Large leases throughout Manhattan, for long terms, was a pronounced feature of the market. The diversity of character of the properties leased would seem to presage much more dealing of the kind.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 65 as against 68 last week and 88 a year ago.

The number of sales south of 59th st was 28, as compared with 32 last week and 21 a year ago.

The number of sales north of 59th st was 37 as compared with 35 last week and 67 a year ago.

From the Bronx 26 sales at private contract were reported, as against 36 last week and 24 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 308.

Death of Albert V. Smith

Albert V. Smith, popularly known to the real estate fraternity as "Bert" Smith, and in charge of the real estate salesroom on Vesey street since 1900, died on Tuesday at his residence, 621A McDonough st, Brooklyn, after an illness of several months. He was born in Jamaica, Queens, 56 years ago, and is survived by a widow, Elizabeth C. Smith, and a daughter, Eugenie V. Smith.

Mr. Smith had always been identified with the real estate business, being connected at various times with *The Sun*, the New York American as a writer, and the advertising firm of W. W. Sharpe & Co. Funeral services were held at his home on Friday and interment took place today at Greenwood.

Masons Buy Manhattan Opera House

The Manhattan Opera House on the north side of West 34th st, 175 feet west of Eighth av, which was built in 1906 by the late Oscar Hammerstein, has become the property of the New York Consistory, Scottish Rite Masons, which will use the structure as a temple. The price paid was said to be in excess of \$600,000. Title to the property was transferred in the offices of the Title Guarantee and Trust Co. on Tuesday.

Few if any changes will be made in the opera house in the immediate future by the new owners. The consistory, which has been renting quarters in the Grand Lodge Masonic Temple, at Sixth av and 23d st, will take possession at once. The auditorium is adapted in its present condition for Scottish Rite ceremonial usage.

Walter W. Griffith, commander in chief of the Scottish Rite, stated that a new marble front will be installed later and that the New York consistory, which has 35,000 members in the State and 9,500 members in the city, will not be obliged to issue bonds to pay for the structural changes. Mr. Griffith also said that the house will not be rented for outside pur-

poses unless it may be for the presentation of symphony concerts or educational lectures.

Last June the opera house was sold to Mrs. Charles Pope and Mrs. Rose Tostevin, daughters of Mr. Hammerstein by his first wife, to satisfy a lien which they had obtained on the property against Mrs. Emma Swift Hammerstein, the impresario's second wife. The daughters paid \$145,000 for the property.

When the property was sold the Metropolitan Life Insurance Co. held a mortgage for \$250,000. Fortune Gallo and Samuel Jacobs held one for \$150,000 and the Mutual State Bank held another for \$50,000. After title was closed on Tuesday the consistory had satisfied all the mortgages except those held by the Metropolitan Life and the Mutual Bank. The Title Guarantee and Trust Co. insured the consistory against these mortgages as well as against about 5,000 separate mechanics' liens which have been filed on the property since it was built.

Moses Altman and Stoddard & Mark, attorneys, represented the consistory. Jerome A. Strauss, trustee for the owners of the equity, represented the Hammerstein daughters.

Operator Buys Church Property

The Collegiate Reformed Church has obtained from Supreme Court Justice Nathan Bijur permission to sell the property at the northeast corner of Seventh av and 54th st, occupied by the building of the old Grace Reformed Church, to the Fitz Roy Realty Corporation for \$300,000.

A cash payment of \$15,000 will be made upon the signing of the contract and \$285,000 upon passage of title.

The site has a frontage of 100 feet on 54th st and 75 feet on Seventh av. It will be improved with new buildings.

Wilson Estate Sells on Broadway

Tankos, Smith & Co., in conjunction with Pease & Elliman and the Charles F. Noyes Co., sold for the estate of Richard T. Wilson to the Schulte Cigar Stores Co. 384-386 Broadway, adjoining the northeast corner of White st, a 6-story brick loft and store building, on a plot 40.9x175.11, running through to Cortlandt alley. The buyer has been renting it for use as its executive offices.

Chateau Thierry In Deal

Harry Goodstein purchased and immediately resold the Chateau Thierry apartments at the south corner of Riverside dr and 85th st, held at \$300,000. The seller of the property, which is a 6-story structure occupying a plot 27.5x96.4x irregular, was Joseph S. Ward, the coal merchant, who bought the parcel last year from Gustave Sandblow, to whom he sold the house 3 years before. After taking the property over from Mr. Ward, Mr. Goodstein disposed of it to Stewart Forsyth of Ferguson, Forsyth & Co., old-time builders.

In part payment for the Chateau Thierry, Mr. Goodstein turned over to Mr. Ward the 2-story building known as the Hargood at the southwest corner of Amsterdam av and 125th st, extending through to Moylan pl, formerly West 126th st. This property was purchased by Mr. Goodstein 2 years ago and was extensively altered. It formerly housed the Seventh District Municipal Court and the Mechanics and Metals National Bank now occupies the corner store. It occupies a plot 173.8 feet on 125th st and 193.9 feet on Moylan pl, with a rear line of 39.5 feet. Byrne & Bowman were the brokers. The entire deal is said to have involved \$500,000.

Operators Buy Turin Apartments

Nassoit & Lanning sold for the 331 Central Park West Corporation, representing Joseph W. Doolittle and associates, to Isidor Zimmer and Samuel Reznick the north corner of Central Park West and 94th st, a 12-story elevator apartment house, known as the Turin, on a plot 125x197. It was held at \$1,300,000.

The Turin was erected 12 years ago by the Sturtevant Realty Co. on a site acquired from Louis M. and Thomas W. Jones, who later took over the apartment house. It figured in subsequent sales. The house was financed by the Metropolitan Life Insurance Co. It contains 72 apartments of from 6 to 9 rooms each.

Sells Grand Central Zone Corner

William A. White & Sons sold for Hoggson Bros. to Max Natanson the southwest corner of Lexington av and 40th st, a vacant plot, 39.6x85. The buyer, a well known operator and investor, will improve the site with an 11-story fireproof apartment house, to contain small suites. The first floor will contain physicians' offices. The site is two blocks from Grand Central Terminal. It was held at \$150,000.

Another similar improvement in this district is the 14-story apartment house, now nearing completion, at the northeast corner of 38th st and Park av.

Resale of Big Broadway Corner

Nassoit & Lanning resold for Isidor Zimmer and Samuel Reznick to J. A. Mollenhauer the northwest corner of Broadway and 92d st, a 12-story brick and stone apartment house with 7 stores, known as the Roxborough, on a plot 107.4x125. It was held at \$1,500,000.

Ben Nevis Apartments Sold

Robertson & Gamie, builders, sold through Nehring Bros. 370-380 Wadsworth av, opposite the northeast corner of 192d st, a 6-story elevator apartment house, known as the Ben Nevis, on a plot 113.2x98x130. It is on the bend of the avenue. It has 42 apartments and was held at \$275,000. It commands an unobstructed view of the Pallsades and Dyckman Valley.

\$2**12-Story Bldg.
6-8 E. 39th St.**

at 5th Ave.

Square Foot

Immediate Possession
or May 1st.**Showrooms****Offices**-3,000 to
15,000 Ft.

Full Commission to Brokers

Daniel H. Jackson, Owner

135 Broadway

Tel. Rector 3569

Douglas L. Elliman & Co.**Real Estate Brokers****Fifth and Park Avenue Districts
Efficient Property Management**

Plaza, 9200

15 East 49th St.

JAMES BOYD

Member Real Estate Board, N. Y.

Real Estate—Mortgage Loans

135 BROADWAY

Phone: Rector 8658-8659

BROOKS & MOMAND

Member of Real Estate Board

Real Estate Mortgages

115 BROADWAY

Phone 2267 Rector
2268**CHARLES B. VAN VALEN, INC.**

Member Real Estate Board of N. Y.

REAL ESTATE**MORTGAGE LOANS—INSURANCE**

110 WILLIAM STREET

Phone: 6000 Beckman

SPECIALISTS IN

PENN. TERMINAL SECTION**REAL ESTATE****AGENTS—BROKERS—APPRAISERS****H. M. Weill Co.**

Tel. Longacre 2290-2817 221 West 33rd St.

FREDERICK BROWN**Real Estate Operator****OFFERINGS SOLICITED
FROM BROKERS**

565 5th Ave.

Phone Vanderbilt 8725

BENJAMIN WINTER**BUY AND SELL HIGH-CLASS
MANHATTAN PROPERTY****BROKERS ARE INVITED TO SUBMIT
PROPOSITIONS—Quick Decision Given.**

Lansing Building

2299 BROADWAY, AT 62nd STREET
Suite 6 Phone: Schuyler 2897**SAMUEL BRENER****REAL ESTATE OPERATOR**

50 EAST 42nd STREET

Vanderbilt 3918-19

Big Deal in Harlem Flats

Meister Builders, Inc., bought from the Hurtra Realty Corporation 201-203 West 117th st, 144-148 St. Nicholas av and 1940-1946 Seventh av, comprising the 117th st block front between the two avenues, two 7-sty elevator apartment houses with stores, and known as the Hamptons, on a plot fronting 99.9 feet on the street, 118.5 feet on St. Nicholas av and 100.11 feet on Seventh av, with a rear width of 161.8½ feet. The structures contain a total of 42 apartments and 10 stores. They were held at \$500,000. M. Aronson and B. Harris were the brokers.

Theatre Buys Leasehold

From Mary A. Cassidy the Selwyn Realty Corporation has acquired the fee to the land which it has held under lease at the 42d st entrance to the Selwyn Theatre. The site just acquired is assessed by the city at \$230,000. The structure which occupies the site is a continuation of the main theatre, a 3-sty building, at 240 to 248 West 43d st, on a plot 96.8x100.

In a deal closed about 5 years ago the Selwyns secured through purchase and lease the plot on 43d st as well as the holdings at 215 to 231 West 42d st. On the combined site they built the Selwyn, Apollo and Times Square theatres, which were completed last fall. The 42d st side of the plot adjoins the Lyric and Republic theatres.

A loan of \$500,000 has also been obtained by the Selwyn interests from the New York Title and Mortgage Co. on the Selwyn Theatre. The loan runs for 5 years and bears interest at the rate of 6 per cent.

Estate Sells West Broadway Corner

William A. White & Sons sold for the estate of Margaret J. P. Graves to Joseph L. Cohen, of the Standard Supply Co., 158 to 166 West Broadway, southwest corner of Worth st, two 5-sty brick tenement houses and one 4-sty brick tenement house, all with stores, on a plot 80x51. A modern building will be erected on the plot by the new owner.

J. G. Blaine Club Buys Home

The James G. Blaine Republican Club purchased the 4-sty building, 23.10x73.8, at 236 East Broadway, which it has occupied for more than 20 years. The property was owned by the Broad Division Realities Co., H. J. Underhill, president. Charles R. Faruolo was the broker.

Fine House Sold for Occupancy

Mrs. Gladys B. Thayer sold to George Moffett her new 5-sty American basement residence, 22x100.5, at 132 East 71st st, which was recently built for her from plans by Frederick Sterner. The buyer is a well known New Yorker, who will occupy the property. The house has an electric elevator, several enclosed sleeping porches and there is a formal garden in the rear. It was held at \$135,000. Douglas L. Elliman & Co. were the brokers. This is the third house sold in this block between Park and Lexington avs. The others were 130 and 128.

Fine Park Avenue House Bought

Douglas L. Elliman & Co. sold for Mrs. Linley R. Williams, of Paris, France, her former residence here, at 882-884 Park av, a 5-sty American basement dwelling, on a plot 29.2x75, between 78th and 79th sts.

This house, which is a combination of two small houses made by the former owner, Mrs. Edith Wharton, the novelist, was held at \$90,000. It has been purchased for occupancy by Charles E. Curtis, a New York banker.

Bank Buys Union Square Corner

The Corn Exchange Bank purchased the 6-sty building at the south corner of Union Square East and 16th st, from Edward C. Parish. The property, which occupies a plot 26x125, is partially occupied by the bank. Geo. R. Read & Co. were the brokers. The bank had previously leased the property for its Union Square branch.

Former Ambassador Sells House

Joseph E. Willard, formerly Ambassador to Spain, sold through Ruland & Benjamin and Harris, Vought & Co. 151 East 74th st, adjoining the northeast corner of Lexington av, a 4-sty and basement stone dwelling, on a lot 18.6x102.2. The buyer will remodel the structure.

Mr. Willard has bought a home in the new Sutton pl social colony on the upper East Side.

School Buys West End Avenue Corner

F. Arthur Clawson, headmaster and owner of the Columbia Preparatory School, purchased the 5-sty dwelling, on a lot 23x80, at the southwest corner of West End av and 89th st, formerly occupied by the Hamilton Institute for Boys, from Mrs. C. F. Smith. Bryan L. Kennelly was to have sold the property at auction on March 1. It will be remodeled for the new owner, and in addition the school will continue to use its present building at the northwest corner of West End av and 88th st as a girls' dormitory.

Sell Big Heights Apartments

The Rocklyffe and Highmount apartments at the southeast corner of Broadway and 141st st have been purchased by Charles Galewski from the Charles Development Corporation, which valued them at \$425,000. They are 6 and 7 stories in height, with elevators, and the plot measures 10 feet on Broadway and 120 feet on 141st st. The properties yield an annual rental of \$60,000. The brokers in the deal were Edward Crosby & Co. and Joseph Reiss.

Buy Tiemann Hall Apartments

Morris Suslow sold for a client to John Kapzman 61-69 Tiemann pl, a 6-sty and basement brick and stone elevator apartment house, known as Tiemann Hall, on a plot 100x152.8x irregular, adjoining the northeast corner of Riverside dr. The property was formerly known as 619-625 West 127th st. It was held at \$400,000. The building is named for Daniel F. Tiemann, an early mayor of New York, who had his country seat on the site.

Closing of a Notable Sale

Deeds were recorded in the County Register's office on March 7 which put the finishing touches on a transaction through which the Fox Film Realty Corporation assumes full ownership of the block front on the east side of Tenth av, between 55th and 56th sts, on which stands the building housing the executive offices and the studios of the Fox Film Corporation. The transfer also includes the building itself, which the realty company has leased to the film corporation at an annual rental of \$200,000, and several adjoining parcels on the side streets.

The sellers of the property are the Balmore Realty Co. There are mortgages aggregating \$274,500 on the properties conveyed, which include the northeast corner of 55th st, the southeast corner of 56th st, and 436 to 442 West 56th st.

At the same time there was also recorded a 25-year loan on the property by the American Bond and Mortgage Co., which will issue bonds against the lien. The Fox Film Realty Corporation was represented in the deal by Alexander F. Kempner and Saul G. Rogers. Robert Beck represented the American Bond and Mortgage Co.

Sales of Dyckman Corners

David Stewart sold for Minturn Post Collins the plot, 50x100, at the southwest corner of Sherman av and Academy st to the L. & B. Construction Co., which will erect apartment houses with stores. The plot was held at \$25,000.

The newly formed Halpern & Rappaport Realty Co., with M. Halpern and A. Rappaport as directors, purchased the vacant plot, 50x100, at the northwest corner of Broadway and 192d st for improvement with two 2-family houses. The new company is represented by Emanuel I. Silverstein, attorney.

Sale in the Battery Zone

Joseph P. Day, in conjunction with William A. White & Sons, sold for a client to Charles I. Taylor 10-12 Stone st through to 27-29 Bridge st, the group being two 5-sty brick buildings on Stone st, on a plot 43.3x46 and two 5-sty brick buildings on Bridge st, on a plot 36.8x58.2x irregular, between Whitehall and Broad sts.

The property was held at about \$225,000 and the purchase price was approximately this figure. One-half block to the west is the subway station at Whitehall and Bridge sts. The buildings on this plot were erected in 1847.

REAL ESTATE NOTES.

ADAMS & CO. have moved to the second floor in 170 Fifth av, where they will have greater facilities for their growing business and a larger renting force. The firm specializes in the management and rental of business property in the district between Canal and 42d sts.

GEORGE H. CORTH, formerly with Frederick Fox & Co., Inc., has embarked in the real estate business on his own account, with offices in the Canadian Pacific building, 342 Madison av. Mr. Corth will specialize in the management of property and also place fire insurance. He has had 8 years of practical managerial experience in New York.

CROSS & BROWN CO. leased for the Railroad Co-operative Building and Loan Association to the Lexington Radio & Electric Co., Inc., the store and basement at 439 Lexington av, and not 39 Lexington av, as was reported.

DOUGLAS L. ELLIMAN & CO., INC., announce that Waldo Smith and Charles D. Holt are now associated with them in their commercial properties department. Mr. Smith was formerly in the office of Slawson & Hobbs and Mr. Holt with Huberth & Huberth.

SAGAMORE LAND CO., representing William Woodward, is the buyer of the 6-sty apartment house and the adjoining dwelling at the southeast corner of Madison av and 79th st, sold recently.

Brown in a West Side Deal

Frederick Brown, operator, who is on his way to California, where he will spend a six weeks' vacation, has closed an important deal by wire from New Orleans and El Paso involving the resale of the 12-sty loft building 151 to 155 West 25th st, on a plot 59.4x98.9, between Sixth and Seventh avs, which returns a rental of \$54,000 a year. The buyer is an investing client of George A. Chivvis.

In part payment Mr. Brown takes the 2½-sty dwelling 2214 University av, near 181st st, on a plot 45x115, extending through to Aqueduct av, and held free and clear; also the 5-sty brick apartment house 708 West End av, on lot 20x100, near 92d st. Mr. Brown bought the loft recently from Wiesen & Goldstein. He has resold both of these parcels.

Adelphi Theatre in New Hands

J. Adolph Mollenhauer, sugar merchant, sold the Adelphi Theatre and adjoining taxpayer at the Southwest corner of Broadway and 89th st to the 2409 Broadway Corporation, organized recently by Morrison & Schiff, attorneys, with a capital of \$75,000. The property fronts 100.3 feet on Broadway and 132 feet on 89th st. The theatre is under lease for a long term of years. Mr. Mollenhauer bought the properties 4 years ago as an investment from Klein & Jackson in an exchange which involved a total of \$1,000,000.

The 89th st and Broadway property was originally leased from the Cruikshank family for 21 years by Klein & Jackson, with an option of purchase, which was exercised, and they resold the premises to the Oceanic Investing Co., taking back a lease on the ground on a net rental term. They then improved the plot with the theatre and business building, subleasing the business building to one tenant at a net rental, and the theatre to Springer & Hamburger also on a net lease. In November, 1916, Klein & Jackson purchased the fee of the premises from the Oceanic Investing Co. in an exchange for 4 East 43d st. The sale by Mr. Mollenhauer has been recorded.

Saxonia Apartments Sold

J. S. Maxwell sold for James Madden to Christian L. A. Gerken the 6-sty elevator apartment house with 7 stores, known as the Saxonia, at 601 West 136th st, northwest corner of Broadway, on a plot 100x99.11. The property has a total rent roll of \$50,000 a year and was held at \$325,000. It had not been sold since it was built in 1908.

Apartments for Car Barn Site

Justice Mayer of the United States District Court has signed an order confirming the recent auction sale by Joseph P. Day of the Madison av car barn property of the New York Railways Co. to M. Turner Brockway for \$925,000.

J. Fluegelman, owner of the Hotel Hamilton, who is understood to be interested in the company for which Mr. Brockway bid, is having plans prepared by Schwartz & Gross for a 15-sty apartment house to cover the entire site, 204x220, comprising the entire westerly block front on Madison av from 85th to 86th st.

Sells Old Family Holding

Edward N. Crosby & Co., with Jacob & Emil Leitner, Inc., sold for Mrs. Alfred Duane Pell and others 53 East Broadway, a 4-sty and basement brick business building, 25x95, to a client, who will make extensive alterations. This is a part of the Hendrick Rutgers farm and has been in the Rutgers-Crosby families for more than 200 years.

Big Bronx Corner Sold

Ardsmore Estates sold 1048-1056 Sheridan av, northeast corner of 165th st, three 5-sty and basement brick apartment houses, on a plot 129x100. They were held at \$320,000.

Operators Resell Brooklyn Apartments

Meister Builders, Inc., resold to a client of Day & Day the four 5-sty apartment houses, accommodating 40 families, at 34 Plaza st, 703-707 Vanderbilt av, and 25 Sterling pl, Brooklyn, facing Prospect Park Plaza. In payment the company took the vacant plot, 83.7x89.5x irregular, at the junction of University av and 167th st, Bronx.

Natanson Goes Uptown

Max N. Natanson, whose offices were long at 170 Broadway, has removed to the large suite he recently leased in the Guaranty Trust building, 522 Fifth av, southwest corner of 44th st.

College Buys on Staten Island

The old Vanderbilt property on Grymes Hill, St. George, S. I., has been sold by the trustees of Oberlin College to the Wagner College, which came to Staten Island a few years ago from Rochester, N. Y.

The Vanderbilt homestead, which was destroyed by fire a number of years ago, was one of the old landmarks and was the home of "Capt. Jake Vanderbilt," the brother of Com-

modore Vanderbilt, and one of the leading and at the same time picturesque characters on Staten Island.

The home overlooked the famous Clove Valley, which during the middle and latter part of the 19th century was one of the social centers on Staten Island. Across the Clove and plainly visible from the Vanderbilt house, through a lane which had been cut in the intervening forest, was Clove Hill, the home of Mrs. La Bau, a sister of Commodore and Capt. Vanderbilt, whose daughter was first Mrs. De Blois and afterward became the wife of Dr. Jose Aymar.

Shipyard Changes Hands

A deed filed at Riverhead, L. I., shows that the New York Harbor Dry Dock Corporation has sold the shipyard in Port Jefferson to the Port Jefferson Shipyard Corporation for \$168,000. It was this yard that was taken over by the Government during the war, where hundreds of thousands of dollars were spent, where two or three steel cargo vessels were built, and which was later sold by the Shipping Board to the New York Harbor Dry Dock Corporation, which has since, however, made but little use of it.

For a century this shipyard was owned by the Bayles family, the last survivor of which, James E. Bayles, sold the property to the Shipping Board.

During the Bayles regime the yard was famous for its output of merchantmen and fine yachts as well as for its repair work.

MORTGAGE LOANS

Charles Galewski obtained from the Emigrant Industrial Savings Bank a first mortgage loan of \$165,000 at 6 per cent for a term of 5 years on the 6-sty elevator apartment house 570 West 156th st.

Columbia Mortgage Co. loaned to the Goodwin Terrace Realty Corporation \$235,000 on first mortgage on the 5-sty apartment house in course of construction at the northwest corner of 230th st and Goodwin Terrace, West Bronx.

Ernest T. Bower placed the following loans: \$40,000 on the southeast corner of Melrose av and 156th st, for the E. D. Farrell estate; \$8,000 on 12 West 128th st, for Mrs. Margaret Gibbons; and \$20,000 on 20 Clinton st, for the S. & S. Realty Co.

A mortgage loan of \$2,500,000 has been made on the Liggett building, northeast corner of 42d st and Madison av. It was underwritten

Better Light, Better Homes

Artificial light, in one form or another, has been a necessity of mankind's from the beginning of time. The flaming fagot of primitive man gave illumination. So did the candle, oil lamp and countless other means of lighting that followed. But none of these provided more than a visibility during darkness.

With the advent of the incandescent lamp and the utilization of electricity's flexibility, illumination became more than a bare necessity. Its proper application made houses, homes.

The development of scientifically correct lighting fixtures and artistic portable lamps has opened an unlimited field for decorative and comfort possibilities in home lighting. Harmful glares and deep shadows have been eliminated. Coziness and soft restfulness have taken their place. Correct distribution and proper diffusion of light are the influences that have brought about this difference.

Redecorate your home with light. A look around each room tonight may suggest inexpensive corrections in your lighting equipment that will not only produce beauty, artistry and refinement of environment, but will provide a sense of solid comfort and complete personal satisfaction as well.

Our representatives or those of any lighting fixture or electrical dealer's store will be glad to render advice and assistance in any home lighting improvements you may wish to make.

**The United Electric
Light and Power Co.**

130 East 15th St., New York.

CO-OPERATION OF RELIABLE BROKERS INVITED OFFERED

250-Acre "Holstein" Farm; Berkshires, Vt. (S)
Factory, 4 Floors, 18,300 s. f., 40c., Bklyn (R)
Warehouse, 55,000 s. f., Westside nr. 14th St. (R)
Business Building, Best Harlem Sec., \$350,000 (S)
100 Acres Wheatland, Northern Cal (S-E)
Loft, 18,000 s. f., Live Steam, vic. Bway-4th St. (R)
High-Class Residence, G'd Concourse, \$75,000 (S)

WANTED

Investment Property to Alter, Midtown (B-R)
Floor or Small Building for Clubrooms (B-B)
Road Building, Gravel Land, Nearby Waters (B-R)

AMERICAN BUREAU OF REAL ESTATE

All About Real Estate Everything—Everywhere
MODERN "A. B. R. E." SYSTEM

18-20 W. 34th St. (Astor-Court Bldg.), New York
Telephones 0306-0307 Pennsylvania

Explanation:—B—Buy; E—Exchange; R—Rent;
S—Sell.

ALL ITEMS TREATED STRICTLY CONFIDENTIAL
(See Previous Weekly Ads.)

MAX N. NATANSON

BUYS AND SELLS IMPROVED MANHATTAN PROPERTY

522 FIFTH AVE.

Suite 900 to 906 Vanderbilt 8586-7-8-9

Applications wanted for

First Mortgage Loans

(Building and Permanent)

Amounts from \$100,000 up on
improved property in Greater
New York.

(Send full details)

The PRUDENCE COMPANY, Inc.

162 Remsen Street Brooklyn

Member Brooklyn Real Estate Board

Money to Loan on First Mortgage

Joseph T. McMahon

REAL ESTATE and MORTGAGE LOANS

138 and 190 MONTAGUE STREET
BROOKLYN

Main 0834

SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

Philip A. Payton, Jr., Company

REAL ESTATE AGENTS AND BROKERS

New York's Pioneer Negro
Real Estate Agents

127 West 141st Street

Between Lenox and Seventh Avenues
Telephone: Audubon 0945

by P. W. Chapman & Co. Harold L. Lewis was
the broker.

The American Bond & Mortgage Co. loaned
\$1,500,000 to the Forty-eighth Street Co.
(Henry Claman, president) on the property at
255 to 269 West 43d st and 680 to 686 Eighth
av, the northeast corner, where a 15-sty fire-
proof hotel is to be constructed. The hotel will
contain 875 rooms and 12 stores.

John Constable Moore negotiated a mortgage
of \$15,000 with the Excelsior Savings Bank on
the 5-sty tenement house, 37 West 99th st.

The New York Title and Mortgage Co. made
a building loan of \$90,000 on the west side of
Marmion av, 120 feet north of 175th st, a 5-
sty apartment house.

MANHATTAN SALES

South of 59th Street

DEY ST.—Cammann, Voorhees & Floyd sold
for the Bowman-Edson Co. 69 Dey st, adjoin-
ing the southeast corner of Washington st, a
4-sty brick building, on a lot 19.4x49.5.

PEARL ST.—A. H. Mathews & Co. resold for
Ennis & Sinnett to the Bellum Supply Co. 222
Pearl st, a 5-sty brick business building, on a
lot 21.1x79.1x20.7x68.10, opposite the intersec-
tion of Platt st. It was sold free and clear.
The new owner will occupy the property when
the present lease thereon expires in May, 1923.
The same brokers sold to the same buyers for
the Clayton Rockhill estate 224-226 Pearl st, a
5-sty building, on a lot 22x110. It is leased
until May 1, 1923.

WATER ST.—Charles F. Noyes Co. resold for
Edwin E. Vollhart to W. O. Smith Co., ship-
ping merchants, the 4½-sty brick mercantile
building, 32 Water st, on a plot 29.4x39.9x29.8x
38, between Broad st and Counties Slip.
The new owner will make extensive alterations and
occupy. The sale is recorded.

9TH ST.—Estate of K. M. Cooper sold
through Pease & Elliman to former District
Attorney Edward Swann 13 West 9th st, a 4-sty
brick dwelling, on a lot 17.4x92.

11TH ST.—John Peters sold for the estate of
Edward Runge to Anna Nutz and Lillian Kass-
meyer 625 East 11th st, a 5-sty brick tenement
house, on a lot 25x103.3.

19TH ST.—J. Edgar Leaycraft Co. sold for
the Griffin estate to B. Menschel 402 East 19th
st, adjoining the southeast corner of First av,
a 3-sty brick stable, on a lot 20x56.

27TH ST.—William A. White & Sons sold for
Willy Ebrehaus and Alicia L. Laird 226 East
27th st, a 5-sty and basement brick tenement
house, on a lot 25x98.9.

31ST ST.—The 6-sty building with stores at
18 West 31st st, on a lot 25.1x80, has been sold
by Louis S. Seaman. The buyer is the newly
formed 18 West 31st Street Corporation, with
R. Hoffman, H. Maftus and H. Namm as direc-
tors. S. Hoffman, attorney, represents the new
company.

39TH ST.—John Gagliano Co. sold for the
Hecker-Jones-Jewell Milling Co. to Mrs. G.
Messina, 311 East 39th st, a 5-sty brick tene-
ment house with stores, on a lot 25x98.9.

39TH ST.—Brown-Wheelock Co. sold for Mrs.
Katherine Davenport 31 East 39th st, a 5-sty
brick American basement dwelling, with eleva-
tor, on a lot 25x98.9. A club is understood to
be the buyer. The parcel was held at \$125,000.

53D ST.—Albert Hyman bought from Freidus
& Steinberg 432 West 53d st, a 5-sty brick tene-
ment house on a lot .25x100.5.

55TH ST.—Douglas L. Elliman & Co. sold
for a client 25 East 55th st, a 4-sty and base-
ment stone dwelling, on a lot 20x73. The buyer
is an investor.

55TH ST.—Joseph G. Abramson bought from
Mrs. Marie L. Gunther 56 East 55th st, a 4-
sty and basement brick dwelling, on a lot 18x
100.5.

58TH ST.—John Constable Moore sold for
Henry A. Jackson 20 East 58th st, a 4-sty and
basement stone dwelling, on a lot 20x100.5.
The house was owned and occupied by the
Jackson family since it was built more than 40
years ago. It was held at \$100,000 and was
sold for all cash to a buyer who will remodel
it for business.

EIGHTH AV.—James L. Van Sant resold to
Catherine A. Katzman 55-57 Eighth av, two
3-sty brick flats with stores, on a plot 38.6x
51.9x irregular.

SECOND AV.—Harry Fischel sold to the 60
Second Avenue Corporation, just organized, 58
to 62 Second av, between East 3d and East 4th
sts, 58 being a 4-sty and basement brick tene-
ment house with store, on a lot 21x100, while
60-62 is a 6-sty and basement brick tenement
house with stores, on a plot 41.1x125x32.10x100.
The seller erected the buildings 25 years ago.
Jacob I. Berman is attorney to the owners.

North of 59th Street

65TH ST.—Butler & Baldwin sold for the Pub-

lic National Bank of New York to the Artisan
Realty Co., Inc., 421-425 East 65th st, two 6-sty
brick tenement houses, one containing stores,
each on a plot 37.7x100.5.

71ST ST.—Frank L. Fisher Co. sold for a
client to Dr. I. Ogden Woodruff, for occupancy,
130 East 71st st, a 4-sty and basement brick
dwelling, on a lot 16x100.5. Dr. Woodruff re-
cently sold his residence at 152 West 78th st.

72D ST.—A. N. Gitterman, in conjunction
with the William B. May Co., sold for Mrs.
Carrie B. Maas 130 East 72d st, a 4-sty and
basement stone dwelling, on a lot 20x102.2.

75TH ST.—Pease & Elliman sold for L. L. L.
Bry 36 West 75th st, a 4-sty and basement brick
dwelling, on a lot 20x102.2.

75TH ST.—Joseph G. Abramson, operator,
bought through Pease & Elliman from the Minot
Realty Corporation, 120-124 East 75th st, two
2-sty brick garages, on a plot 85.6x102.2.

76TH ST.—Brown-Wheelock Co. sold for Mrs.
George McGinnis to a buyer, for occupancy, 40
East 76th st, a 4-sty and basement stone dwell-
ing, on a lot 20x102.2.

87TH ST.—Froman & Taubert sold for the
estate of George F. German 167 East 87th st, a
5-sty brick tenement house with stores, on a
plot 26.8x100.8½.

106TH ST.—Anna E. McCarthy sold to P.
Mosca 334 East 106th st, a 4-sty brick tenement
house, on a lot 25x100.11. The new owner will
install a store in the ground floor and remodel
the front of the structure.

111H ST.—Mamie Valentine resold 176 East
111th st, a 3-sty and basement brick 3-family
house, on a lot 17.6x100.11.

115TH ST.—Joseph Nasanowitz resold for
Frederick Schwartz to Dora Jacobs and others
80 East 115th st, a 5-sty brick tenement house,
on a lot 26.10x100.11. The new owners will re-
model the building. This is the third sale of the
property by the same broker within 3 weeks.

116TH ST.—James W. Kennedy sold to
Samuel Sandler, 8 East 116th st, a 5-sty brick
apartment house with stores, on a lot 25x100.11.

126TH ST.—Rowantree-Schley Co. sold for
Mrs. William E. Tonk to Mrs. Maria J. G.
de Serciat 18 West 126th st, a 3-sty and base-
ment stone dwelling, on a lot 18.9x99.11.

128TH ST.—Mrs. M. Malone sold to the Hud-
son P. Rose Co. 2 West 128th st, a 3-sty and
basement brick dwelling, on a lot 17.6x99.11,
adjoining the southwest corner of Fifth av.

130TH ST.—Charles B. Van Valen, Inc., sold
for Mrs. Henrietta W. Evans to J. L. Van Sant
147 West 130th st, a 3-sty and basement stone
dwelling, on a lot 16.8x99.11.

144TH ST.—Dwight, Archibald & Perry sold
for Edmund Coffin and others 310-312 West
144th st, adjoining the southeast corner of
Bradhurst av, a 4-sty brick garage, on a plot
50x99.11.

146TH ST.—Butler & Baldwin, Inc., sold for
Miss Anna McNally 602-604 West 146th st, a
5-sty and basement brick apartment house, on
a plot 50x99.11, adjoining the southwest cor-
ner of Broadway.

161ST ST.—Norman Denger sold for Isidor
Radin 570 West 161st st, a 3-sty and basement
stone dwelling, on a lot 16x99.11.

19TH ST.—O'Reilly & Dahn resold for Ennis
& Sinnott 506-508 West 179th st, a 5-sty brick
apartment house, on a plot 50x100. It was
held at \$80,000.

COLUMBUS AV.—Oscar D. and Herbert V.
Dike sold for a client of Pierre & Golden Co.
the northwest corner of 76th st and Columbus
av, 5-sty apartment house, 24.6x102.2, with 8
stores on Columbus av. The seller purchased
the property a month ago through the same
brokers.

THIRD AV.—Georgette W. Brown, of New-
port, R. I. sold through Oscar D. and Herbert V.
Dike and Harry C. Ward 2029 Third av, a 5-
sty brick tenement house with stores, on a
lot 25.3x100.

WEST END AV.—Frederick Brown resold
through J. J. Martin 708 West End av, a 5-sty
brick apartment house, on a lot 20x100.

BRONX SALES

FOX ST.—Schwab & Co. sold for Mrs. Wil-
helmina Neustehil to C. Fingerma 1059 Fox
st, a 2-sty and basement frame 2-family house,
on a lot 25x100.

194TH ST.—Wilbur Wright, builder, sold 340
East 194th st, southeast corner of Marion av, a
4-sty and basement brick apartment house, on
a lot 22x79.6.

225TH ST.—Charline E. Dickson and another
sold 254 East 225th st, a 2-sty and basement
brick 2-family house, on a lot 25x100.

BRYANT AV.—Fanny Bilsky resold through
the S. L. Aronds Co. 1037 Bryant av, a 5-sty
and basement brick apartment house, on a plot
40x100.

CONCOURSE—Patrick Kiernan purchased
from Joseph Sager, through Emanuel Simon, the
1-sty brick taxpayer 2405 to 2419 Grand Boule-

vard and Concourse, 175x80. It contains 10 stores.

CRESTON AV.—Harry Cahn and Philip Wattenberg resold to the Alper Realty Co. 2332 Creston av, southeast corner of Field pl, a 5-sty apartment house, 100x89, arranged for 34 families, and held at \$225,000. S. Gordon & Son were the brokers.

CRIMMINS AV.—R. D. Pirner sold for the Mathews estate and others the northeast corner of 141st st and Crimmins av, a plot 62.6x100, with a 2½-sty detached dwelling thereon, to Philip Wattenberg for improvement.

CYPRESS AV.—The Cypress Avenue Realty Corporation, Bernard B. Block, president, purchased the vacant plot, 101.6x120, at the northeast corner of Cypress av and 138th st, upon which it will erect a 1-sty business building, containing a public market and 10 stores, half of which have been rented from the plans.

EAGLE AV.—Eugene J. Busher, Inc., sold for Drexler & Fastenberg to Ely Maran the northwest corner of Eagle av and 149th st, a 2½-sty frame detached dwelling, on a plot 49.3x129x100x irregular. The buyer will cover the plot with a 1-sty brick store, a taxpayer. It is opposite St. Mary's Park.

GRAND AV.—The Grand Avenue Building Corporation sold to M. Edison the stucco 2-family house with garage at 2117 Grand av, on a plot 30x100, through Grudin & Sawitch.

HARRISON AV.—Eugene J. Busher, Inc., sold for W. Ward Brigham to the Crown Dyeing & Bleaching Co. the vacant plot, 75x100, on the east side of Garrison av, 112 feet south of Lafayette av. The buyer will immediately improve the plot.

LELAND AV.—Eugene J. Busher Co., Inc., sold for the estate of Dr. George H. McGuire to Adam Mink the vacant lot, 25x100, on the west side of Leland av, 58.8 feet south of East 177th st.

LYON AV.—M. M. Reynolds sold for Joseph Galardi 2313 Lyon av, a 2-sty and basement brick 2-family house, on a lot 25x100.

MAPES AV.—The S. L. Aronds Co. sold for the Schill Construction Co. 2056-2060 Mapes av, a 5-sty and basement brick apartment house, on a plot 66x145.

RYER AV.—Samuel Gomberg sold to Bertha Gaus 2342 Ryer av, a 5-sty and basement brick apartment house, on a plot 75x100. The property was held at \$100,000. Julius Trattner was the broker.

SOUTHERN BOULEVARD.—Adolph Lang sold for Annie Warner 1556 Southern boulevard, a 5-sty brick apartment house with stores, on a plot 51x100.

STEBBINS AV.—Meister Builders, Inc., resold to the Chalmers Realty Corporation 1272-1276 Stebbins av, two 5-sty and basement brick apartment houses, each on a plot 50x125. Ascher Strauss was the broker.

THIRD AV.—Cahn & Cahn sold to Emanuel Reinheimer 2940 Third av, a 5-sty brick flat with stores, on a lot 24.3x100, which they recently acquired. Part of the consideration for the transaction was the 1-sty business building 2765 Webster av, on a lot 25x121. J. Clarence Davies was the broker.

THIRD AV.—Eugene J. Busher Co., Inc., sold for Mary L. Wiswell to Adolph C. Blechner 3432-3434 Third av, two 3-sty frame flats with stores, on a plot 34.7x98.9x34.7x126. It is the first change of ownership in 70 years.

TOPPING AV.—M. Shermer sold to Mary F. Kosahave 1730 Topping av, a 2-sty and basement brick 2-family house, on a lot 25x95.

UNIVERSITY AV.—Frederick Brown, as the head of the FitzRoy Realty Corporation, resold through the Eugene J. Busher Co. to the E. J. B. Realty Corporation 2214 University av, a 2½-sty and basement frame detached dwelling, on a plot 45x102. The seller recently took the parcel in part payment for the 12-sty building 151-155 West 25th st, which he sold.

WESTCHESTER AV.—M. M. Reynolds sold for Jacob Mendel and Louis Weinstein the northeast corner of Westchester and Thieriot ave, a vacant plot 51.4x61.6 irregular.

BROOKLYN SALES

CARROLL ST.—S. M. Waldenburg sold 734 Carroll st, a 3-sty and basement stone dwelling.

NAVY ST.—Lincoln Trust Co., as trustee, sold to the Deep Drawn Metal Corporation 61-67 Navy st, a 3-sty brick factory building, on a plot of about 30,000 square feet. It is opposite City Park.

REMSEN ST.—Frank A. Seaver & Co. sold for E. N. Pigot the 4-sty brownstone altered building 157 Remsen st, occupied by insurance companies.

WILLOUGHBY ST.—Bulkeley & Horton Co. sold the northeast corner of Willoughby and Raymond sts, a vacant plot of an approximate area of 16,000 square feet, for Harvey T. and Percy H. White, to William R. Noe & Son, manufacturers of high-grade lamps and shades. They are having plans prepared to improve the

property with a 3-sty modern reinforced concrete factory building for their own use.

6TH ST.—A. J. Shannon Co., Inc., sold for Charles E. Pitt to a buyer, for occupancy, 601 6th st, a 3½-sty and basement brick and stone dwelling, near Prospect Park.

EAST 3D ST.—A. Mishkin sold for the G. & W. Construction Co. 1101 East 3d st, a 2-family house.

EAST 12TH ST.—J. Lacy sold for Louis Weiss to Louis Kayetz the vacant plot 40x100 on the west side of East 12th st, 380 feet south of Av I. The purchaser will erect a 2-family brick house with double garage.

EAST 19TH ST.—A. J. Shannon Co. sold for Louis R. Paulson to a buyer, for occupancy, 1433 East 19th st, a 2-sty stucco detached dwelling.

EAST 35TH ST.—Knox Realty Co. sold for Charles Ebetsch to a buyer, for occupancy, 783 East 35th st, a frame dwelling, in course of construction.

ALBANY AV.—William P. Jones and Frank E. Linn sold for John W. and Ralph W. Stone, executors, to Ralph H. Fogarty the vacant plot, 40x100, on the east side of Albany av, 557 feet south of Glenwood rd.

BROADWAY.—B. F. Knowles Co. sold 587 to 593 Broadway, a flat with stores, for the A. L. G. Realty Corporation, to M. Fleisher and resold the property to A. and J. Bernstein.

BUCKINGHAM RD.—Cruikshank Co. sold for Lewis L. Brown 77 Buckingham rd, a 2½-sty frame detached dwelling. The buyer, who was represented by James E. Arndt, will remodel and occupy the premises.

CHURCH AV.—McInerney-Klinck Realty Co. sold for Dorothy Tolmack 1804 Church av, a 3-sty brick and stone apartment house with stores, on a lot 20x100.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold for John H. Meyer 1135 Flatbush av, a 3-sty brick and stone apartment house with stores, on a lot 23x110, southwest corner of Clarendon rd.

FOURTH AV.—Bulkeley & Horton Co. sold for a client to I. M. Galt, for improvement, the vacant plot, 80x100, on the east side of Fourth av, between 68th st and Ovington av, Bay Ridge.

FOURTH AV.—Charles Heymann sold the 3-sty flat with store and brick extension at 88A Fourth av to Mina Forman. I. L. Levin was the broker.

SEE IT YOURSELF

When you buy a whole mortgage or a share of one, see the building or the land itself.

You can have your investment in the choicest New York real estate—you can see the exact spot.

And your interest at 5½% and your principal are guaranteed absolutely safe by our First Mortgage Participation Certificates.

You are cordially invited to consult

LAWYERS TITLE & TRUST CO.

188 Montague Street, Brooklyn

160 Broadway, New York

44 Court Street, Brooklyn

160 Main Street, White Plains, N. Y.

367 Fulton Street, Jamaica, N. Y.

383 East 149th Street, New York

1354 Broadway, Brooklyn

MONEY TO LOAN

on-Mortgages

Building Alterations

Leaseholds

Building Loans

BROKERS PROTECTED



Sterling Mortgage Company Inc.

135 Broadway, New York

TELEPHONE RECTOR 1228-9447

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 25c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

SITUATIONS WANTED

QUALIFIED UNDERWRITER SEEKS POSITION MANAGING INSURANCE DEPARTMENT OF REAL ESTATE CONCERN. BOX 871, RECORD & GUIDE.

RELIABLE young lady, possessing tact and good judgment, desires position with reputable firm. Thoroughly familiar with realty matters. Notary public. Several years broad experience. Highest credentials. Box 874, Record & Guide.

BUILDING MANAGER

SIX YEARS in management department large real estate company, handling management details on 150 buildings. Can take charge of department or act as assistant to head. Age 39. Box 868, Record & Guide.

SITUATION OPEN

EXPERIENCED broker for mid-town realty concern. Live leads and real co-operation furnished. Good chance for hustler. Commission basis. Box 873, Record & Guide.

WANTS AND OFFERS

DESIRABLE private office for rent to reliable party in building line. Apply Room 912, 102 Park Ave.

REAL ESTATE man of integrity seeks unfurnished office space with responsible real estate firm not below 42d St. State rent. Box 872, Record & Guide.

MANSFIELD PL.—Bulkley & Horton Co. sold 650 Mansfield pl, a dwelling, for S. B. Swaine to a client for occupancy.

SIXTH AV.—Realty associates sold to Mrs. E. Hedenkamp 6725 Sixth av, Bay Ridge, a new semi-detached dwelling with garage and driveway.

SIXTH AV.—Realty Associates sold to E. J. Seroni 6809 Sixth av, Bay Ridge, a new Colonial semi-detached dwelling with driveway and garage.

QUEENS SALES

DOUGLSTON—Cruikshank Co. sold for Henrietta E. Draper to a buyer, for occupancy, the recently completed detached dwelling, on Hillcrest av, between Cherry st and Hillside av, Douglas Manor, Douglaston.

FLUSHING—J. Albert Johntra sold for the estate of Emma L. Stroud the plot of 4 lots on the southeast corner of State and 24th sts, Broadway-Flushing, to James P. Fedehf of Manhattan, who will build a dwelling.

RECENT LEASES.

Long Lease Near Times Square

Lewis L. Rosenthal Co. subleased for Dr. M. P. Gordon to the Sidrose Realty Corporation 144 West 46th st, a 5-sty stone building, 15x100.5. The term is 21 years, at an aggregate rental of \$120,000. The structure will be altered into stores, studios and apartments. It adjoins the Loew State Theatre Annex.

A Good Eighth Ave. Lease

Dwight, Archibald & Perry leased for a client to Henry M. Weill 940-942 Eighth av, two 5-sty stone flats with stores, on a plot 50x100, for a term of 21 years. The lessee will completely remodel the structures. They are 2 doors south of 56th st.

Long Lease Near Fifth Ave.

Cammann, Voorhees & Floyd leased, for a term of 21 years, for Joseph W. Cushman estate to 75 West 51st Street Corporation, Charles J. Adams, president, 57-59 West 51st st, two 4-sty dwellings on plot 41x100.5. The leasing company will remodel the premises for stores and apartments. Hines & Smith were associate brokers.

Rent Ten Floors from Plans

Plans have been filed for the erection of 10 additional stories to the 2-sty stone building 17-23 John st, near Broadway, controlled by Exchange Buffet interests. Elias A. Cohen, who has many big properties in the immediate vicinity, will be the lessee of the 10 floor addition. Clinton & Russell, architects, estimate the cost of the changes at \$330,000. The building occupies the site of old John Street Theatre.

Broadway Space Leased on Plans

Tankos, Smith & Co. have leased to the Horn & Hardart Co., owners and operators of the Automat Restaurants, the entire basement, containing 10,000 square feet, and the large corner store in the 16-sty building soon to be built at the southeast corner of Broadway and 37th st, by the Broadway and 37th Street Corporation, Harry Fischel, president. The lease dates from January, 1923, and is for a long term of years at an aggregate rental of approximately \$1,000,000.

Negotiations are now pending through Tankos, Smith & Co. to sublease to a large chain store concern the major portion reserved for the Automat entrance.

Some Good Business Leases

Ames & Co. leased for the Park Row Associates, Elbridge Alfred, president, to Max Schwarzberg, for a term of years, 115 Park Row, a 5-sty brick mercantile building, 16.11x63, and leased for the 111-113 West 29th Street Corporation to Gerber & Silverberg, for a term of years, 113 West 29th st, a 1-sty brick store building, 16.8x68.10½.

Nassau Street Corner Leased

Herbert Hecht & Co. leased for a client to Harry Canellos, confectioner and restaurateur, the store, 20x25, in the northeast corner of Nassau and Ann sts, for a term of 10 years, from May 1 next, at an aggregate rental of \$125,000.

Clyde S. S. Co. Leases on West Side

William A. White & Sons leased for Hannah McCarthy to the Clyde Steamship Co., 303 West st, a 4-sty brick building, 20.5x62.6, adjoining the north corner of Spring st. The lessee occupies three North River piers diagonally opposite.

Lower Broadway Store Leased

Rowantree-Schley Co. sub-leased for the United Cigar Stores Co. to the O. & W. Stores, Inc., retailers of women's wear, the store in 56 Broadway, for a term of years, at \$15,000 a year.

Dorland Agency in New Quarters

The Dorland Agency, Inc., of which United States Senator Edge of New Jersey is the head, has leased the entire 13th floor in 244 Madison av, a much larger space than it had in 9 East 40th st, its previous location. The lease is for a term of years.

Long Lease of Large Garage

J. Arthur Fischer leased for the estate of Bradish Johnson to the 39th Street Garage, Inc., 627 to 633 West 49th st, a 2-sty fireproof garage, 275x111.7, for a term of years, at an aggregate rental of \$200,000.

Fine Dwelling Leased for Trade

Everett M. Seixas Co. leased for John Morgan Wing the 5-sty American basement dwelling 50 West 49th st, on lot 20x10x100, to Wesley S. Bessell who will alter and occupy same as his office. The upper part of building will be altered into modern apartments. The lease is for a term of 7½ years with a 21-year renewal privilege.

MEMBERS REAL ESTATE BOARD OF NEW YORK

ADAMS & CO., INC.

Real Estate
170 5TH AVE. Tel. Gramercy 1092
SPECIALIST IN BUSINESS PROPERTY

ALEXANDER BALTER

REAL ESTATE & INSURANCE
Management of Property a Specialty
152 W. 42nd St., Knickerbocker Bldg. Bryant 2042-3

BAUER, MILBANK & MOLLOY, INC.

REAL ESTATE

51 East 42nd Street Murray Hill 1936

CUSHMAN & WAKEFIELD, INC.

RENTING AND MANAGEMENT OF
BUSINESS BUILDINGS
50 EAST 42d ST. Murray Hill 7820

ALFRED P. COBURN

Real Estate—Appraisals—Insurance
Management of Estate a Specialty
159 W. 72nd ST. Phones: Columbus 4356-2548

CUSACK COMPANY

Real Estate and Insurance Brokers
Specialists in West Side Properties
176 WEST 72nd STREET
Telephones: Columbus 6947-8179

CHAS. A. DUBOIS

REAL ESTATE
3551 BROADWAY
At 146th St. Established 1894

DUNLAP & LLOYD

INCORPORATED
Real Estate—Insurance
80 GROVE STREET Phone Spring 5518

ROYAL SCOTT GULDEN

REAL ESTATE, FIFTH AVE. SECTION
680 FIFTH AVENUE Phone: Circle 8315

CHARLES G. KELLER

Real Estate and Insurance
109 WEST 23RD STREET
Watkins 5336

ALBERT E. KELLY

Successor to Fredk. A. Booth
REAL ESTATE AND INSURANCE
50 Union Square Tel. Stuyvesant 1125

T. H. KELLEY

Specialist in Fordham Heights Property
158 East 188th St., at Grand Concourse
Phone: Fordham 2369

J. P. & L. A. KISSLING

Sales—Management—Appraisals
896 8TH AVE., NEAR 54TH ST.
Established 1870 Circle 0591 to 5

H. C. KOPP & COMPANY

Specialists in Retail Store Locations
MANAGEMENT and BROKERAGE
402 Madison Avenue Vanderbilt 4900

ROBERT LEVERS

Real Estate—Insurance
THE KNICKERBOCKER, 152 West 42nd Street
Uptown Office: 376 Lenox Avenue. Phone Connections.

HIRAM RINALDO

Specializing in the Sale and Leasing of
East Side Property
230 GRAND ST. Bowery Bank Bldg.

GEORGE S. RUNK

REAL ESTATE BROKER
Mortgage Loans—Management
1252 LEXINGTON AVENUE

SCHINDLER & LIEBLER

Real Estate and Insurance
Rhineland 6122 1393 THIRD AVE., at 79th St.

SEAMAN & PENDERGAST

RENTALS — SALES — MANAGEMENT
RESIDENTIAL PROPERTIES
542 FIFTH AVENUE Vanderbilt 1309

Manhattan Office
1 WEST 125th STREET
Tel. Harlem 8400

Bronx Office
1972 JEROME AVENUE
Tel. Connection

SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE

Successors to

SHAW & CO.

MALCOLM E. SMITH, INC.

Real Estate Agents and Brokers
185 MADISON AVE. Vanderbilt 7393

COMMERCIAL PROPERTY MANAGEMENT

Rentals—Sales—Appraisals—Insurance
Industrial Locations

Spear & Co.
REAL ESTATE

840 BROADWAY 1261 BROADWAY
Stuyvesant 0627

JACOB J. TABOLT

REAL ESTATE
558 EIGHTH AVE. Phone:
Above 37th St. Fits Roy 1366

WHITNEY-FOSTER CORP.

Real Estate Administrator
150 WEST 72nd ST. Columbus 6409

Operators Buy Broadway Leasehold

Meister Builders, Inc., bought through Francis & Co. and M. F. Caucci the ground lease of the 5-sty elevator apartment house with stores, at 2135-2137 Broadway, southwest corner of 75th st, a plot 50.5½x81.2, together with the site of the four 4-sty and basement brick dwellings at 228-234 West 75th st, 70x102.2, adjoining the aforesaid corner. The dwellings were recently remodeled into apartment houses containing suites of 2 and 3 rooms each and accommodate a total of 42 families. The corner apartment house is known as the Eldorado.

The ground lease is for a term of 18 years and 8 months, at a rental aggregating \$500,000.

Tenants Enlarge Space

Joseph M. Nimhauser, in conjunction with George G. Hallock, Jr.'s Sons Co., leased for a client to the T. & M. Knitting Mills the northeast corner of Hester and Eldridge sts, a 4-sty loft building with stores, for a term of years, from May 1, next.

The lessee has long occupied the store of an adjoining building and finds it necessary to its business to take the corner building.

Long Lease of Harlem Corner

Lewine & Co., Inc., leased for the Eighth Avenue and 125th Street Investing Co., Inc., the store and basement at 301-303 West 125th st to Morris Umans, to be used as a cafeteria, for a term of 21 years, at an aggregate rental of approximately \$200,000. It adjoins the northwest corner of Eighth av.

East Side Block Front Leased

Sahoff Corporation leased for the 1 to 9 Gouverneur Street Corporation, to builders, the vacant block front on the west side of Gouverneur st, from East Broadway to Division st, 100.9x64.6x102.4x63.6, for a term of 21 years, at an aggregate rental of more than \$165,000. On the plot the lessees will build a 5-sty tenement house with stores.

A New Chanler Leasehold

The Sahoff Corporation and Ashforth & Co. closed a 21-year lease of 830 to 834 Ninth av, three old 3-sty brick tenement houses with stores, on a plot 66.3½x100x irregular, for Robert W. Chanler at an aggregate rental of approximately \$350,000. The lessee, the Mollian Realty Corporation, will reimprove the property with a modern tenement house with stores.

Ninth Avenue Corners Leased

Dwight, Archibald & Perry, Inc., leased for a term of 15 years for the Thomas Lynch estate the northwest corner of 24th st and Ninth av, a 6-sty apartment house, 50x98.9, at a net rental. The lessee will hold the property for investment.

A 55-year lease, calling for an annual net rental of from \$6,000 to \$10,500, has been made by Jane F. Stokes and others to John N. Levas of the coalyard property at 432 and 434 Ninth av, northeast corner of 34th st, a plot 49.4½x 58.6.

Historic Corner Under Lease

The six 3-sty brick flats with stores, at 114 to 124 Third av, southwest corner of 14th st, on a plot 106.8½x75, part of the old farm of Petrus G. Stuyvesant, first Governor of New York under Dutch rule, and held by his descendants more than 200 years, have been leased to the D. A. Schulte Co. for a long term of years at an aggregate rental of about \$800,000. The lease was made by the Stuyvesant estate. William Cruikshank's Sons were the brokers. Possession will be given May 1. The lease calls for an annual net rental of from \$25,000 to \$35,000. The lease embraces the entire block front excepting 3 parcels.

Park Theatre Sub-Leased

The Park Theatre on Columbus Circle has been subleased for a long term by Minsky Bros., operators of the National Winter Garden on the lower East Side. John Cort, who leased the property recently from the Flack estate, is the lessee. The aggregate rental will amount to about \$1,185,800. Minsky Bros. will use the well known old house for presenting their burlesque productions. The lessees will rename the house the Park Music Hall when they get possession in September.

The deal is significant because it marks the first appearance in recent years of East Side burlesque producers along Broadway. The new lessees have been notably successful in their operation of the National Winter Garden with this type of amusement.

Big Exchange House Will Move

The Trinity Buildings Corporation leased, approximately, 5,000 square feet of office space on the 14th floor of the Trinity building, 111 Broadway, to the Louchheim-Minton Co., members of the New York Stock Exchange, for a term of years, at an aggregate rental of \$120,000, from May 1.

MONEY**TO LEND**

ON

BOND & MORTGAGE**LAWYERS MORTGAGE Co.**

Capital and surplus \$9,000,000

59 Liberty Street, New York

184 Montague St., Brooklyn

4 Herriman Avenue, Jamaica

MRS. GERRIT SMITH

Member Real Estate Board of New York

42 EAST 40th STREET

CITY DEPARTMENT

APARTMENTS AND HOUSES

SOUND SHORE PROPERTY A SPECIALTY

HEIL & STERNBUSINESS PROPERTY
SPECIALISTS

Member of Real Estate Board, N. Y.

1165-1167 BROADWAY (n. w. cor. 27th St.)

Telephone: Watkins 4280

MANHATTAN BROKERS**ORVILLE B. ACKERLY**Appraiser of
LONG ISLAND REAL PROPERTY

Phone: Longacre 2280

243 West 34th Street, New York City

ERNEST N. ADLER

Upper East Side Property a Specialty

1506 FIRST AVE., at 79th St.

Established 1908

Phone: Rhineclander 6125

ARMSTRONG & ARMSTRONGReal Estate Agents and Brokers
212 ST. NICHOLAS AVE.—Near Eighth Ave. and
121st Street Phone: Morningside 1276**EDMUND M. BRENNAN**

INCORPORATED

Real Estate—Insurance
11 EAST 56th ST. Plaza 7604**GEORGE H. CORTH & CO.**ECONOMICAL and EFFICIENT
MANAGEMENT OF PROPERTIES
342 MADISON AVENUE, NEW YORK
Telephone: Vanderbilt 9494**JAMES A. DOWD**Real Estate—Insurance
Renting—Management

874 SIXTH AVENUE, above 49th Street

JACOB FINKELSTEIN & SONReal Estate—Mortgages
Specialists in the Bowery Section
42 BOWERY Phone: Franklin 1810**HARRIS EXCHANGE**Real Estate—Mortgages
Renting and Leasing of Stores and Lofts
Times Building Broadway at 42d Street
Phone: Bryant 310-1124**HOLT & MERRALL, Inc.**Industrial Real Estate
342 MADISON AVE. Tel. Vanderbilt 4699**WM. P. JONES & SON**ESTABLISHED 1895
Real Estate & Insurance
1358 BROADWAY
Corner 36th St. Phone: Fitts Roy 9207**JOSEPH MILNER CO., Inc.**Real Estate
505 FIFTH AVE., NEW YORK
Vanderbilt 3607**LEONARD MORGAN CO.**Real Estate—Insurance—Estates Managed
Gotham Bank Building, Columbus Circle
Suite 504-5 Phone: Columbus 1646**ARTHUR G. MUHLKER**Real Estate—Insurance
Yorkville Section
1112 PARK AVE., NEAR 90TH ST.
Phone: Lenox 2335**FRED. OPPENHEIMER**Real Estate—Mortgage Loans
540 Bergen Av., at 149th St.
Phone: MELROSE 5907**JOHN CONSTABLE MOORE**REAL ESTATE
15 EAST 40th ST. Vanderbilt 6129**SANSONE-ARENA CO.**Real Estate Insurance
Specializing in Italian Properties
320 EAST 34TH ST., NEW YORK
Tel. Vanderbilt 4218**ARTHUR L. SHAW**Washington Heights Specialist
4032 BROADWAY, ABOVE 169TH STREET
Wadsworth 4150-4151**SHERMAN & KIRSCHNER**

Real Estate and Insurance

54 E. 109th STREET
NEW YORK

Tel. Harlem 9028-5863

JAMES B. SPEYERS, INC.Real Estate
CANADIAN PACIFIC BUILDING
342 Madison Ave. Suite 814-816**TANKOOS, SMITH & CO.**REAL ESTATE
11 JOHN STREET, CORNER BWAY
Cortlandt 6938-2372-1306**WILLIAMS-DEXTER CO., INC.**Greenwich Village Real Estate
Insurance
72 GREENWICH AVE. Chelsea 8096

AMERICAN BEDDING CO. leased the northeast corner of St. Nicholas av and 163d st from the estate of William C. Schmidt. The property measures 20.6x75 and is at present improved with a frame and brick dwelling. This will be razed, and the lessees will erect a business building. Louis F. Ven de Bergh was the broker.

BILTMORE REALTY CORPORATION leased for Max Griffenhagen the 7th floor in 416 West 33d st to Reffes, Sandson Co., for a term of years; also leased for Mrs. Morrell the 4th floor in 207 East 49th st to the Stanford Shops, Incorporated; also, for the Bradish Johnson estate, the 7th floor in 921 Broadway to Phillips-borne, Inc., for a term of years, with renewal privileges.

BILTMORE REALTY CORPORATION leased to the Standard Photo Service 2nd floor rear at 220 West 19th st, for the Individual Drinking Cup Corporation.

KENT REALTY CO. leased for the Mervyn Realty Co. to W. H. Patterson, for a term of 10 years, the 4-sty and basement dwelling 257 West 72nd st. The lessee will make extensive alterations.

DANIEL BIRDSALL & CO., INC., leased for Charles C. Copeland the 6-sty brick building 19 Lispenard st to the Sterling Devices Co.; store and basement in 136 West 22d st to the U. S. Paper Co.; a loft in 5 Franklin st to Feinberg & Lippman; a loft in 393 Broadway to Thomas W. Houchin & Co., and a loft in 86 Leonard st to Jacobson & Bloom.

CROSS & BROWN CO. leased the building 544-546 West 38th st for the Brockway Motor Truck Co. to the Canada Dry Ginger Ale, Inc.; also the 2d floor in 9 West 61st st to William R. Schoonmaker; and, in conjunction with Huberth & Huberth, the store in 11 Central Park west to Benson Motor Co., distributors for the Bay State car; and subleased for the Mitchell Publications, Inc., to J. Matthes & Co., the 8th floor in 912-920 Broadway.

DWIGHT, ARCHIBALD & PERRY, INC., leased the store in 212 West 26th st to J. W. Katz, dealer in furs, hides and skins.

GOODWIN & GOODWIN leased for the Rostan Realty Co. 521-523 West 122nd st, a 6-sty elevator apartment house, known as Marimpol Court, on a plot 62x100.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Mar. 1 to Mar. 7	1921 Mar. 2 to Mar. 8	1922 Mar. 1 to Mar. 7	1921 Mar. 2 to Mar. 8	1922 Feb. 28 to Mar. 6	1921 Mar. 1 to Mar. 7
Total No.....	341	262	240	147	1,102	825
Assessed Value.....	\$21,786,800	\$16,550,533	.....	.....	.....	.....
No. with consideration	32	22	26	8	37	37
Consideration	\$1,359,900	\$1,109,950	\$324,830	\$114,880	\$516,250	\$506,385
Assessed Value.....	\$1,338,000	\$916,800	.....	.....	.....	.....
	1922 Jan. 1 to Mar. 7	1921 Jan. 1 to Mar. 8	1922 Jan. 1 to Mar. 7	1921 Jan. 1 to Mar. 8	1922 Jan. 1 to Mar. 6	1921 Jan. 1 to Mar. 7
Total No.....	2,160	1,832	2,203	1,223	6,798	4,924
Assessed Value.....	\$160,723,950	\$104,078,183	.....	.....	.....	.....
No. with consideration	203	182	254	85	293	304
Consideration	\$9,590,508	\$12,253,126	\$2,297,919	\$606,494	\$3,985,429	\$3,909,513
Assessed Value.....	\$9,580,250	\$9,648,900	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Mar. 1 to Mar. 7	1921 Mar. 2 to Mar. 8	1922 Mar. 1 to Mar. 7	1921 Mar. 2 to Mar. 8	1922 Feb. 28 to Mar. 6	1921 Mar. 1 to Mar. 7
Total No.....	264	210	207	89	1,071	629
Amount	\$8,315,355	\$7,298,728	\$2,427,068	\$842,053	\$6,000,026	\$3,017,224
To Banks & Ins. Co.	42	31	19	5	200	89
Amount	\$4,020,188	\$3,310,500	\$388,000	\$246,488	\$1,679,500	\$673,300
No. at 6%	232	162	181	78	1,021	584
Amount	\$4,911,567	\$6,495,093	\$1,782,795	\$720,853	\$5,546,317	\$2,785,004
No. at 5 1/2%	1	10	7	3	22	20
Amount	\$24,000	\$185,000	\$59,450	\$14,100	\$186,500	\$176,600
No. at 5%	3	7	3	.....	11	5
Amount	\$100,000	\$58,250	\$30,700	.....	\$194,600	\$7,925
No. at 4 1/2% .....	.....	.....	1	.....	.....	.....
Amount .....	.....	.....	\$5,000	.....	.....	.....
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	3	.....	4	3
Unusual Rates.....	5	.....	.....	.....	.....	.....
Amount	\$2,963,000	.....	\$326,073	.....	\$12,000	\$10,000
Interest not given...	23	31	12	8	13	17
Amount	\$316,788	\$560,385	\$223,050	\$107,100	\$60,609	\$37,695
	1922 Jan. 1 to Mar. 7	1921 Jan. 1 to Mar. 8	1922 Jan. 1 to Mar. 7	1921 Jan. 1 to Mar. 8	1922 Jan. 1 to Mar. 6	1921 Jan. 1 to Mar. 7
Total No.....	1,735	1,392	1,761	721	6,912	4,024
Amount	\$51,914,815	\$50,832,410	\$18,746,891	\$5,216,969	\$39,945,873	\$22,497,666
To Banks & Ins. Co.	232	236	126	31	1,333	616
Amount	\$14,094,978	\$21,827,150	\$2,557,360	\$727,638	\$10,894,370	\$6,600,464

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX		BROOKLYN	
	1922 Mar. 1 to Mar. 7	1921 Mar. 2 to Mar. 8	1922 Mar. 1 to Mar. 7	1921 Mar. 2 to Mar. 8	1922 Mar. 1 to Mar. 7	1921 Mar. 2 to Mar. 8
Total No.....	58	73	.....	.....	11	19
Amount	\$2,847,500	\$5,359,939	.....	.....	\$314,900	\$466,100
To Banks & Ins. Companies...	40	48	.....	.....	2	9
Amount	\$2,388,000	\$3,866,439	.....	.....	\$170,000	\$274,500
	1922 Jan. 1 to Mar. 7	1921 Jan. 1 to Mar. 8	1922 Jan. 1 to Mar. 7	1921 Jan. 1 to Mar. 8	1922 Jan. 1 to Mar. 7	1921 Jan. 1 to Mar. 8
Total No.....	511	449	.....	.....	173	132
Amount	\$41,482,125	\$32,055,836	.....	.....	\$5,724,800	\$2,710,071
To Banks & Ins. Companies...	356	284	.....	.....	120	59
Amount	\$30,147,200	\$26,307,739	.....	.....	\$4,240,700	\$1,590,700

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 Mar. 1 to Mar. 7	1921 Mar. 2 to Mar. 8	1922 Mar. 1 to Mar. 7	1921 Mar. 2 to Mar. 8	1922 Mar. 1 to Mar. 7	1921 Mar. 2 to Mar. 8	1922 Mar. 1 to Mar. 7	1921 Mar. 2 to Mar. 8	1922 Mar. 1 to Mar. 7	1921 Mar. 2 to Mar. 8
New Buildings...	30	14	215	27	485	113	912	151	22	29
Cost	\$3,451,350	\$1,483,000	\$6,515,800	\$516,750	\$5,251,505	\$1,120,975	\$5,529,590	\$865,675	\$90,000	\$52,600
Alterations	\$712,450	\$312,900	\$481,900	\$20,730	\$148,985	\$124,295	\$50,780	\$38,990	\$2,575	\$17,126
	1922 Jan. 1 to Mar. 7	1921 Jan. 1 to Mar. 8	1922 Jan. 1 to Mar. 7	1921 Jan. 1 to Mar. 8	1922 Jan. 1 to Mar. 7	1921 Jan. 1 to Mar. 8	1922 Jan. 1 to Mar. 7	1921 Jan. 1 to Mar. 8	1922 Jan. 1 to Mar. 7	1921 Jan. 1 to Mar. 8
New Buildings...	147	103	822	147	2,174	782	3,634	796	412	212
Cost	\$27,418,170	\$13,276,685	\$25,321,460	\$7,295,470	\$23,549,845	\$9,703,375	\$22,317,075	\$4,727,081	\$1,410,785	\$376,995
Alterations	\$4,895,245	\$3,640,210	\$844,550	\$164,930	\$871,035	\$1,588,815	\$797,490	\$362,299	\$109,620	\$43,437

J. CLARENCE DAVIES

Member Real Estate Board, N. Y.

BRONX REAL ESTATE

AUCTIONEER—BROKER

APPRAISER—MORTGAGE LOANS

Main Office: 149th St. and Third Ave.

BRANCHES:

32 Nassau Street

51 East 42nd Street

Phone Connections

Bronx Brokers

A. G. BECHMANN

Real Estate and Insurance

Tel. Intervale 556 1065 SO. BOULEVARD

One block from Simpson Street Subway Station

WILLIAM J. FREY

Real Estate and Insurance

George J. Frey 370 EAST 149th ST. Mott Haven 5408

WM. F. KURZ CO.

Bronx Real Estate

370 EAST 149TH STREET

Established 1897 Phone: Mott Haven 4910-4911

OTTO LACKMAN

Management of Properties my Specialty
2514 Grand Concourse, near Fordham Road
Phone: Fordham 5799

L. G. LOSERE

REAL ESTATE

Entire Charge Taken of Property
871 Brook Ave., at 161st St. Established 1898

JOHN F. PENDERGAST, Jr.

Real Estate—Estates Managed

340 WILLIS AVENUE

Phone Melrose 7223

ALBERT D. PHELPS

BRONX REAL ESTATE

554 Melrose Ave., near 149th St. and 3rd Ave.
PHONE MELROSE 4371

HENRY SCHWIEBERT

Real Estate—Insurance

261 EAST FORDHAM ROAD

Near Valentine Avenue Fordham 9345

Brooklyn Brokers

REAL ESTATE MUST BE SOLD

Under present conditions, real energetic salesmanship is necessary to sell real estate. Our large organization and 50 years' experience assures efficient selling service.

BULKLEY & HORTON CO.

Member of Real Estate Board of New York

Member of Brooklyn Real Estate Board

G. S. HORTON 585 Nostrand Ave. } Brooklyn
A. J. HORTON 414 Myrtle Ave. }
G. H. ROME 7520 Third Ave. }
1214 Flatbush Ave. }

Bank of Manhattan Building, Jamaica, L. I.

JAMES B. FISHER

Member of Brooklyn Real Estate Board

REAL ESTATE

174 MONTAGUE ST. Main 7267

QUELL & QUELL

REAL ESTATE INVESTMENTS

MANAGEMENT

318 Patchen Avenue Brooklyn, N. Y.
Telephone: Decatur 4981

BUILDING SECTION

New York Building Congress to Develop Apprentices

Committee on Apprenticeship, Representing Employers, Labor and Related Interests,
Organized With Power to Analyze Needs and Foster Early Constructive Action

AMONG the various constructive measures being undertaken by the New York Building Congress for the up-building of the construction industry there is nothing of greater importance or that will be of more lasting benefit to the industry than its effort to stimulate interest in the revival of the apprentice system in the trades affiliated with the industry.

A special committee was appointed to investigate into the need for additional apprentices in the building trades and upon its report the Congress inaugurated a movement having for its object a revival of the apprenticeship system, along with the teaching of American ideals of citizenship. Building trades employers and representatives of organized labor have materially encouraged this movement, feeling that in this manner the industry can be served to the best advantage, and in the Committee on Apprenticeship the Congress has appointed those representing all phases of the construction industry who are best equipped for this exacting service.

The Committee on Apprenticeship was established by the New York Building Congress at a meeting of the Executive Committee of the Congress held January 10, 1922, in response to the demand on the part of the building industry, not to create unnecessary numbers of journeymen mechanics, but rather to develop men better trained in their craft and in citizenship than present day trade conditions provide or permit.

The membership of the Committee on Apprenticeship is composed of Alexander M. Bing, real estate; Burt L. Fenner, architect; Clarence Stein, architect; Prof. S. O. Miller, structural engineer, Columbia University; Charles A. Fuller, consulting engineer; W. G. Luce, contractor; Wm. H. McKiever, heating engineer; Allan Coggeshall, electrical contractor; S. J. Murphy, plumbing contractor; Ronald Taylor, cement flooring contractor; M. F. Westergren, sheet metal contractor; Thomas B. Clark, Roswell D. Tompkins, John Halkett and Richard Pattison, representing the Building Trades' Council; Michael Calloran, Plasters' Union; E. L. Barnard, lumber dealer; and Dr. J. L. Elliott, Hudson Guild; Peter Brady, Education Committee, New York State Federation of Labor; Morris E. Siegal, director, New York Continuation Schools; John Munholland, chairman, New York City Advisory Board of Vocational Education; Fred Moran, executive secretary, New York City Advisory Board on Vocational Education; and W. P. Tienken, editorial staff of the Record and Guide, representing the related interests.

The personnel of this committee is designed to be associate in its interests and control, composed as it is of persons representing Investment, Design, Construction, Labor, Material Supply, and Related Interests.

The committee was established, as expressed by Stephen F. Voorhees, president of the New York Building Congress, for the purpose of fostering the development of apprenticeship in the building trades, not by dictation, but by acting in an advisory capacity with similar committees from the various interests represented in the Congress.

The committee is designed to bring together the knowledge, experience and judgment of employers, labor and related interests, for the advancement of mechanical skill in the building industry; to provide an opportunity for young men to learn the trades involved therein; and to so build up the oppor-

tunities offered by the building trades that they will attract young men in America who are not ordinarily interested.

The committee proposes to co-operate with all other committees, organizations and movements of trade, labor or educational interest, by bringing their activities together and overcoming the indifference or inertia that has existed and which has done so much to handicap if not to frustrate the best interests of training in the building trades.

The administration is vested actively in an Executive Committee of the General Committee on Apprenticeship, subject to the control and policies adopted by the General Committee.

The Executive Apprenticeship Committee is composed of equal associate direction representing employers, labor and related interests. The personnel of this committee is as follows: Burt L. Fenner, chairman; Clarence S. Stein, secretary; Ronald Taylor, Roswell D. Tompkins, Dr. John L. Elliott, M. F. Westergren and John Halkett.

The service of this committee is rendered through the apprenticeship headquarters office which is in charge of a specialist on apprenticeship, Frank L. Glynn, who is employed by the Congress as Educational Advisor. The temporary headquarters of this committee are located in the offices of Alexander M. Bing, 587 Fifth avenue, and office hours will be maintained from nine to ten o'clock in the morning and four to five o'clock in the afternoon, or otherwise by appointment.

The committee will provide all information to other similar committees or organizations that may be of value to facilitate the general development of apprenticeship in the building trades, and the members of the committee will meet with such other committees or organizations, as requested for the purpose of fostering or stimulating the development of apprenticeship.

Organization and Operation

Whereas, There already exists in all divisions of the Building Trades Joint Trade Boards, consisting of employer and labor representatives, for the regulation of policies and settlement of adjustments in relation to trade agreements, and

Whereas, The apprenticeship problem is so closely interwoven with the activities of the Joint Trade Board, it is

Recommended: That the establishment, operation and control and regulation of standards and educational work for the apprenticeship in any trade be determined by the Joint Board of that craft unless the Joint Board establishes a special Apprenticeship Committee for that purpose, and it is further

Recommended: That the educational work be under the immediate direction of the Joint Trade Boards or Special Apprenticeships Committees, but in either case educational experts should act with such board or committee.

Suggested Work for Joint Boards or Apprenticeship Committees

In order to foster the fullest development, it is recommended that each Joint Trade Board or Apprenticeship Committee adopt rules to cover the following:

1. Enrollment of apprentices with the Joint Trade Board or Special Apprenticeship Committee.
2. Identification of apprentices in the trade or at work.
3. Probationary period.
4. Maximum and minimum age for apprenticeship.
5. Term of apprenticeship.
6. Division of apprenticeship into periods for advancement.
7. Periodic examination of apprentices.
8. Granting of advanced credit to apprentices for previous experience in the trade.
9. Transfer system for interchange of employment.
10. Apprentice wage by periods:
 - At work.
 - In school.
11. Overtime limits.

(Concluded on page 309)

February Commitments Predict Great Building Revival

Totals for Twenty-Seven Northeastern States, Tabulated by F. W. Dodge Company,
Indicate 1922 Will Be Historic Period in Construction Industry

FEBRUARY construction activity was 73% greater in volume than it was in the corresponding month of last year, according to the F. W. Dodge Company. The total amount of contracts awarded last month in the 27 Northeastern States of the country amounted to \$177,365,000, an increase of 7% over January, and the second largest February total in the Dodge Company's record.

A significant feature of the February construction record is the increase in business buildings over January. The increase in square feet of space contracted for was 30%, and the increase in total cost was 65%. February business buildings amounted to \$39,180,000, or 22% of the month's total, an unusually high percentage for this class, which was exceeded only by residential building, amounting to \$75,703,000, amounting to \$21,193,000, or 12% of the total.

The accumulated volume of construction since the first of the year has been 60% greater than in the first two months of last year. Contemplated new work reported in the first two months has amounted to over eight hundred million dollars, more than double the amount of work placed under contract in the same period.

Contracts awarded in the New England States during February amounted to \$15,623,000. This was more than double the amount of February of last year, and only 2% under January of this year. It is the second largest February total on record for this district. Among the items included in the February, 1922, total were the following: \$7,115,000, or 45%, for business buildings; \$4,463,000, or 29%, for residential buildings; \$1,599,000, or 10%, for educational buildings; \$1,041,000, or 4%, for industrial buildings.

The volume of contemplated new work reported continues large, the amount in February having been \$43,747,000, or nearly three times the amount of work actually started.

February building contracts in New York State and Northern

New Jersey amounted to \$59,328,000, the largest recorded February total for the district. This figure shows an increase of 9% over that for the previous month and is two and a half times the figure for February, 1921.

The February, 1922, total included \$38,374,000, or 65%, for residential buildings; \$10,117,000, or 17%, for business buildings; and \$2,851,000, or 5%, for industrial buildings. Contemplated new work reported during the month amounted to \$82,133,000.

Total building contracts awarded in New York City (five boroughs) during the month of February amounted to \$37,718,500. This was an increase of 13% over the January figure and was nearly two and a half times the figure for February of last year. Residential building, which showed a slight increase in February over the previous month, amounted to \$27,747,300, or 73% of the total construction. Business buildings in February amounted to \$7,751,000, an increase of 75% over the amount for January.

February building contracts in the Middle Atlantic States (Eastern Pennsylvania, Southern New Jersey, Delaware, Maryland, District of Columbia, and the Carolinas) amounted to \$27,387,000, an increase of 13% over January and of 67% over the corresponding month of last year.

Included in the February total were: \$12,527,000, or 46%, for residential buildings; \$3,987,000, or 15%, for business buildings; \$3,590,000, or 13%, for public work and utilities; and \$3,268,000, or 12%, for hospitals and institutions.

Contemplated new work reported during the month amounted to \$62,043,000, more than double the amount of contracts awarded.

Contracts awarded during February in Western Pennsylvania, West Virginia, Ohio, Kentucky and Tennessee amounted to \$24,881,000. Although this is 4% under the January figure, it is 28% ahead of the figure for February, 1921. This February total for this district was exceeded only once before.

New York Building Congress to Develop Apprentices

(Continued from page 309)

12. Hours per week:

At work.
In school.

13. Determination of time for school attendance.

14. Enforcement of school attendance:

By employers.
By unions.

15. Apprentice fees.

16. Determine upon classification of apprenticeship for the trades within the jurisdiction of the Joint Trade Board or Apprenticeship Committee.

17. Statement of trade processes to be taught apprentices in each such classification:

At work.
In school.

Note: The apprentice must have the opportunity provided for him to obtain all-around experience while he is at work.

18. Approve courses of study to be taught apprentices in school instruction, including technical studies related to the trade in which they are employed and training for citizenship.

19. Supervision of apprentice:

At work.
In school.

20. Periodic reports on apprentices to Joint Trade Board:

From work.
From school.

21. Regulation of adjustments:

For employer.
For apprentice.

22. Minimum ratio of apprentices to journeymen.

23. Approval of employer, indicating that his work is sufficiently varied and equipment sufficiently complete to give the apprentice the required diversity of trade experience to cover the trade classification. His ability to provide continuous employment to the apprentices during his apprenticeship period subject to conditions not under control.

24. Special regulations as may be necessary.

25. Agreement by apprentice to abide by rules established.

26. Granting of diploma upon termination of apprenticeship.

27. The definite provision of classes in school for the instruction of apprentices.

Development and Management

Whereas, There should be a directing force for the development and management of the apprenticeship in all trades as organized and operated through many Joint Boards or Apprenticeship Committees, and

Whereas, The Building Trades Employers' Association and the Building Trades Unions are conversant with the mutual problems and needs of the building trades, be it

Resolved: That we recommend the establishment of a permanent General Joint Apprenticeship Committee of Development and Management, composed of equal representation from the Building Trades Employers' Association and other employers' associations in the building trades and the Building Trades Unions, inclusive of the Building Trades Council, the Plasterers' Union and the Bricklayers' Union, and further, be it

Recommended: That this General Joint Committee have authority and necessary funds, financed equally and jointly by the employers and unions, for the employment of full time assistants who shall manage and develop the apprenticeship program.

Continuous Employment of Apprentices

Whereas, There are seasonal unemployment conditions to be met in the development of apprenticeship for the building industry, and

Whereas, The entire success of the apprenticeship in the building trades is based on the continuous employment and guidance of the apprentice, and

Whereas, The seasonal unemployment periods of the trade may result in attracting the apprentice to the opportunities of other fields of employment and so divert him from his chosen trade pursuit, be it

Recommended: That the fundamental duty and responsibility of providing continuous employment for regularly enrolled apprentices shall rest with the General or the Joint Trade Boards, or Apprenticeship Committees.

In the matter of Related Technical Schooling and Training in Citizenship, the report declares that inasmuch as the public schools are designed and equipped to give the necessary part-time instructions to apprentices it should be the purpose of the Joint Trade Board or Apprenticeship Committee in each trade or craft to endeavor to enter into partnership with the public continuation school system in these undertakings, and wherever possible to have the work done in co-operation with the public continuation schools, but where such co-operation cannot be obtained, the trades or crafts should use other existing facilities or open their own schools in connection with educators of their own choice.

Housing Construction Dominates Local Building Program

Figures Tabulated By F. W. Dodge Company Shows Steady Gain in Projected Residential Work on Schedule for Coming Season

IN anticipation of the extension of the tax exemption laws for another year speculative builders are making active preparations for an unusually heavy program of residential construction during the coming summer season. Already there has been a large amount of this work started and architects are working steadily on plans for projects that will mature just as soon as it is definitely known what action the Legislature will take. The building statistics for the ninth week of this year indicate strongly the manner in which speculative building will dominate the situation during the coming months as the current reports of contracts awarded and proposed construction all show this type of building to be far in excess of the combined totals of all other kinds in the local territory.

Figures tabulated by the F. W. Dodge Company, for the territory including all of New York State and New Jersey, north of Trenton, show that during the week of February 25 to March 3, inclusive, plans were reported for 675 projects at an estimated total cost of \$29,904,100. During the same week 360

contracts were announced as awarded and their total value was approximately \$19,920,400.

Included in the list of newly proposed operations in this territory were 77 business buildings such as stores, offices, lofts, commercial garages, etc., \$2,456,500; 7 educational buildings, \$405,000; 3 hospitals and institutions, \$208,000; 16 factory and industrial operations, \$436,000; 1 public building, \$500,000; 32 public works and public utilities, \$6,843,100; 8 religious and memorial structures, \$593,500; 525 residential operations including apartments, flats and tenements and one and two-family dwellings, \$18,159,000 and 6 social and recreational projects, \$303,000.

Among the 360 operations for which contracts were reported during the ninth week of 1922 there were 51 business and commercial buildings, \$2,627,500; 8 educational projects, \$1,200,000; 3 hospitals and institutions, \$605,000; 11 factory and industrial operations, \$233,000; 2 public buildings, \$300,000; 10 public works and public utilities, \$910,000; 5 religious and memorial structures, \$552,000; 264 residential projects of various types, \$12,695,100 and 6 social and recreational projects, \$797,000.

PERSONAL AND TRADE NOTES.

W. E. Code, Hunterspoint Lumber & Supply Co., Long Island City, is spending the month in the South on a combined business and vacation trip.

Homestead Lumber and Manufacturing Co., retail dealers in lumber and trim, Utica avenue, near Kings Highway Brooklyn, announces that the business has lately been reorganized and will continue at the same address.

Prudential Iron Works, now located at 633 Concord avenue, the Bronx, will shortly commence the construction of a new plant, 75x100 feet, in the north side of 140th street, adjoining the N. Y., N. H. & H. R. R. tracks.

J. S. Durben, architect, announces the removal of his offices from 80 Maiden lane, Manhattan, to 214 Ross street, Brooklyn. He desires samples, catalogues and price lists of building materials and specialties.

F. O. Hoyt, formerly a member of the sales staff of the New York office of the Standard Underground Cable Company, has been appointed manager of the Philadelphia sales department, having charge of the Eastern Pennsylvania, Southern New Jersey and Delaware territories.

Leonard Kebler, president of the Ward Leonard Electric Company, Mt. Vernon, N. Y., recently sailed for a combined business and pleasure trip to Europe. He will visit the Riviera, Italy, Egypt, France, Switzerland and the British Isles, and expects to be gone about three months.

Albert Oliver & Son, Inc., announce that they are now located in their new offices at 711-717 East 140th street, where they will continue the distribution of the American Steel & Wire Company's triangle mesh concrete reinforcement and other wire specialties for fireproof building construction.

N. Hutkoff & Co., Inc., one of the oldest glass concerns in the city, announce that they have added a glazing department to their business, heretofore specializing in high grade mirrors. The officials of this firm assure the trade that the service rendered in the new department will be equal to that which characterized their business for the past sixty years.

Henry D. Sears, 80 Boylston street, Boston, general sales agent of the Weber Electric Company, Schenectady, N. Y., manufacturer of electric wiring devices, announces the openings of a sales office at 342 Madison avenue, New York City, to

cover the Metropolitan district. The new office will be under the management of Henry E. Nickerson, who for the past eleven years has been New England representative of the company.

Yale & Towne Manufacturing Company, Stamford, Conn., contemplates the establishment of a branch manufacturing plant in the neighborhood of Potsdam, Germany, in the near future.

Society of Mechanics and Tradesmen.

E. L. Hoffman, general secretary of the General Society of Mechanics and Tradesmen, has just made public the one hundred and thirty-sixth annual report of this organization. The society, which conducts the Mechanics' Institute, 16-24 West Forty-fourth street, reports an enrollment in 1921-22 of 1,577 students who are receiving free instruction in architectural and mechanical drafting, freehand drawing, mathematics, industrial electricity and physics. The report shows a steady gain in interest in the work of this society on the part of the student body and is an evidence of splendid support and co-operation by those responsible for its being.

Elevator Manufacturer Expands Facilities

The American Machine & Foundry Company has acquired a substantial interest in the Gurney Elevator Company, and it is understood that hereafter Gurney Elevators will be manufactured in the plant of the American Machine & Foundry Company, in Brooklyn, in addition to the Gurney Elevator Company's plant at Honesdale, Pennsylvania.

This arrangement was brought about to provide increased manufacturing facilities for the rapidly growing business of the Gurney Elevator Company, partly due to their entrance into the field of high-speed gearless elevators.

With these added facilities the Gurney Elevator Company will have the largest elevator manufacturing plant in the world.

Frederick Brown to Build Taxpayer.

Maximilian Zipkes, architect, has been commissioned to prepare plans for a one-story taxpayer to contain ten stores, on the triangular plot bounded by Lafayette, Pearl and Elm streets. This plot is in close proximity to the Court House site and the projected Federal Buildings. It is the intention of the owner to further improve this plot in the near future by the erection of an eighteen or twenty-story office building. The construction of the taxpayer is to proceed immediately and will cost approximately \$45,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

Building Managers' and Owners' Association of New York will hold its regular monthly dinner meeting at the Advertising Club, 47 East 25th street, Tuesday evening, March 14. The speaker of the evening will be Charles Brady, Superintendent, Manhattan Bureau of Buildings.

New York State Association of Master Plumbers will hold its annual convention at the Onondaga Hotel, Syracuse, March 21 and 22 inclusive.

American Society of Mechanical Engineers will hold its annual spring meeting at Atlanta, Ga., May 8 to 11 inclusive.

American Society for Testing Materials will hold its twenty-fifth annual meeting at the Chalfonte-Haddon Hall Hotel, Atlantic City, June 26 to July 1, inclusive.

American Lumber Congress is scheduled to hold its fourth annual meeting in Chicago, April 6 and 7, inclusive. Interesting programs are being prepared for all sessions of this convention.

American Iron, Steel and Heavy Hardware Association will hold its annual convention in Washington, D. C., May 23 to 25 inclusive. Headquarters will be located at the Hotel Washington. Secretary, A. H. Chamberlain, 1328 Broadway.

National Metal Trades Association will hold its annual convention at the Hotel Astor, April 17 to 20 inclusive. The program for this meeting provides for the executive committee meeting, a meeting of the local branch secretaries and a dinner of the local branch secretaries will be held on Monday. There will also be included a meeting of the administrative council and the so-called alumni dinner on Tuesday with the regular convention sessions on Wednesday and Thursday. The annual banquet of the association will be held Wednesday evening.

New York Building Superintendents' Association will hold a smoker in the east ballroom of the Hotel Commodore Saturday evening, April 8. M. F. Godfrey is chairman of the committee in charge of the program for this event, and he promises a most interesting program. Members are urged to keep this date in mind or they will miss a gathering worth attending.

National Conference of Construction Industries will be held in the Drake Hotel, Chicago, April 3 to 5, inclusive. Further details, with program for all sessions, will be published later.

CURRENT BUILDING OPERATIONS

LOCAL building interests are practically marking time pending action of the Legislature on the bills presented by the Lockwood Committee. These bills, enacted into law, will materially affect the building industry in a variety of ways and until it is definitely known what to expect the building fraternity will continue to hold off.

Speculative builders, with complete confidence that exemption from taxation will be continued for at least another year, are making preparations for a gigantic program of apartment house construction. All boroughs of the city will be affected by this movement and already there is heard complaints of a shortage of men and materials essential to this work. Many predictions are being made that the coming season's work will be seriously curtailed by a scarcity of materials, along with steadily advancing prices, and a continuation of extortionate wages to labor. If this occurs, construction costs, for residential work particularly, will remain at their prevailing high levels and rentals will not come down for another year at least.

At present the local building material markets are turning away business because of the scarcity of common brick, but advices from manufacturers indicate that within the next week or ten days there will be adequate brick on hand to supply all immediate demands. Material prices are generally firm and no changes of importance are pending.

Common Brick—Demand for common brick is far in excess of the supply at present and considerable construction is being held up in this city owing to the scarcity of this commodity. The yards of the dealers are entirely cleaned out and there is no brick available in the wholesale market. Manufacturers, however, report that the river is again open to navigation as far north as Newburgh and that within the next few days a sufficient quantity of common brick will arrive to fill all immediate requirements. Six barge loads arrived during the week from up-river and they were immediately snapped up by dealers who were committed to contracts for deliveries. It is understood that at least fifteen barges are now in transit and their early arrival will materially ease the brick situation. Prices are quite firm and although there have been some rumors of lower prices it will not be safe to count upon obtaining brick under the \$17 a thousand level for some time, at least not until the demands of the moment are completely satisfied

and there is a surplus on hand in the wholesale market.

Summary—Transactions in the North River brick market for the week ending Thursday, March 9, 1922. Condition of market: Demand strong; prices very firm. Quotations: Hudson Rivers, \$17 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 6; sales, 6. Distribution: Manhattan, 3; Brooklyn, 3; Astoria, 1.

Builders' Hardware—Demand is active and all reports indicate a steady improvement in the volume of business during

the coming months. Manufacturers are preparing for an unusually busy season, and practically all plants are working on full time. Jobbers' stocks are complete and retailers are buying better than they have recently in anticipation of the early spring rush for building materials and supplies. Prices are steady and without change.

Electrical Supplies—A moderate increase in the demand for wiring supplies, particularly for the suburban districts, continued during the past week. The majority of the local jobbers are optimis-

BUILDING COMMODITY PRICES

CURRENT prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York.

Note—Price changes are indicated by bold-face type.

Brick (Wholesale, on Dock, N. Y.), per thousand:

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

Hudson River best grades... \$17.00 to —
Raritan 16.50 to 17.00
Second-hand brick, per load
of 3,000, delivered..... \$45.00 to —

Face Brick—Delivered on job in New York:

Rough Red..... \$45.00 to —
Smooth Red..... 45.00 to —
Rough Buff 50.00 to —
Smooth Buff 50.00 to —
Rough Gray 53.00 to —
Smooth Gray 53.00 to —
Colonials 45.00 to —

Cement—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Domestic Portland cement, per bbl. \$2.80
Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd. \$4.25
Bronx deliveries 4.25
¾-in., Manhattan deliveries 4.25
Bronx deliveries 4.25

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water front, in which case prices will be slightly higher.

Grit—Delivered at job site in Manhattan and Bronx.

Manhattan deliveries \$3.50
Bronx deliveries 3.50

Hollow Tile—

Exterior—Not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring..... \$0.12 per sq. ft.
3x12x12 0.12 per sq. ft.
4x12x12 0.17 per sq. ft.
6x12x12 0.19 per sq. ft.

Note—For deliveries north of 125th st., Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens \$10.50 per 1,000

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Finishing Lime (Standard in 300-lb. barrel) \$4.70 per bbl.

Common Lime (Standard 300-lb. barrel) 3.75 per bbl.

Finishing Lime (Standard in Hydrate Finishing, in paper bags 24.00 per ton

Hydrate Common, in paper bags \$19.50 per ton

Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth bags \$21.00 per ton

Brown Mortar, in cloth bags, 18.00 per ton

Lath Mortar, in cloth bags... 18.00 per ton

Finishing Plaster, in cloth bags 24.50 per ton

Rebate for returned bags, 15c. per bag

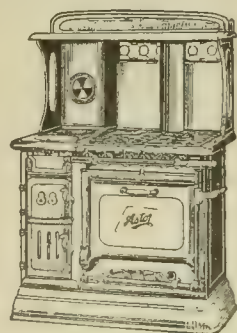
Finishing Plaster (250-lb. barrel) \$4.00 per bbl.

Finishing Plaster (320-lb. barrel) 5.35 per bbl.

Plaster Blocks—

2-in. (solid) per sq. ft. \$0.17 to 0.19

3-in. (hollow) per sq. ft. 0.17 to 0.19



The UNION STOVE WORKS

Headquarters for Builders for

Kitchen Ranges for Coal or Gas, Standard or Pipeless Furnaces, Heating Boilers, Laundry Apparati

THE GREAT "ASTOR" LINE
70 BEEKMAN STREET

Established 88 Years

Telephone: Beekman 2490

Sash Weights—Sash Chain
Castings and Forgings

SPECIAL IRON WORK
FOR BUILDING PURPOSES

Pencoyd Steel and Iron Co.

Cort. 1372

206 Broadway, New York

J. P. Duffy Co.

Flue Pipe
Terra Cotta Blocks
Gypsum Blocks
Masons' Materials

138th Street and Park Avenue

BROOKLYN

50th-51st Streets and 2nd Avenue

QUEENS

Jackson Avenue and Madden Street

Keen Competition and the Great Struggle for Business has brought into the New York Market a Light Weight Extra Heavy Cast Iron Pipe.

We are selling Full Weight, New York Regulation, Extra Heavy, Cast Iron Pipe.

We do not Substitute, but sell Full, Honest Weight.

JOHN A. MURRAY & SONS, INC.

"The House of Reliability"

310-312 WEST 39TH STREET, NEW YORK

MATERIALS AND SUPPLIES

tic and feel that the improvement noted in the trade during the past few weeks is but the forerunner of greatly increased buying interest. The fact that many of the recent orders are for larger quantities than usual is taken as an excellent sign of the trend of trade. Several changes in prices of standard materials have been reported during the past week or ten days. Quotations on rubber-covered wire and flexible armored conductor are somewhat easier but without a definite change announced. Two manufacturers have lowered their prices on flush receptacles and

plug cut-outs, and an additional five per cent. discount is being allowed on gang boxes. For the most part jobbers' stocks are complete and ready for the spring building revival.

Structural Steel—The local market for structural steel continues fairly active, and although fewer contracts have been placed during the past week or so they have individually called for larger tonnages. Several important operations have recently been figured and contracts for these are pending, and according to reports from architects and engineers re-

port that a large number of new projects will be released for bids within a short time. As a whole the outlook for the steel industry is excellent as far as local building is concerned, and the next four or five weeks should witness a marked improvement in the rate of activity. Prices are generally unchanged with fabricated material holding around \$60 to \$65 per ton, erected.

Reinforcing Bars—Demand is slightly more active than it has been as a consequence of the award of general contracts for several important industrial projects. The industry is encouraged over the outlook for the coming months as there is considerable new work in prospect that will involve the use of a large total concrete bar tonnage. Prices are firm and without change.

Lumber—At the present time there is a dearth of activity in both wholesale and retail departments of the lumber market, but local dealers are confident that within a very short time conditions will materially improve. The feeling is general among the selling interests that there will be an excellent run of business during the coming spring, as there is a large amount of new construction being planned for an early start. Reports from retail yards catering to alteration work and manufacturers indicate a steadily improving demand. Although lumber prices are fairly steady at the present time there are strong indications that the spring demand will influence slightly higher levels because of the conditions at the production centers.

Cast Iron Pipe—The market for this commodity continues to improve and manufacturers are particularly well pleased with the prospects for the coming season. There has been an increase in municipal business offered during the past few weeks and private buyers are more numerous and their orders larger. Although prices are unchanged at present there is a decided tendency toward stiffening, and the trade is likely to receive an announcement of higher prices in the near future. Current quotations on cast iron pipe are as follows: 6 in. and heavier, \$47.30 per net ton, New York; 4 in. and 5 in., \$52.30, and 3 in., \$63.30, with Class A and gas pipe \$4 per ton extra.

Linseed Oil—The demand remains light and local jobbers are of the opinion that no change in the trade situation will come about for some weeks yet. Business will not improve to any extent until after the spring alteration and repair work is well under way.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.

27x48x½ in.	.....\$0.38 each
32x36x¼ in.	.....0.22 each
32x36x¾ in.	.....0.24 each
32x36x½ in.	.....0.30 each

Sand—

Delivered at job in Manhattan.....\$1.80 to — per cu. yd.
Delivered at job in Bronx.....1.80 to — per cu. yd

White Sand—

Delivered in Manhattan....\$5.00 per cu. yd.

Broken Stone—

1½-in., Manhattan delivery..\$4.00 per cu. yd.
Bronx delivery.....4.00 per cu. yd.
¾-in., Manhattan delivery..4.00 per cu. yd.
Bronx delivery.....4.00 per cu. yd.

Building Stone—

Indiana limestone, per cu. ft.	.....\$1.62
Kentucky limestone, per cu. ft.	.....2.27
Briar Hill sandstone, per cu. ft.	.....1.63
Gray Canyon sandstone, per cu. ft.	.....1.65
Buff Wakeman, per cu. ft.	.....1.90
Buff Mountain, per cu. ft.	.....1.80
North River bluestone, per cu. ft.	.....1.85
Seam face granite, per sq. ft.	.....1.20
South Dover marble (promiscuous mill block), per cu. ft.	.....2.25
White Vermont marble (sawed) New York, per cu. ft.	.....3.00

Structural Steel—

Plain material at tidewater; cents per pound:

Beams and channels up to 14 in.	.....1.83c. to 2.03c.
Beams and channels over 14 in.	.....1.83c. to 2.03c.
Angles, 3x2 to 6x3.	.....1.83c. to 2.03c.
Zees and tees.	.....1.83c. to 2.03c.

Lumber—

Wholesale prices, New York.
Yellow pine, merchantable 1905, f. o. b., N. Y.:

3x4 to 14x14, 10 to 20 ft....\$40.00 to \$52.00

Hemlock, Pa., f. o. b., N. Y.,

base price, per M.....\$7.50 to —

Hemlock, W. Va., base price,

per M.....\$7.00 to —

(To mixed cargo price add freight, \$1.50.)

Spruce, Eastern, random car-

goes, narrow (delivered)...\$3.00 to —

Wide cargoes.....\$3.00 to —

Add \$1.00 per M for each inch in width

over 12 inches. Add \$1.00 per M for every

two feet over 20 ft. in length. Add \$1.00

per M for dressing.

Cypress Lumber (by car, f. o. b., N. Y.):

First and seconds, 1-in....\$110.00 to —

Cypress shingles, 6x13, No.

1 Hearts.....to —

Cypress shingles, 6x13, No.

1 Prime.....to —

Quartered Oak.....to \$166.00

Plain Oak.....to \$21.00

Flooring:

White oak, quart'd sel....\$97.50 to —

Red oak, quart'd select..97.50 to —

Maple No. 1.....71.00 to —

Yellow pine No. 1 common

flat.....55.50 to —

N. C. pine flooring Nor-

folks.....65.00 to —

Window Glass—

Official discounts from manufacturers' lists:

Single strength, A quality, first three

brackets.....85%

B grade, single strength, first three

brackets.....85%

Grades A and B, larger than the first

three brackets, single thick.....85%

Double strength, A quality.....85%

Double strength, B quality.....87%

Linseed Oil—

City brands, oiled, 5 bbls. lot.\$0.79 to —

Less than 5 bbls.....0.82 to —

Turpentine—

Turpentine.....\$0.92 to \$0.94



*Face
Enameled
Fire*

BRICK

FACE BRICK

in Buffs, Ironspots, Browns and Mingled Effects, in full range or any individual Shade or Texture.

ENAMELED BRICK

in White and Mottled Effects, first and second quality for interiors, exteriors and courts.

FIRE BRICK

and fire clay of highest grades.

Lowest market prices. May we estimate for you?

As manufacturers of BRICK for thirty years, we have a record of repeat orders that affords you a 100% guarantee of satisfactory service. To the service given by our Face, Enameled and Fire BRICK, is added the service we render in shipment and delivery. Prompt shipments on any size contracts in any range of shade or texture, at fair prices and of first-class quality.

American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 8767-8768

POMEROY

FIRE RETARDANT WINDOWS

Built in the belief that the **BEST** hollow metal fire retardant window is the only **SAFE** fire retardant window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

282-96 East 134th Street NEW YORK
Phone Melrose 6104

H. W. BELL CO.

Gypsum Blocks
Terra Cotta Blocks
Plaster Boards
Dumbwaiter Blocks
Flue Pipe
Firebrick

Park Ave. & 139th St.

Phone—Mott Haven 3134

BROOKLYN

KENT AVENUE & MORTON STREET

BUILDERS

LITTLE CASH REQUIRED

We can subordinate entire purchase price of several well-located plots and obtain liberal building and permanent loans.

S. Osgood Pell & Co. 15 & 17 West 44th St.
Tel. Vanderbilt 5610

FOR
PAINTING, DECORATING
and PLASTERING

Consult

LESCH & JOHNSON

261 East Fordham Road New York
Telephone: Fordham 9345

HOUSE MOVERS and SHORERS
House Moving, Shoring and Jobbing
Promptly Attended to

Christian Vorndrans Sons
412 E. 147th St., Bronx Tel. Melrose 456

A. J. SIMBERG
ARCHITECT

1133 BROADWAY, N. Y.

AT 26th STREET. Phone: Watkins 1877

CONTEMPLATED CONSTRUCTION.

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

RIVERSIDE DR.—Chas. B. Meyers, 31 Union sq., has completed plans for a 6-sty and basement brick & limestone apartment, 138x125x205 ft, irregular, at 837 Riverside dr, 329 ft north of 158th st, for Friedman & White Realty Co., Inc., 845 Riverside dr, owner and builder. Cost, \$500,000.

HAVEN AV.—Chas. B. Meyers, 22 Union sq., has completed plans for a 6-sty face brick & architectural terra cotta apartment, 99x100 ft, at 72-78 Haven av, for Trib Holding Co., Inc., John H. Springer in charge, 78 Haven av, owner. Cost, \$150,000.

BANKS.

47TH ST.—Geo. F. Pelham, 200 West 72d st., has plans in progress for a 10-sty brick and steel bank, 33x100 ft, with offices, at 224-226 West 47th st, for Greenwich Bank, Henry Ward Ford, president, 402 Hudson st, owner. Owner will take bids about April 1.

CHURCHES.

138TH ST.—Chas. L. Bolton, 1321 Walnut st., Philadelphia, has plans in progress for a 1 and 3-sty stone church, 100x150 ft, with community building, in the south side of 138th st, 150 ft north of 7th av, for the Abyssinian Baptist Church, Rev. A. Clayton Powell, pastor, 240 West 40th st, owner. Cost, \$200,000. Architect will take bids on general contract soon.

DWELLINGS.

69TH ST.—D. Alder, 220 S. Michigan av, Chicago, has completed preliminary plans for a 4 and 5-sty brick and stone dwelling with art gallery, on plot 60x200 ft, at 3-5 East 69th st, through to 46 East 70th st, for Marshall Field, 3d, 14 Wall st, owner. Cost, \$225,000. Structural engineer, E. E. Seelye, 101 Park av.

SCHOOLS AND COLLEGES.

62D ST.—Crow, Lewis & Wick, 200 5th av., have plans in progress for a 5-sty brick and stone school, 35x100 ft, at 50-52 East 62d st, for The Browning School, Arthur J. Jones Headmaster, 31 West 55th st, owner. Architect will take bids from a selected list of bidders.

STABLES AND GARAGES.

91ST ST.—Herman A. Osserman, 15 West 38th st., has completed plans for a 2-sty fireproof garage, 50x100 ft, at 311½ to 317 East 91st st, for M. Anton Hoffman, 317 East 91st st, owner. Cost, \$20,000.

108TH ST.—Bloch & Hesse, 18 East 41st st., have plans in progress for a 3-sty brick and steel garage, 75x100 ft, at 108th st & Columbus av, for owner, care of architect. Architect will take bids on general contract about March 20.

STORES, OFFICES AND LOFTS.

GOLD ST.—Zipkes, Wolff & Kudroff, 432 4th av., have plans in progress for a 3-sty brick and limestone office building, 70x80 ft, with stores, at the southeast corner of Gold & Fulton sts, for Harry Aronson, 38 Park Row, owner. Cost, \$60,000.

7TH AV.—Plans are being prepared privately for an 8-sty brick storage building, 25x85 ft, at 719 7th av, for John H. Scheier, 236 West 55th st, owner.

MADISON AV.—Dietrich Wortmann, 116 Lexington av., has plans in progress for a 5-sty brick office and loft building, 75x100 ft, at the northwest corner of Madison av & 28th st, for Roy Realty Co., Louis C. Raegner, president, southwest corner of Madison av & 29th st, owner. Lessee, E. & B. Levy, Inc., Armory Bldg., 4th av & 26th st.

31ST ST.—John F. Jackson, 1819 Broadway, has preliminary plans in progress for a brick and steel office and loft building, 80x100 ft, at

SPRINKLER

SUPERVISORY SERVICE
AUTOMATIC SPRINKLER
VALVE ALARM SERVICE
INTERIOR FIRE ALARM
EQUIPMENT

INSTALLED AS A LOCAL SYSTEM
OR FOR CENTRAL OFFICE SERVICE

AUTOMATIC
FIRE ALARM SERVICE
SPECIAL BUILDING
SIGNAL SERVICE

Automatic Fire Alarm Co.

416 Broadway New York City
CANAL 5188

350-356 West 31st st, for Kaumagraph Co., Hugh R. Munro, president, 209 West 38th st, owner. Cost, \$350,000.

MISCELLANEOUS.

BOWERY.—W. T. Gregory, 40 West 32d st., has completed plans for a 3-sty brick Salvation Army building, 26x84 ft, at 349 Bowery, for Salvation Army, Thos. Estill, president, 122 West 14th st, owner. Cost, \$40,000.

VESEY ST.—McKenzie, Voorhies & Gmelin, 1123 Broadway, have preliminary plans in progress for a brick and limestone telephone exchange and office building, on square block 86-110 Vesey st, 90-106 Barclay st, 208-222 Washington st and 129-147 West st, for N. Y. Telephone Co., H. F. Thurber, president, 15 Dey st, owner. Consulting engineer, Moran, Maurice & Proctor, 55 Liberty st. Heating and ventilating engineer, Meyer, Strong & Jones, 101 Park av.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

213TH ST.—Wm. A. Giesen, 2403 Creston av., has completed plans for a 5-sty brick and stone apartment, 50x85 ft, in the south side of 213th st, 100 ft east of Jerome av, for Jas. C. Gaffney, 106 E 182d st, owner and builder. Cost, \$90,000.

ROGERS PL.—Chas. Kreymborg, 2534 Marion av., has plans in progress for a 6-sty brick and limestone apartment house, 192x233x131 ft, at the northwest corner of Rogers pl & Dawson st, for Estate of Geo. F. Johnson, Inc., Frederick Johnson, president, 30 East 42d st, owner. Cost, \$225,000. Owner will take bids on separate contracts soon.

HOE AV.—Chas. Kreymborg, 2534 Marion av., has plans in progress for two 5-sty brick and limestone apartment houses, 76x88 ft, on the west side of Hoe av, 446 ft south of Aldus st, for Galveston Bldg. Co., Philip Herschowsky, president, 1819 Prospect av, owner. Total cost, \$225,000. Owner will take bids on separate contracts soon.

WALTON AV.—Chas. Kreymborg, 2534 Marion av., has plans nearing completion for a 5-sty brick and limestone apartment house, 113x78 ft, on the east side of Walton av, 181 ft north of 184th st, for Schierenson Realty Co., Lazarus Schieren, president, 1049 Faile st, owner. Cost, \$150,000.

MORRIS AV.—Chas. Kreymborg, 2534 Marion av., has plans in progress for a 5-sty brick, limestone and terra cotta apartment, 114x78 ft, on the west side of Morris av, 184 ft north of 184th st, for Samuel Silverberg, owner, care of architect. Cost, \$150,000.

VALENTINE AV.—Nathan Rotholz, 3295 Broadway, has completed plans for a 5-sty brick tenement house, 113x113 ft, on Valentine av, 267 ft west of 196th st, for N. C. Contracting Co., Nicholas Confort, president, 196th st & Grand Concourse, owner and builder. Cost, \$205,000.

DWELLINGS.

BOSTON RD.—B. Ebeling, 2400 Westchester av., has completed plans for a 2-sty and clapboard dwelling, 21x48 ft, on the south side of Boston rd, 76 ft east of Wallace av, for Nicholas Friedel, 2416 Matthews av, owner and builder. Cost, \$9,000.

STABLES AND GARAGES.

JEROME AV.—John J. Dunnigan, 394 East 150th st., has completed preliminary plans for a 1-sty brick garage, 198x130 ft, on the east side of Jerome av, 25 ft south of 196th st, for Isaac Kerstine, owner, care of architect.

TELEPHONE: MANSFIELD 2300

RETAIL LUMBER
CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H. Brooklyn, N. Y.

WELLS ARCHITECTURAL IRON CO.
Manufacturers of Ornamental Iron Work

Phone: { 1370
Mott Haven { 1371

Office and Factory: River Ave. and East 151st St.

Brooklyn**APARTMENTS, FLATS AND TENEMENTS.**

CROPSEY AV.—Slee & Bryson, 154 Montague st, have complete plans for a 4-sty brick apartment, 25x82 ft, in the east side of Hicks st, 95 sey av & Bay Parkway, for Alfred A. Ehrlich, 8638 Bay Parkway, owner and builder. Cost, \$100,000. Owner will soon take bids on materials and separate contracts.

12TH AV.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty brick apartment, 120 x86 ft, at the southeast corner of 12th av & 48th st, for Jacob Katy, 1542 St. Marks av, owner and builder. Cost, \$150,000.

BAY 25TH ST.—Shampan & Shampan, 50 Court st, have plans in progress for a 4-sty brick and limestone apartment, 70x100 ft, in the west side of Bay 25th st, 150 ft south of 86th st, for New Way Bldg. Corp., I. S. Chanin, owner, care of architect.

HICKS ST.—Slee & Bryson, 154 Montague st, have plans in progress for a 5-sty brick apartment, 25x82 ft, in the east side of Hicks st, 95 ft south of Dove lane, for Hiller Construction Co., 215 Montague st, owner. Cost, \$40,000.

LINCOLN PL.—Cohn Bros., 361 Stone av, have completed plans for eight 3-sty brick apartments, 25x80 ft, on the north side of Lincoln pl, 100 ft east of Buffalo av, for Realty Corp., 361 Sutter av, owner and builder. Cost, \$176,000. Owner will soon take bids on separate contracts.

ST. JOHNS PL.—Gronenberg & Leuchtag, 450 4th av, Manhattan, have completed plans for three 4-sty brick and limestone apartment houses, two 25x120 ft, and one 83x120 ft, on the north side of St. Johns pl, 300 ft east of Utica av, for Kaplan & Shure, 482 Monroe st, owner and builder. Cost, \$300,000.

KINGSTON AV.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty brick apartment, 100x110 ft, at the southeast corner of Kingston av and Crown st, for Alex Kantor, 511 Crown st, owner and builder. Cost, \$190,000. Owner will soon take bids on separate contracts.

BANKS.

COURT ST.—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, have plans in progress for a bank, 140x150 ft, at the southwest corner of Court st and Atlantic av, for South Brooklyn Savings Institute, 160 Atlantic av, owner. Cost, \$500,000. Heating and ventilating engineers, Meyer, Strong & Jones, 101 Park av, Manhattan. Vault engineer, F. S. Holmes, 2 Rec-tor st, Manhattan.

DWELLINGS.

5TH ST.—Seelig & Finkelstein, 44 Court st, have completed plans for ten 2-sty brick dwellings, 20x27 ft, in the east side of West 5th st, 160 ft south of Neptune av, for Kishuor Bros., 44 Court st, owner. Cost, \$60,000. Owner will soon take bids on separate contracts.

BRISTOL ST.—Mac L. Reiser, 1613 Pitkin av, has completed plans for two 2-sty brick dwellings, 20x51 ft, in the west side of Bristol st, 40 ft north of Newport av, for Michele De Lia, 797 Hendrix st, and Isaac Wallach, 288 Christopher st, owners and builders. Cost, \$24,000.

37TH ST.—R. T. Schaefer, 1543 Flatbush av, has completed plans for a 2-sty brick dwellings, 20x55 ft, in the east side of East 37th st, 199 ft south of Glenwood rd, for Tukins & Sada, 3004 Clarendon st, owner and builder. Cost, \$12,000.

6TH ST.—Seelig & Finkelstein, 44 Court st, have completed plans for twelve 2-sty frame dwellings, 13x53 ft, in the east side of East 6th st, 100 ft south of Ocean View av, for Sao Bldg. Corp., Jacob Sklar, president—Hopkinson and Dumont av, owner and bulider. Cost \$120,000.

17TH ST.—S. Gardstein, 26 Court st, has completed plans for a 2-sty frame dwelling, 27x61 ft, in the east side of East 17th st, south of Av K, for Mary Israel, 1124 49th st, owner. Cost \$17,000. Owner will soon take bids.

GLENWOOD RD.—R. T. Schaefer, 1543 Flatbush av, has completed plans for two 2-sty frame dwellings, 20x40 ft, at the southwest corner of Glenwood rd and East 37th st, for Melville Schroeder, 938 East 37th st, owner and builder. Cost \$16,000.

Queens**APARTMENTS, FLATS AND TENEMENTS.**

JAMAICA, L. I.—McCarthy & Kelly, 16 Court st, Brooklyn, have plans in progress for a 4-sty brick and limestone apartment, 125x144 ft, at the southwest corner of Willard st and Parsons blvd, Jamaica, for Brenton Holding Co., 1401 Flatbush av, Brooklyn, owner. Cost \$400,000.

LONG ISLAND CITY, L. I.—Plans have been prepared privately for two 5-sty brick apartments, 75x85 ft, on the west side of 5th av, 450 ft south of Grand av, Long Island City, for Morris Manacher, 548 Grand av, L. I. City, owner and builder. Cost \$200,000. Owner will take bids on separate contracts about March 15th.

LONG ISLAND CITY, L. I.—Chas. W. Hewitt, 613 Academy st, L. I. City, has completed plans for two 5-sty brick tenements, 50x115 ft, on the north side of Jamaica av, 125 ft west of Academy st, L. I. City, for Sekora Realty Co., 545

Academy st, L. I. City, owner and builder. Cost \$250,000.

DWELLINGS.

ST. ALBANS, L. I.—W. Halliday, Union Hall st, Jamaica, has plans in progress for two 2-sty frame dwellings, 20x28 ft, at St. Albans, for James A. Little, 214 Hillside av, Jamaica, owner and builder. Cost \$6,000 each.

WOODHAVEN, L. I.—H. T. Jeffrey, Jr., 309 Fulton st, Jamaica, has completed plans for two 2-sty frame dwellings, 20x57 ft, at 109th st and University pl. Woodhaven, for J. W. Payne, 9417 109th st, Richmond Hill, owner and builder. Cost \$6,000 each. Owner will take bids on separate contracts.

CORONA, L. I.—A. F. Brems, Corona av, Corona, has plans in progress for a 2-sty frame dwelling, 30x22 ft, in the north side of Nicolls st, 200 ft east of Way av, Corona, for M. Doyle, 27 Louona av, Corona, owner and builder. Cost \$8,000.

ST. ALBANS, L. I.—H. L. Miller, 186 Remsen st, Brooklyn, has plans in progress for a 2-sty brick veneer and shingle dwelling, 34x46 ft, at St. Albans, for Chester E. Pape, East 11th st, Brooklyn, owner. Cost \$12,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., 309 Fulton st, Jamaica, has completed plans for a 2½-sty frame dwelling, 14x36 ft, at Grand st and Briarwood rd, Jamaica, for E. J. Ward, 111 East st, L. I. City, owner and builder. Cost \$8,000. Owner will take bids on separate contracts.

FLUSHING, L. I.—Louis Danancher, 328 Fulton st, Jamaica, has completed plans for three 2-sty frame dwellings, 23x28 ft, in the east side

of 27th st, 450 ft north of State st, Flushing, for Chas. Juneman, 420 Sanford av, Flushing, owner and builder. Cost \$5,000 each. Owner will take bids on separate contracts.

RICHMOND HILL, L. I.—Louis Danancher, 328 Fulton st, Jamaica, has completed plans for four 2-sty frame and shingle dwellings, 16x44 ft, on the north side of Roanoke av, at East 114th st, Richmond Hill, for Max Kivowitz, 395 Christopher av, Brooklyn, owner and builder. Cost \$5,000 each. Owner will take bids on separate contracts.

THEATRES.

GREAT NECK, L. I.—Wm. E. Bloodgood and U. S. Schloss, 17 East 49th st, Manhattan, have plans in progress for a brick theatre, with apartments and stores, at Middle Neck rd and Maple st, Great Neck, for Norab Realty Co.—D. Baron, president—Great Neck, owner. Cost \$200,000. General contract will be awarded without competition.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN—John J. McMahon, Inc., 20 West 34th st, has the general contract for a 6-sty brick apartment, 63x84 ft, at 169-173 West 12th st, for 171 West 12th St., Inc.—E. J. Routjohn, president—75 Greenwich av, owner, from plans by Emilio Levy, 331 Madison av, architect. Cost, \$100,000.

New Building— Edison Service

A twelve story building for manufacturing and sales purposes is to be erected at 132-138 West 36th Street and 139-145 West 35th Street. A unique feature of the building will be an arcade running through the block with stores fronting on it

The 132 West 36th Street Corporation, the owner of the property, has contracted for Central Station Service, the installation totaling 2000 lamps and 300 horsepower

Architect: Robert T Lyons - - - 342 Madison Avenue

Big Buildings Use Edison Service

The New York Edison Company

At Your Service

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



BROOKLYN—Cohen Construction Co., 110 West 40th st, Manhattan, has the general contract for a 5-sty brick apartment, 112x183 ft, at the southeast corner of Cropsy av and Bay 29th st, for C. & L. Construction Co.—Mrs. Lillie Lande, president—care of Herman Lubelkin, 247 5th av, Manhattan, owner, from plans by Gronenberg & Leuchtag, 450 4th av, Manhattan, architects. Cost \$300,000.

BROOKLYN—Palermo Construction Co., 1301 71st st, has the general contract for three 4-sty brick apartments, 20x85 ft, with stores, at 2801-3-5 Mermaid av, for John Palmieri, 63 Park Row, Manhattan, owner, from plans by Burke & Olsen, 32 Court st, architects. Total cost, \$60,000.

BANKS.

LONG BEACH, L. I.—John V. Schaefer Construction Co., 157 East 44th st, Manhattan, has the general contract for a 1-sty brick and terra cotta bank, 40x100 ft, at Long Beach, for National Bank of Long Beach—M. Hayson, in charge—Far Rockaway National Bank, Far Rockaway, owner, from plans by Sugarman & Hess, 16 East 43d st, Manhattan, architects.

PASSAIC, N. J.—Hegeman & Harris, 185 Madison av, Manhattan, has the general contract for a brick and limestone bank on Bloomfield av, near Main av, Passaic, for Passaic National Bank—R. J. Scoles, president—Main av, Passaic, owner, from plans by Harry Leslie Walker & John F. Kelly, associate architects, 144 East 54th st, Manhattan, architects. Cost \$500,000.

CHURCHES.

BRONX—J. W. & S. W. Moore, 103 Park av, has the general contract for a 1-sty and basement brick and stucco church, 25x70 ft, at the southwest corner of Wadsworth av and 178th st, for General Conventions of Universalists Church—Louis Annin Ames—99 Fulton st, owner, from plans by Nathaniel Vickers, 363 Lexington av, architect. Cost \$20,000. Stone foundations—Pecora & Mauro Bros., 110 East 23d st.

BROOKLYN—Herman & Levine, Etna av, has the general contract for a 2-sty brick and limestone synagogue, 50x100 ft, on Carlton av, 150 ft north of Liberty av, for owner, care of architect. Cost \$30,000.

DWELLINGS.

BRONXVILLE, N. Y.—Van Evelyn Corp., 507 5th av, Manhattan, has the general contract for a 2½-sty terra cotta block and stucco dwelling, 30x30 ft, with garage, at Lawrence Park, Bronxville, for C. J. Sawyer, 220 Broadway, Manhattan, owner, from plans by Chas. C. May, 15 East 40th st, Manhattan, architect.

YONKERS, N. Y.—Oliver M. Oake, Paxton av, Bronxville, has the general contract for a 2½-sty brick dwelling, 33x30 ft, with garage, on Colonial Heights, Yonkers, for Dr. T. B. Allen, 200 West 86th st, Manhattan, owner, from plans by Chas. L. Calhoun, 16 East 33d st, Manhattan, architect.

ARDSLEY ON HUDSON, N. Y.—Cornwall Industrial Corp., Cornwall, has the general contract for a 2½-sty frame dwelling, 70x30 ft, with garage, at Ardsley on Hudson, for C. C. Townsend, Ardsley on Hudson, owner, from plans by Jas. C. MacKenzie, Jr., 4 East 39th st, Manhattan, architect.

SCARSDALE, N. Y.—Oliver M. Oake, Paxton av, Bronxville, has the general contract for three 2-sty frame dwellings, 28x30 ft, at Scarsdale, for Edw. C. Gude, owner, care of general contractor, from plans by Wm. F. Thompson, 600 Lexington av, Manhattan, architect. Cost \$10,000 each.

HIGHMOUNT, N. Y.—F. H. Wakeham, 2 West 47th st, Manhattan, has the general contract for a 2½-sty frame, brick, stone and terra cotta dwelling, 36x72 ft, with 2-sty garage and servants' quarters, at Highmount, for Homer Samuels, owner, care of architect, from plans by H. T. Lindeberg, 2 West 47th st, Manhattan, architect.

LONG BRANCH, N. J.—J. E. Hanaway, 52 Jackson st, Long Branch, has the general contract for a 2½-sty hollow tile and stucco dwelling, 31x36 ft, on Westwood av, Long Branch, for Basil Bruno, 180 Broadway, Long Branch, owner, from plans by Clarence Wilson, Woolworth Bldg., Long Branch, architect. Cost \$9,000.

NEWARK, N. J.—Otto Rust, 804 So. 13th st, Newark, has the general contract for a 2½-sty frame, clapboard and shingle dwelling, 12x47 ft, at 161 Shephard av, Newark, for August H. Schmidt, 778 So. 13th st, Newark, owner, from plans by Wm. Schoenig, Pershine av, Newark, architect. Cost \$9,000.

FACTORIES AND WAREHOUSES.

BROOKLYN—Levering & Garrigues, 552 West 23d st, Manhattan, has the general contract for a 2-sty brick warehouse, 100x280 ft, with garage, at the southeast corner of Stewart & Meserole avs, for Barnet Weinstein Iron Works, 53 Boerum st, owner, from plans prepared privately. Cost \$65,000.

GLENDALE, L. I.—The Foundation Co., 120 Liberty st, Manhattan, has the general contract for a 1-sty concrete factory, 152x352 ft, at Woodhaven av and Long Island R. R., Glen-

dale, for the Conley Tin Foil Co.—Edwin J. Conley, president—521 West 25th st, Manhattan, owner, from plans by R. B. Ward and Geo. P. Bender, 120 Broadway, Manhattan, architect and engineer. Cost \$175,000.

NEWARK, N. J.—American Concrete Steel Co., 31 Clinton st, Newark, has the general contract for a 1-sty reinforced concrete, brick and panel wall manufacturing plant, 520x180 ft, on Evergreen av near Frelinghuysen av, Newark, for Eastern Steel & Wire Co., owner, care of general contractor, from plans prepared privately. Cost \$300,000.

SCHOOLS AND COLLEGES.

BALDWIN, L. I.—Johnson & Miller, 55 South Broadway, Yonkers, has the general contract for a 2-sty brick public school, 60x80 ft, at Baldwin, for Village of Baldwin, Board of Education—Dr. W. J. Steele, president—Baldwin, owner, from plans by Tooker & Marsh, 101 Park av, Manhattan, architect. Cost \$80,000. Steel Engineer—E. E. Seelye, 101 Park av, Manhattan. Heating—E. G. Woolfolk, 15 West 38th st, Manhattan. Plumbing—Louis Frisse, 669 Bushwick av, Brooklyn. Electric wiring—Hudson Electric Eng. Co., 207 East 43d st, Manhattan.

MANHATTAN—York Bldg. Co., 101 Park av, has the general contract for a group of 1-sty brick stores, 50x50 ft, at 4890 Broadway, for Abraham Rudnick, 4896 Broadway, owner, from plans by Samuel Cohen, 32 Union sq, architect. Cost \$15,000.

JAMAICA, L. I.—Rheinstein & Haas, 21 East 40th st, Manhattan, has the general contract for a 2-sty brick office building, 75x57 ft, at Jamaica and Pennsylvania avs, Jamaica, for Carl Heidenreich, 2772 Fulton st, Brooklyn, owner, from plans by Wm. C. Winters, 106 Van Siclen av, Brooklyn, architect. Cost \$50,000.

THEATRES.

MANHATTAN—Schroeder & Koppel, Inc., 347 Madison av, has the general contract for a 2-sty and mezzanine brick and stone theatre, 84x140 ft, with stores, at the northwest corner of 55th st and 9th av, for Merrimills Holding Corp.—Max E. Kaplan, president—1540 Broadway, owner, from plans by Geo. Keister, 56 West 45th st, architect. Cost \$200,000.

MISCELLANEOUS.

MANHATTAN—W. L'Hommedieu Co., 1 Madison av, has the general contract for alterations to the 8-sty fireproof telephone central office, 92x92 ft, at 206-16 East 79th st, for New York Telephone Co.—Howard F. Thurber, president—15 Dey st, owner, from plans by Edward A. Munger, 104 Broad st, architect. Cost \$15,000.

BRONX—York Bldg Co., Inc., 103 Park av, has the general contract for a 1-sty brick market, 60x80 ft, on the west side of Boston rd, 250 ft east of Prospect av, for Philip Wattenberg, 1790 Marmion av, owner, from plans by Wm. Shary, 41 Union sq, architect.

BOROUGH OF RICHMOND—Geo. Colon & Co., 81 East 125th st, Manhattan, has the general contract for a 1 and 3-sty brick, terra cotta and limestone police station house, 107x40 ft, with prison and garage, at 60th Precinct Station House, 116 Main st, Tottenville, Borough of Richmond, for City of New York, Police Dept.—Richard E. Enright, commissioner—240 Centre st, Manhattan, owner, from plans prepared privately.

BAYONNE, N. J.—M. T. Connolly Contracting Co., 17th st, Jersey City, has the general contract for a 4-sty brick memorial building, 63x125 ft, at Av C and West 30th st, Bayonne, for Knights of Columbus, Star of Sea Council—Thos. Herbert, chairman building committee—Broadway and 3d st, Bayonne, owner, from

plans by Geo. McCabe, 96 5th av, Manhattan, architect. Cost \$150,000. Heating and plumbing—W. C. Derlin, 30 West 10th st, Bayonne. Electric wiring—Geo. McFadden, Bayonne.

BLOOMFIELD, N. J.—Salmond Scrimshaw Co., 526 Elm st, Arlington, has the general contract for a 1-sty bleachery, 106x331 ft, and 2-sty limestone bldgs, 45x36 ft, and 1-sty power house, 66x106 ft, in Broad st, Bloomfield, for Clark Thread Co.—Adam Groen, general manager—260 Ogden st, Newark, owner, from plans by general contractor.

A SIGN POST OF SAFETY

The record of S. W. Straus & Co., now 40 years without loss to any investor, is a sign post pointing the way to safe January investments.

Our booklet, "Common Sense in Investing Money," tells the reasons for this record and shows how investors may profit by it. Write for it today, and specify

Booklet B-1202

S.W. STRAUS & CO.
Established 1882 Incorporated

STRAUS BUILDING
565 Fifth Ave., at 46th St., NEW YORK

Offices in 15 Principal Cities
Telephone—Vanderbilt 8500

**40 Years Without Loss
to Any Investor**

Copyright, 1922, by S. W. Straus & Co.

SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



F. J. KLOES

Established 1872
269 Canal St., New York
Telephone: Canal 4072

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street

BROOKLYN, N. Y.

NIEWENHOUS COMPANY, INC.

We specialize in Financing, Planning and Erecting Legitimate Building Operations on a 60% Loan Basis.

Commission Moderate. 316-318 East 161st Street
Telephone: Melrose 1694-1695 New York City

PLANS FILED FOR NEW CONSTRUCTION IN ALL BOROUGHES OF NEW YORK CITY

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

74TH ST, 147-151 W, 9-sty bk apt house, 64x83, tile & slag rf; \$175,000; (o) Ludor Rity. Corp., 2 W 45th; (a) L. P. Platt & Bro., 680 5 av (128).

173D ST, 710-28 W, 2-5-sty bk tnts, 120x82, plastic slate rf; \$400,000; (o) Thelma Rity. Corp., 583 Bway; (a) Springsteen & Goldhammer, 32 Union sq (127).

FT. WASHINGTON AV, 555-65, 5-sty bk tnt, 150x100, slag rf; \$225,000; (o) Fort Tryon Holdg. Co., 506 Ft. Washington av; (a) Gronenberg & Leuchtag, 450 4 av (119).

HAVEN AV, 72-78, 6-sty bk apart, 100x86, plastic slate roof; \$150,000; (o) Trio Holding Co., 2531 Bway; (a) Chas. B. Meyers, 31 Union sq (113).

LENOX AV, 380-388, 2-sty bk store & aparts, 90x50x28, slag roof; \$35,000; (o) Clara Massas, 380 Lenox av; (a) Andrew R. Fritz, 220 W 125th (118).

PARK AV, 485, 14-sty bk offices & apts, 65x90, tar & gravel rf; \$600,000; (o) 485 Park Av, Inc., 125 E 46th; (a) Dwight P. Robinson & Co., 125 E 46th (120).

ST NICHOLAS AV, 940-42, 6-sty bk tnt, slag roof, \$450,000; (o) Ramsay Realty Co., Inc., 900 Riverside dr; (a) Harold L. Young, 253 W 42d (116).

ASYLUMS AND HOSPITALS.

59TH ST, 428 W, 8 & 9-sty bk hospital, 64 & 32x186, tile rf; \$500,000; (o) The Roosevelt Hospital, Inc., 428 W 59th; (a) York & Sawyer, 50 E 41st (130).

COLLEGES AND SCHOOLS.

62D ST, 50-52 E, 5-sty bk private school, 33x100, composition rf; \$100,000; (o) The Brown Ing-Jones Rity. Co., 31 W 55th; (a) Crow, Lewis & Wick, 200 5 av (122).

DWELLINGS.

69TH ST, 3-5 E, 52x62; also 70TH ST, 4-6 E, 60x81, 3 & 4-sty dwg, tile roof; \$225,000; (o) Marshall Field, Jr., 14 Wall; (a) David Adler, care The Whitney Co., 101 Park av (112).

TERRACE VIEW AV, s w c Tennissen pl, 1-sty bk dwg, 50x48, asbestos shingle rf; \$8,000; (o) Geo. J. Wolf, 143 Brook av; (a) Sidney F. Oppenheim, 36 8 av (129).

FACTORIES AND WAREHOUSES.

108TH ST, 409-15 E, 1-sty bk dry storage, 40x100, asbestos roof; \$9,000; (o) Albert Keller, 1744 Garfield st, Bronx; (a) A. Lupien, 705 96th st, Woodhaven, L. I. (114).

STABLES AND GARAGES.

BROADWAY, 5130, 1-sty metal garage, 18x24, metal rf; \$750; (o) Edw. Vlaum, 5130 Bway; (a) Jos. Sloup, 140 Warrington (121).

STORES, OFFICES AND LOFTS.

DELANCEY ST, 48-50, 3-sty bk strs & offices, 50x60, tar & gravel rf; \$28,000; (o) 48-50 Delancey St. Corp., 251 W 34th; (a) B. Robt. Swartbourg, 157 E 44th (126).

LAFAYETTE ST, 30, ten 1-sty bk stores, 15x140, plastic slate roof; \$45,000; (a) Fredk Brown, 565 5 av; (a) Miximilian Zipkes, 432 4 av (117).

MANGIN ST, 64, 1-sty metal office & garage, 14x20, metal roof; \$600; (o) Tossini & Tossini, 64 Mangin st; (a) Jos. Sloup, 140 Washington st (115).

MADISON AV, 269-71, 2-sty bk loft bldg, 67x94, slag rf; \$75,000; (o) Ret Rity. Corp., 153 Madison av; (a) Trowbridge & Livingston, 527 5 av (125).

STORES AND TENEMENTS.

188TH ST, 601-7 W, 189TH ST, 600-6 W, ST. NICHOLAS AV, 1561-79, 2-6-sty bk strs & apts, 100x90, slag rf; \$350,000; (o) Chas. Mark Rity. Co., 370 E 149th; (a) Chas. Kreymborg, 2534 Marion av (124).

THEATRES.

2D AV, 1509, 2-sty bk theatre, 51x105, plastic slate rf; \$75,000; (o) 79th St. Amusement Corp., 1852 3 av; (enrg) M. X. C. Weinberger, 154 Nassau (123).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

163D ST, n e c Tinton av, 5-sty bk tnt, 93.8x81, slag rf; \$155,000; (o) 163d St. & Tinton Av. Corp., Chas. J. Weinstein, 2050 Amsterdam av, Pres; (a) Margon & Glaser, 2804 3 av (489).

170TH ST, n w c Townsend av, 5-sty bk tnt, 100x98.10, slag rf; \$200,000; (o) Realty Managers, Inc., Frank Begrich, Jr., 342 Madison av, Pres; (a) Moore & Landseidel, 3 av & 148th (541).

108TH ST, s w c Bainbridge av, 5-sty bk strs & tnt, 75.2x86, plastic slate rf; \$120,000; (o)

Denwood Realty Co., Benj. Benenson, 509 Willis av, Pres; (a) Chas. Schaefer, Jr., 394 E 150th (525).

CLAY AV, e s, 766.5 n 169th, three 5-sty bk tnts, 75.2x40 & 74.8x40, slag rf; \$225,000; (o & a) Rexburgh Realty Corp., Geo. Irwin, 425 7 av, pres. (589).

COLLEGE AV, s w c 170th, two 5-sty bk tnts, 109.5x114.32 & 93.0x114.32, slag rf; \$325,000; (o & a) Rexburgh Realty Corp., Geo. Irwin, 425 7 av, pres. (588).

ST. ANNS AV, s w c 146th, 4-sty bk tnt & str, 24.98x89.5, rubberoid rf; \$30,000; (o) Pasquale Greco, 468 E 160; (a) M. W. Del Gaudio, 158 W 45 (551).

SETON AV, w s, 100 s Pittman av, 2-sty bk tnt, 35x64, asphalt rf; \$13,000; (o) Vincenzo Riccardi, 162 W 6th, Mt Vernon; (a) Jas. V. Impara, 57 So 6 av, Mt Vernon (561).

SHERMAN AV, e s, 100 s 167th, 5-sty bk tnt, 75x88, slag rf; \$125,000; (o) Merelitz Bldg. Co., Patrick R. Tully, 157 E 96, pres.; (a) Chas. Kreymborg, 2534 Marion av (568).

DWELLINGS.

BRONX PARK E, e s 200 n Thwaite pl, 2-sty bk dwg, 22x46, shingle rf; \$8,500; (o) Emma M. Reimers, 3205 Park av; (a) Anton Pirner, 2069 Westchester av (609).

BRONX PARK E, e s, 234.6 n Thwaite pl, 2-sty fr dwg, 21x36, shingle rf; \$7,000; (o) Anna Goossen, 1159 Clay av; (a) Anton Pirner, 2069 Westchester av (608).

SEXTON PL, e s, 53 s Gun Hill rd, 1½-sty fr dwg, 21x40, rubberoid rf; \$4,000; (o & a) Chas. Erickson, on prem (516).

BOSTON RD, e s, 76.5 n Wallace av, 2-sty fr dwg, 21x48, rubberoid rf; \$19,000; (o) Nicholas Friedel, 2416 Matthews av; (a) B. Ebeling, 1372 Zerega av (546).

182D ST, s s, 54 e Belmont av, 2-sty bk dwg, 22x60, plastic slate rf; \$10,000; (o) Giovannina Graziano, 48 E 1st; (a) Lucian Pisciotta, 3011 Barnes av (527).

194TH ST, n s, 475 e Hobart av, 2-sty fr dwg, 24x30, comp shingle rf; \$5,000; (o & a) Nellie McCarthy, 180 W 82 (622).

195TH ST, n s, 100 w Hobart av, 1-sty fr dwg, 20x32.6, shingle rf; \$4,500; (o) Albert Ceppoli, 747 E 181; (a) Theo. A. Mazza, 1406 St. Laurence av (610).

220TH ST, s s, 404 e Barnes av, 2-sty fr dwg, 20x45, asphalt shingle rf; \$7,500; (o) Frank Stamili, 348 E 65th; (a) Lucian Pisciotta, 3011 Barnes av (420).

225TH ST, s s, 365.04 e Barnes av, 2½-sty fr dwg, 18x24, shingle rf; \$8,000; (o) Anna Welazewsky, 759 E 223; (a) Geo. P. Crosier, 689 E 223 (519).

227TH ST, n s, 200.02 w Lowerre pl, 2-sty bk dwg, 21x47, slag rf; \$10,000; (o) Corbi & Di Roma, 625 E 187th; (a) Moore & Landseidel, 3 av & 148th (468).

ARLINGTON AV, n w c 231st, 2½-sty stn dwg, 32x32; (o) Peremiss & Jacq, 27 W 21; (a) S. J. Sheridan, 5646 Newton av (573).

ASTOR AV, s s, 50 e Fenton av, 2½-sty fr dwg, 28x57, 1-sty fr garage, 18x18, Spanish tile rf; \$12,350; (o) Abraham Gelman, 989 Intervale av; (a) Moore & Landseidel, 3 av & 148th (466).

BOUCK AV, e s, 200 n Adees av, 1½-sty fr dwg, 18.2x39, asphalt shingle rf; \$3,000; (o) Felix A. Muir, on prem; (a) Jos. L. Kling, 3410 Gunther av (559).

CARPENTER AV, e s, 76.71 s 221st, 2½-sty h. t. dwg, 27x29, asphalt shingle rf; \$9,000; (o) Bessie Ringer, 3624 Bronx Boulevard; (a) Geo. P. Crosier, 689 E 223 (478).

EASTBURN AV, w s, 141.8 n 173d, 2-sty bk dwg, 23x65, tar & gravel rf; \$13,000; (o) Success Bldg. Co., Abr. Tabor, 1130 Topping av, pres.; (a) Morris Rothstein, 2109 3 av (565).

FACTORIES AND WAREHOUSES.

144TH ST, n w c Concor dav, 3-sty conc factory, 100x95, rubberoid rf; \$40,000; (o) N. Y. Wet Wash Co., Jacob Moses, on prem, pres.; (a) J. J. Gloster, 110 W 40 (537).

JACKSON AV, e s, 230 n 141st, 1-sty bk factory, 25x100, slag rf; \$3,000; (o) Frank Scolara, 340 Jackson av; (a) Maurice Deutsch, 50 Church (534).

LAYTON AV, n e c Dean av, 1-sty fr bath house, 20x60, tar paper rf; \$2,500; (o) Frank Santamarena, 3276 Layton av; (a) Gustave Deitrich, 970 Prospect av (480).

STABLES AND GARAGES.

ANTHONY AV, s e c 176th, 1-sty bk garage, 109.44x100, slag rf; \$35,000; (o) Gesco Realty

Co., Geo Sealy, 405 Lexington av; (a) John J. Dunnigan, 394 E 150 (576).

GRAND CONCOURSE, n w c 174th, 4-sty bk garage, 124.6x150.2, Barrett's spec rf; \$125,000; (o) Merle L. St. John, 27 Cedar; (a) Geo. Keister, 56 W 45 (476).

JEROME AV, e s, 25 s 196th, 1-sty bk garage, 198.6x122, tar & gravel rf; \$60,000; (o) Isaac Kerstein, 114 W 45; (a) John J. Dunnigan, 394 E 150 (491).

STORES, OFFICES AND LOFTS.

HERSCHEL ST, s e c Westchester av, 1-sty bk strs, 35.8x50.63, slag rf; \$8,500; (o) Gaetano Celento, 2451 Creston av; (a) M. W. Del Gaudio, 158 W 45 (552).

169TH ST, n e c Lyman pl, 1-sty bk strs, 185.6 x118.8, tar & gravel rf; \$50,000; (o) David Bender, 44 Court, Bklyn; (a) Seelig, Finkelstein & Wolfinger, 44 Court, Bklyn (488).

204TH ST, s s, 45 W Hull av, 1-sty bk strs, 50x50, tar & gravel rf; \$10,000; (o) John Watson, 64 7 av; (a) Wm. T. Koch, 3131 Hull av (514).

Brooklyn

DWELLINGS.

E 18TH ST, 1869, e s, 175 n Av S, 2-sty fr 1 fam dwg, 18x36; \$7,500; (o) Sophie Williams, 975 Ocean av; (a) R. T. Schaefer, 1543 Flatbush av (2155).

E 18TH ST, 1683-85, e s, 100 n Av I, 2½-sty fr 1 fam dwg, 27.6x40; \$8,000; (o) A. O. Carlson, 398 8th st; (a) N. Montgomery Wood, 214 W 39th st, N. Y. (1835).

56TH ST, 1143-71, n s, 100 w 12 av, 10-2-sty bk 2 fam dwgs, 20x58; \$150,000; (o) Isador Greene, 44 Court; (a) Seelig & Finkelstein, 44 Court (2031).

71ST ST, 2116-28, s s, 100 e 21 av, four 2-sty fr 2 fam dwgs, 24x50; \$46,000; (o) L. Luchesi; (a) Ed. Jackson, 8 Herriman av, Jamaica (1778).

78TH ST, 1513-23, n s, 500 w 16 av, 5-2-sty bk 1 fam dwgs, 16x40; \$30,000; (o) Gunkner Bldg. Corp., 215 Montague; (a) Harold G. Dangler, 215 Montague (1714).

AV I, 218-20, s s, 18 w E 3d, 2-2-sty fr 2 fam dwg, 18x56; \$26,000; (o) Saml. Silver, 1049 Rockaway av; (a) S. Millman & Son, 1780 Pitkin av (2034).

AV I, 224, s w c E 3d, 2-sty fr 2 fam dwg, 18x56; \$10,000; (o & a) same as above (2035).

AV I, 206-8, s s, 18 e E 3d, 2-2-sty fr 2 fam dwgs, 18x56; \$26,000; (o & a) same as above (2036).

AV J, 5408-12, s s, 50 e E 54th, 2-2-sty fr 1 fam dwgs, 18x40; \$13,000; (o) Paul Witt, 102 12th; (a) John C. Wandell Co., 425 86th (1926).

AV K, 2309-11, n s, 60 e Deamere pl, 2-sty fr 2 fam dwg, 24x48; \$10,000; (o) Conrad Sachse, 657 E 32d; (a) R. T. Schaefer, 1543 Flatbush av (1913).

BATH AV, 2626-8, s w c Bay 43d, 2-sty bk 2 fam dwg, 24x53; \$12,000; (o) Domenico Parisi, 532 E 16th, Manhattan; (a) Salvatore Butera, 591 Myrtle av (1694).

CANAL AV, 3202-6, s w c W 32d, 3-1-sty fr 1 fam dwgs, 20x43; \$10,500; (o) Howard Investing Co., Inc., 361 Fulton; (a) Chas. Infanger & Son, 2634 Atlantic av (1736).

FT. HAMILTON AV, 8614-36, w s, 1164.½ s 86th, 8-2-sty bk 2 fam dwgs, 20x62; \$80,000; (o) Eugene Martin, 16 Court; (a) McCarthy & Kelly, 16 Court (2000).

17TH AV, 5201, s e c 52d, 2-sty fr 2 fam dwg, 20x57; \$10,000; (o) Benj. Feldman, 4708 New Utrecht av; (a) S. Gardstein, 26 Court (1752).

Queens

DWELLINGS.

FLUSHING.—Oak av, s s, 95 e Bowne av, 2-sty fr dwg, 25x57, shingle rf, 1 family, gas, hot air heat; \$7,500; (o & a) Geo. Thompson, 141 E 45, N. Y. City (925).

FLUSHING.—Queens av, n w c Parsons av, 2½-sty fr dwg, 36x24, shingle rf, 1 family, gas, steam heat; \$9,000; (o) John Herlitz, Parsons av, Flushing; (a) Chas. J. Stidolph, 15 Ivy st, Elmhurst (901).

JAMAICA.—Surrey rd, e s, 86 s Aberdeen rd, 2½-sty fr dwg, 36x28, shingle rf, 1 family, elec, hot water heat; \$10,000; (o & a) Matthew Fitzpatrick, 386 Bainbridge, Bklyn (1592).

JAMAICA.—North 1st st, s w c Grand, 2-2-sty fr dwgs, 40x21, slag rf, 2 families, gas, hot air heat; \$15,000; (o) Jacob & Mary Stolt, 14 N 1st, Jamaica; (a) W. H. Spaulding, 375 Fulton, Jamaica (1528-9).

QUEENS.—Madison st, s w c Orange, seven 2-sty fr dwgs, 16x38, shingle rf, 1-family, gas, steam heat; \$35,000; (o & a) Ignatz Wohl, 99 Union av, Jamaica (447 to 453).

QUEENS.—Irving st, s o c & Wertland av, four 2-sty fr dwgs, 16x36, shingle rf, 1-family, gas, steam heat; \$20,000; (o & a) Charles K. Horestoski, 55 N 1st, Jamaica (437 to 440).

RICHMOND HULL.—Van Slen av, w s, 140 s Liberty av, 2-sty fr dwg, 20x55, tar & gravel rf, 2 families, gas, steam heat; \$8,000; (o) Martin

Petersen, 9 Prospect av, New Brighton; (a) H. W. Billard, 9508 116th, Richmond Hill (1522).

RICHMOND HILL.—118th st, w s, 140 n Roanoke av, four 2-sty fr dwgs, 16x38, shingle rf, 1 fam, gas; \$9,000; Shreiner Const. Co., 510 Livonia av, Bklyn; (a) L. Danancher, 328 Fulton st, Jamaica (1250-51).

RICHMOND HILL.—113th st, e s, 240 n Roanoke av, ten 2-sty fr dwgs, 16x38, shingle rf, 1 fam, gas, steam heat; \$45,000; (o) Joseph Miller & Son, 10415 Church st, Richmond Hill; (a) Louis Danancher, 328 Fulton st, Jamaica (1254 to 1263, incl.).

WOODHAVEN.—76th st, n e c & 90 av, fourteen 2-sty fr dwgs, 19x42, shingle rf, 2 fam, gas, hot air heat; \$210,000; (o) Union Course Home Bldg. Co., 8319 Chichester av, Woodhaven; (a) J. M. Baker, 9 Jackson av, L. I. City (1465 to 1471, inclusive).

WOODHAVEN.—95th av, s w c 97th, two 2-sty fr dwgs, 20x48, tar & gravel rf, 2 fam, gas, steam heat; \$11,000; (o) G. C. Link, 1012 97th st, Woodhaven; (a) Geo. Stahl, 1014 Hatch av, Woodhaven (1328).

WOODSIDE.—Cameron ter, e s, 325 Woodside av, 2½-sty fr dwg, 20x54, shingle rf, 2 families, gas, steam heat; \$8,000; (o) John Witchger, 21 Cameron ter, Woodside; (a) Chas. Muller, 16 Delafield, Winfield (1591).

WOODSIDE AV.—8th st, e s, 775 s Jackson av, two 2-sty fr dwgs, 21x40, slag rf, 2-family, gas; \$12,000; (o & a) The Value Const. Co., Inc. 60 Second av, L. I. City (1459-60).

Richmond

DWELLINGS.

ANNADALE.—Annadale rd, n s, 696 w Arden av, 2-sty fr dwg, 22x30, slag rf; \$4,000; (o) Magnus Martinson, 460 69th st, Bklyn, N. Y. (229).

NEW DORP, S. I.—4th st, s s, 60 e Rose av, 2-sty fr & stucco dwg, 26x41, shingle rf; \$5,000; (o) Martino Marcovechio 140 New Dorp lane, New Dorp, S. I.; (a) Wm. P. Eddy, 99 Vanderbilt av, New Dorp, S. I.; (m) Dan Tincherio, New Dorp, S. I.; (c) Michael Marelo, New Dorp S. I. (153).

STORES AND DWELLINGS.

GRANT CITY.—Fremont av, 177 s e R R av, 2-sty conc blk str & dwg, 24x40, asphalt shingle rf; \$6,500; (o) Frank Peik, Chestnut av, New Dorp Manor, S. I.; (a) Egmont Schroll, Richmond, N. Y.; (m & c) M. Sero, New Dorp, S. I. (172).

PORT RICHMOND.—w s Richmond av, 45 n Clinton av, two 2-sty bk bldgs, store & dwg, 21x53, rubberoid rf; \$7,500; (o) M. Quattrocci, 24 La Forge av, Port Richmond, S. I.; (a & b) Leonard Marino, 214 Berment av, West New Brighton, S. I.; (m) Tony Perosi, Mornstar rd, Port Richmond, S. I. (79).

WEST NEW BRIGHTON.—n s Castleton av, 70 e Pelton av, 2-sty bk bldg, store & dwg, 22 x48, rubberoid rf; \$6,000; (o) T. Forgin, prem; (a & b) F. B. Sterner, Port Richmond, S. I. (78).

STORES, OFFICES AND LOFTS.

PORT RICHMOND.—Jewett av, 16, w s, 45 s Bennett, 1-sty bk bldg (stores), 45x120x133, rubberoid rf; \$4,550; (o) Ph. Rappaport, 32 Jewett av, Port Richmond, S. I.; (a) Alex Doshwsky, 519 E 12th, N. Y. C.; (m) Paul L. Raymond, 32 Jewett av; (c) O. Raymond, 32 Jewett av (72).

PLANS FILED

FOR ALTERATIONS

Manhattan

CANNON ST. 91, remove stoop, area, partitions, new window, door, entrance, partitions in 3-sty bk nursery; \$5,000; (o) Brightside Day Nursery, 89 Cannon; (a) Necarsulmer & Lehiboch, 507 5 av (407).

CHAMBERS ST. 99, remove steam elevator, new elect elevator, add sty, skylight, stairs, str front, extend elev in 5-sty bk str & offices; \$20,000; (o) D. P. Harris Hdware & Mfg. Co., 24 Murray; (a) Jean Jeauume, 231 W 18th (389).

CHATHAM SQ. 7 & 8, new elevator shaft, platform, remove stairs, partitions in 8-sty bk str & factory; \$7,500; (o) Yuen Shing Hong Corp., 32 Mott; (a) Murphy, McGill & Hamlin, 331 Madison av (405).

CHRISTOPHER ST. 167-9, remove wall, new beams in 3-sty bk str; \$2,000; (o) Randolph Beadleston, 291 W 10th; (a) Wm. J. Russell, 73 W 46th (400).

ESSEX ST. 143-5, remove str front, entrance hall, columns, girders, part of wall, partitions, new str front, girders, columns, piers, re-erect entrance halls in 2-5-sty bk str & tnt; \$12,000; (o) 145 Essex St. Rlty. Corp., 145 Essex; (a) Otto Reissmann, 147 4 av (435).

ESSEX ST. 19, remove hall, partitions, reset stairs, new show windows in 5-sty bk str & tnt; \$1,000; (o) David Silver, 17 Essex; (a) Louis A. Sheinart, 194 Bowery (410).

GRAND ST. 61-69, remove encroachments, wall, stoop, new str fronts, beams in 2-sty bk str & lofts; \$5,000; (o) Herman Siefke, 148 74th, Bklyn; (a) Geo. M. McCabe, 96 5 av (428).

LEWIS ST. 131, remove partitions, new room, partitions, windows, reinforced conc slab rf on 3-sty bk school; \$2,000; (o) City of N. Y., Bd. of Education, Municipal Bldg; (a) C. B. J. Snyder, room 2800, Municipal Bldg. (421).

PRINCE ST. 5, remove wall, apt, front, new front, plumbing fixtures in 3-sty bk str & apt; \$5,000; (o) Morris Weinstein, 333 W 38th; (a) Robt. Dreyfuss, 333 W 38th (390).

WASHINGTON SQ. 100, remove factory use, ent, porch, stairs, 3 freight elevators, piers, new continuous hall, cross hall, double entrance, stone facing, stone cornice, doors, windows, stairs, pass elevators, partitions, reconstruct elevator shafts in 10-sty bk offices, class rooms, mfg; \$400,000; (o) N. Y. University, 32 Waverly pl; (a) Wm. S. Gregory, 1170 Bway (395).

WAVERLY PL. 177, remove cellar apt, partitions, new plumbing, windows, partitions, electric work, revise dumbwaiter in 5-sty bk tnt; \$17,000; (o) Mollis & Chas. Seidel, 2800 Bway; (a) B. H. & C. N. Whinston, 2 Columbus Circle (414).

11TH ST. 723-25 E, DRYDOCK ST. 13, fire retard stairs, new stairs, floor, enlarge 2 bldgs into 1, shop on 1st floor or 3d, 3 & 4-sty bk shop & tnt; \$6,000; (o) Maryland Mortgage Co., 143 Av D; (a) M. Kramer, Jr., 379 E 150th (403).

19TH ST. 235 E, rearrange partitions, new bath room, toilet, vent shaft, enlarge windows in 3-sty bk boarding house; \$15,000; (o) Missionary Sisters of Sacred Heart, 235 E 19th; (a) Frank J. Murphy, 407 E 101st (439).

24TH ST. 29-31 E, new fire-escape & doors on 3-sty bk restaurant & factory; \$1,000; (o) Jos. Epstein, 230 4 av; (a) Block & Hesse, 18 E 41st (440).

24TH ST. 157 W, remove wall, new stairs, ext. beams, wall on 4-sty bk str & factory; \$7,000; (o) Louis Schlesinger, 132 W 24th; (a) Michael Margolin, 1384 St. Marks av, Bklyn (392).

27TH ST. 141 W, remove walls, new add sty, floors, stairs, front on 3-sty bk factory; \$20,000; (o) Wm. Green & Julien Porges, 143 W 27th; (a) Louis E. Santangelo, 2364 8 av (399).

32D ST. 6-8 W, new add to pent house on 11-sty bk lofts, offices, str; \$3,000; (o) United Chain Bldgs., 215 E 22d; (a) Rouse & Goldstone, 512 5 av (419).

33D ST. 18 E, remove wall, new ext. stairs, plumbing fixtures, str fronts on 4-sty bk dwg; \$5,000; (o) Edw. Margolies, 19 E 33d; (a) Herbert J. Krapp, 116 E 16th (432).

37TH ST. 236 to 246 W, remove skylight, fire retard fr beams, cover t. c. walls with corr iron in 10-sty bk office & printing wks; \$13,000; (o) Jos. A. Ottley & McCall Co., 236 W 37th; (a) C. Aubrey Jackson, 243 W 36th (398).

53TH ST. 16 E, remove partitions, plumbing fixtures, new ext on 5-sty bk shop; \$3,500; (o) Philip Rhinelander, 27 William; (a) J. H. O'Brien, 1123 Bway (404).

57TH ST. 130 W, remove railing, pier, encroachments, rearrange partitions, new conc slab & vault lights, floor const, entrance, columns, girders in 14-sty bk apts; \$25,000; (o) 130 W 57th St., Inc., 367 Lexington av (423).

57TH ST. 140 W, remove railing, piers, encroachments, rearrange partitions, new floor const, entrance, str, conc slab, columns, vault lights, girders in 14-sty bk apts; \$25,000; (o) 140 W 57th St., Inc., 140 W 57th; (a) J. M. Howells, 367 Lexington av (424).

57TH ST. 224 W, alter vault under sidewalk, remove rf, new reinforced conc rf on vault in 9-sty bk offices & show rooms; \$3,000; (o) General Motors Corp., 224 W 57th; (a) P. P. (416).

74TH ST. 29 W, remove stairs, pier, air duct, partitions, new stairs, partitions, window, toll-ets in 4-sty bk dwg; \$10,000; (o) Dr. Maurice J. Sittenfeld, 73 E 90th; (a) Schwartz & Gross, B. M. Marcus, 347 5 av (417).

91ST ST. 314 W, remove partitions, stairs, vent & d. w. shafts, bath rooms, new girders, columns in 4-sty bk res; \$10,000; (o) Rutgers Club, 216 Lenox av; (a) Saml. Sass, 366 5 av (408).

125TH ST. 130 W, remove wall, piers, raise floor beams, new beams, stairs, ext, add sty on 4-sty bk str & apts; \$12,000; (o) Geo. Ehret, 217 E 92d; (a) Louis A. Sheinart, 194 Bowery (391).

125TH ST. 213-5-7 W, remove column, new beams, girders, str front on 5-sty bk str & offices; \$2,500; (o) A. R. S. Rlty. Corp., 215 W 125th; (a) Henry S. Lion, 15 E 40th (393).

128TH ST. 217 W, remove stoop, wood shed, entrance, new partitions, shed, bath room, windows in 3-sty bk dwg; \$5,000; (o) N. Grant Kelsey, 408 Hawthorne av, Yonkers; (a) N. G. Kelsey, 272 W 19th (437).

BOWERY. 16, remove stairs, new stairs, toll-ets, windows, partitions in 4-sty bk str & loft; \$5,000; (o) Frank Licata, 182 Park Row; (a) Otto Reissmann, 147 4 av (434).

BOWERY. 282-4, remove stairs, new ents, toll-ets, partitions in 4-sty bk str & factory; \$10,000; (o) Wm. H. & Nathan H. Lyons, 192

Bowery; (a) Saml. Rosenblum, 51 Chambers (406).

LENEX AV. 389-95, remove pier, new girders, columns, str fronts, partitions in 5-sty bk tnt; \$5,000; (o) Martin Ungrich, Inc., 477 W 144th; (a) Moore & Landsiedel, 148th & 3 av (425).

LEXINGTON AV. 120, new beams, arrange show windows in 4-sty bk str & dwg; \$1,200; (o) Emma J. Lavelle, 121 Lexington av; (a) Dietrich Wortman, 116 Lexington av (426).

WEST END AV. 237, 71ST ST. 300 W, s w c, join 2 bldgs into 1, new stairs & hall, partitions, heating system, elect elevator in 2-5-sty bk res; \$15,000; (o) Everly M. Davis, 480 Lexington av; (a) Eugene H. Klaber, 101 Park av (413).

1ST AV. 2045-7, remove partitions, part of wall, stairs, new str, toilets, partitions in 2-4-sty bk str & tnt; \$3,000; (o) Saml. Lewis, 140 E Bway; (a) Chas. M. Straub, 147 4 av (436).

5TH AV. 78, new tank on 10-sty bk str & lofts; \$1,500; (o) Eustace Conway, 233 Bway; (a) John Brandt, 271 W 125th (433).

5TH AV. 316, remove str front, stairs, 8 new str & fronts, change stair hall to elevator hall in 6-sty bk str & lofts; \$20,000; (o) Francis S. Von Stade, care Farmers Loan & Trust Co., 475 5 av; (a) L. A. Abramson, 48 W 46th (397).

6TH AV. 813, remove wall, new columns, girders, str front, cornice on 4-sty bk tnt; \$2,000; (o) Chas. M. Early, Jos. N. Early, Agnes Early, 38 Park Row; (a) John H. Knubel, 305 W 43d (388).

Bronx

ALDUS ST. 945, new girders, new cols, new beams, new str front, new plumbing & new partitions to 5-sty bk str & tnt; \$25,000; (a) The Aldus Realty Co., Inc., 35 W 110th; (a) Margon & Glaser, 2804 3 av (87).

CHISHOLM ST. 1336, move 3-sty fr dwg; \$5,000; (o) Wm. C. Butler, on prem; (a) Toelbug & Son, 1167 Fox (108).

CITY ISLAND RD. w s, 500 s City Island Bridge, 1-sty fr ext, 20x25, to 2-sty fr club house; \$1,500; (lessees) Metropolitan Yacht Club, on prem; (a) R. E. Symmers, 125 6 av, Astoria, L. I. (101).

133D ST. 251-53, new rf to 1-sty bk shed; \$2,500; (o) Union Railway Co., 2396 3 av; (a) J. S. McWhirter, 1119 3 av (98).

149TH ST. 356, new str fronts, new partitions to 2-sty bk str; \$2,000; (o) Peoples 149th St. Market, on prem; (a) C. E. Murray, 301 Atlantic av, Bklyn (102).

161ST ST. 668-72, 1-sty bk ext, 27x50, to 1-sty bk str; \$8,000; (o) Gabriel Realty Co., 420 E 138th; (a) Morris Schwartz, 1400 Bway (95).

ALEXANDER AV. n w c 138th, new floors, new bk walls & new metal ceiling to 4-sty bk police station; \$5,000; (o) City of N. Y., 240 Centre; (a) Thos. E. O'Brien, 240 Centre (107).

BATHGATE AV. 1704, 1-sty bk ext, 11.6x13, to 2-sty bk str & dwg; \$1,000; (o) Annie Schneider, on prem; (a) Wm. Silver, 450 W 149th (100).

BRYANT AV. 839-47, 1-sty bk ext, 153x94, to 1-sty bk garage; \$45,000; (o) Judelli & Conforti Co., on prem; (a) Edwin Wilbur, 507 5 av (93).

BURNSIDE AV. 1 E, new walls, new entrance, new partitions to 4-sty bk str, tnt & offices; \$20,000; (o) The Corn Exchange Bank, 13 William; (a) S. E. Sage, 28 E 49th (99).

CLAY AV. 1781, 2-sty fr & bk ext, 35x17, to 2½-sty fr dwg; \$1,000; (o) Alfred Levin, on prem; (a) Wm. Shary, 41 Union sq (105).

FINDLAY AV. 1104, new plumbing, new partitions to 5-sty bk tnt; \$1,000; (o) Findlay Holding Corp., 109 Franklin av; (a) A. E. Nash, 56 W 45th (109).

LA SALLE AV. n s, 1,210.87 w Fort Schuyler rd, new plumbing, new partitions to 2-sty fr dwg; \$2,000; (o) Mary Heinbeck, on prem; (a) M. A. Buckley, 32 Westchester sq (112).

MORRIS AV. w s, 50 s 150th, new str front, new stairs, beams & new partitions to 2-sty fr dwg & str; \$2,500; (o) Herman A. Green, 559 Morris av; (a) S. Millman & Son, 1780 Pitkin av, Bklyn (90).

PARK AV. 4132-34, new fireproofing, new partitions to 3-sty bk storage & office; \$2,500; (o) F. H. Milkening, 619 E 178th; (a) L. H. Lyon, 402 Madison av (97).

SOUTHERN BLVD. 796, 1-sty bk ext, 25x100, to 1-sty bk str; \$20,000; (o) Julia Newman, 783 Beck; (a) E. G. Worden, 63 W 91st (96).

SOUTHERN BLVD. 1216, new str front, new partitions to 3-sty bk str & club rooms; \$6,000; (o) Johanna Fisher, on prem; (a) Jacob Fisher, 25 Av C (89).

VAN NEST AV. 606, 1-sty bk ext, 21x9.2, & new partitions to 2-sty fr str & dwg; \$1,000; (o) S. Buonifanti, 626 Van Nest av; (a) De Rose & Cavalleri, 370 E 149th (91).

WASHINGTON AV. 1243, new bk side walls to 3-sty fr & bk synagogue; \$2,000; (o) Cong. Nesach Hoar of the Bronx, on prem; (a) Sol Oberwager, 637 E 221st (110).

WEST FARMS RD. s e c Hoe av, build 4 stories of bk upon present bldg & 7-sty bk ext, 65.8x50.8, new partitions to 3-sty bk telephone exchange; \$350,000; (o) N. Y. Telephone, 15 Dey; (a) McKenzie, Voorhees & Guerlin, 1123 Bway (106).

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; E. S. DODGE, Vice-President; J. W. FRANK, Secretary-Treasurer

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.
Copyright, 1922, by The Record and Guide Company, 119 West 40th Street, New York (Telephone: Bryant 4800)

VOL. CIX
NO. 11 (2318)

NEW YORK, MARCH 18, 1922

25c. A COPY
\$12.00 A YEAR

Advertising Index Page

A. B. See Electric Elevator	4th Cover
Ackerly & Son, Orville B.	337
Adams & Co.	336
Adler, Ernest N.	337
American Bond & Mortgage Co.	347
American Bureau of R. E.	334
American Enameled Brick & Tile Co.	343
Ames & Co.	2d Cover
Amy & Co., A. V.	2d Cover
Anderson & Co., James S.	2d Cover
Anderson Brick & Supply Co.	4th Cover
Armstrong & Armstrong	337
Ashforth & Co.	2d Cover
Athens Brick Lime & Cement Co.	4th Cover
Atlantic Terra Cotta Co.	344
Automatic Fire Alarm Co.	344
Balter, Alexander	336
Bauer, Milbank & Molloy	336
Bechman, A. G.	338
Bell Co., H. W.	344
Benenson Realty Co.	332
Boyd, James	332
Boylan, John J.	2d Cover
Brener, Samuel	332
Brennan, Edmund M.	337
Brett & Goode Co.	Front Cover
Brook, Inc., Louis	347
Brooks & Momand	332
Brown, Frederick	332
Brown Co., J. Romaine	Front Cover
Builders' Brick & Supply Co.	4th Cover
Bulkley & Horton Co.	338
Busher & Co., Eugene J.	2d Cover
Butler & Baldwin	Front Cover
Cammann, Voorhees & Floyd	2d Cover
Carpenter, Leonard J.	2d Cover
Chauncey Real Estate	2d Cover
City Investing Co.	324
Classified Advertisements	335
Coburn, Alfred P.	336
Corth & Co., George H.	337
Cross & Brown	Front Cover
Cruikshank Co.	Front Cover
Cruikshank Sons, Wm.	Front Cover
Cudner R. E. Co.	2d Cover
Cusack Company	336
Cushman & Wakefield	336
Cutler & Co., Arthur	2d Cover
Cutner, Harry B.	2d Cover
Dailey, Clark G.	324
Davies, J. Clarence	338
Day, Joseph P.	2d Cover
Dean & Co., W. E.	2d Cover
Dike, O. D. & H. V.	2d Cover
Dodge Co., F. W.	351
Dowd, James A.	337
Dubois, Chas. A.	336
Duffy Co., J. P.	342
Dunlap & Lloyd	336
Duroso Co.	2d Cover
Edwards Co., Charles G.	2d Cover
Edwards, Dowdney & Richard	324
Elliman & Co., Douglas L.	332
Ely & Co., Horace S.	Front Cover
Empire Brick & Supply	4th Cover

TABLE OF CONTENTS

Editorials	325
Governor Signs Appropriation Bill Totalling \$102,857,610	327
Mr. MacNulty Shows Relation of Charter Revision to Realty	328
Million Dollar Apartment First of Its Type in the Bronx	329
Four Important Housing Projects Scheduled for Astoria	330
Review of Real Estate Market for the Current Week	331
Private Sales of the Week	331
Statistical Table of the Week	338
Employers and Unions Act to Avert Building Strike	339
Increased Building Awards Herald Spring's Approach	341
Personal and Trade Notes	341
Trade and Technical Society Events	341
Building Materials Market	342
Current Building Operations	342
Contemplated Construction	344
Plans Filed for New Construction	347

Advertising Index Page

Mississippi Wire Glass	4th Cover
Monell, F. Bronson	2d Cover
Moore, John Constable	337
Moore's Sons, Morris, Inc.	2d Cover
Moors, J. K.	2d Cover
Morgan Co., Leonard	337
Muhiker, Arthur G.	337
Murray & Sons, Inc., John A.	342
Murtha & Schmohl	4th Cover
Nail & Parker	324
Natanson, Max N.	334
Nehring Bros.	2d Cover
New York Edison Co., The	345
New York Title & Mortgage Co.	324
Niewenhaus Co., Inc.	333
Noyes & Co., Chas. F.	Front Cover
Ogden & Clarkson Corp.	2d Cover
O'Hare, Geo. L.	324
Oppenheimer, Fred	337
O'Reilly & Dahn	2d Cover
Payton, Jr., Co., Philip A.	334
Pease & Elliman	Front Cover
Pell & Co., S. Osgood	344
Pencoyd Steel & Iron Co.	342
Pendergast, John F., Jr.	338
Pfomm, F. & G.	Front Cover
Phelps, Albert D.	338
Pomeroy Co., Inc., S. H.	344
Porter & Co.	Front Cover
Prudence Co., Inc.	334
Quell & Quell	338
Read & Co., Geo. R.	Front Cover
Realty Co. of America	324
Rinaldo, Hiram	336
Runk, Geo. S.	336
Ryan, George J.	2d Cover
Sansone Arena Co.	337
Schindler & Liebler	336
Schweibert, Henry	338
Seaman & Pendergast	336
Shaw, Arthur L.	337
Shaw, Rockwell & Sanford	336
Sherman & Kirschner	337
Simberg, A. J.	333
Smith, Gerritt, Mrs.	333
Smith, Inc., Malcolm E.	336
Solar Engineering Co.	347
Spear & Co.	336
Speyers, Inc., James B.	337
Spotts & Starr	2d Cover
Sterling Mortgage Co.	335
Tabolt, Jacob J.	336
Tankos, Smith & Co.	337
Title Guarantee & Trust Co.	324
Tyng & Co., Stephen H., Jr.	324
Union Stove Works	342
Van Valen, Chas. B.	332
Walsh, J. Irving	2d Cover
Walden, James P.	336
Watson Elevator Co., Inc.	4th Cover
Weill Co., H. M.	332
Wells Architectural Iron Co.	347
Wells Sons, James N.	2d Cover
Westergren, Inc., M. F.	4th Cover
White & Sons, Wm. A.	Front Cover
Whiting & Co., Wm. H.	Front Cover
Whitney-Foster Corp.	336
Williams-Dexter Co.	337
Winter, Benjamin	332
Wood-Dolson Co.	Front Cover
Wyckoff, Walter C.	2d Cover
Zittel & Sons, Fredk.	2d Cover

Since 1868—Fifty-four Years

—For More Than Half a Century THE REAL ESTATE RECORD AND BUILDERS' GUIDE has been the recognized authority in the real estate and building activities of the metropolitan district. It never had a larger or more representative clientele in readers and advertisers than it enjoys today.

Through no other medium can you reach so many property-owners, mortgage lenders, architects, builders and general contractors in New York City as by all-the-year-round advertising in

THE RECORD AND GUIDE, 119 West 40th Street

'Phone Bryant 4800 and a representative will call.

FOR BROKERS

In placing loans we fully protect the broker. We are glad to entertain applications for loans at any time.

NEW YORK TITLE AND MORTGAGE COMPANY

Manhattan	-	-	-	135 Broadway
Brooklyn	-	-	-	203 Montague St.
Jamaica	-	-	-	375 Fulton St.
L. I. City	-	-	-	Bridge Plaza
Staten Island	-	-	-	24 Bay St.
White Plains	-	-	-	163 Main St.

EDWARDS, DOWDNEY & RICHART REAL ESTATE AND MORTGAGE LOANS

156 Broadway, New York

Tel. Cortland 1571-1572
Member Real Estate Board, N. Y.

STEPHEN H. TYNG H. OAKLEY HALL
Stephen H. Tyng, Jr., & Co.
Incorporated
Member Real Estate Board, N. Y.
**REAL ESTATE
MANAGEMENT OF
BUSINESS PROPERTY**
41 Union Square West
22 EAST 17TH STREET
Telephone: Stuyvesant 4000

Established 1837
CHAS. S. KOHLER, Inc.
Real Estate
Insurance

Broker and Manager of
Estates

MAIN OFFICE:
901 Columbus Ave.—Corner 104th St.
BRANCH OFFICE:
1428 St. Nicholas Ave.—Near 181st St.
NEW YORK

Lawrence, Blake & Jewell Mortgage Loans

115 Broadway

Tel. 4080 Rector

Member Real Estate Board, N. Y.

GEORGE L. O'HARE
MEMBER REAL ESTATE BOARD OF N. Y.

REAL ESTATE

EXCEPTIONAL INVESTMENTS

SELLING—RENTING—BUSINESS AND
APARTMENT BUILDINGS

SPECIALIZING IN LEASEHOLDS

MORTGAGE LOANS

FULL EQUIPPED DEPT. FOR EXCHANGING

489 FIFTH AVE.

TEL. VANDERBILT 5062—6441

Specialists in Harlem
and
Colored Tenement
Properties

NAIL & PARKER REAL ESTATE

145 West 135th Street
New York City

JOHN E. NAIL
HENRY C. PARKER

Telephone { 7682
Morningside { 7683

TITLE GUARANTEE & TRUST CO.

Capital \$7,500,000

Surplus \$11,000,000

176 BROADWAY, NEW YORK
175 REMSEN STREET, BROOKLYN
350 FULTON STREET, JAMAICA

The Realty Company of America

FRANKLIN PETTIT
President

TRANSACTS A GEN-
ERAL BUSINESS IN
THE PURCHASE AND
SALE OF NEW YORK
CITY REAL ESTATE

2 WALL STREET, NEW YORK CITY
Rector 0275-0276

William D. Kilpatrick

REAL ESTATE
OPERATOR

149 BROADWAY

SAMUEL KILPATRICK

BROADWAY STORE

AT A

REASONABLE RENT

Located in Breslin Hotel, East Side
of Broadway, nr. 29th St.; size 15x50

For details apply to

CLARKE G. DAILEY

115 BROADWAY Rector 4300

Full Commission to Brokers

HOME TITLE INSURANCE CO.

HENRY J. DAVENPORT, President

Insures Titles

Makes Loans

Sells Guaranteed Mortgages

Capital and Surplus over \$1,500,000

51 Willoughby Street
Brooklyn

Post Office Building
Jamaica

City Investing Company

61 Broadway, New York

Telephone: Bowling Green 8538

Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

Fate of the Lockwood Bills

The many bills proposed by the Lockwood Housing Committee held the center of the Albany stage right up to the final hours of the Legislative Session of 1922. As a consequence, discussion of many other measures, some of which were of much more importance than the Lockwood bills, was limited. Such a hullabaloo about the Lockwood bills was raised by Chief Counsel Untermeyer and Senator Lockwood himself that people interested in home rule, the traction situation, the state water power problem and other important matters had little more opportunity to be heard than an outsider trying to interrupt a discussion between fishmongers' wives. In fact, the closing hours of the Legislature might aptly be described as a monkey-and-parrot time, with most of the onlookers wondering what the row was all about.

It is an old trick at Albany to raise a cry about an "insidious lobby" whenever the advocates of certain legislation find that their pet measures are in danger of being defeated. This trick is so ancient that there was a good deal of surprise when it was worked so hard in behalf of the twenty-three bills presented by the Lockwood Committee. In the old days at Albany all that was necessary to defeat certain measures or to force the passage of certain measures was to shout from the heights of Capitol Hill that an "insidious lobby" favored the bill or that an "insidious lobby" opposed that bill. But the old gag has become threadbare with time and the legislators this year seemed to be less awed than formerly by it.

If noise and statements and charges could "put across" a specific program then all of the twenty-three pet measures of the Lockwood Committee would have gone through the Legislature with a whoop. But, fortunately, legislators do occasionally stop long enough to get a reliable angle on the demands of the noise-makers. This was illustrated in the Legislature's deliberation on the Lockwood bills. Instead of being driven pell-mell into passage of all of these measures in the closing hours of the session, some of the legislators had the courage to act independently and to pass on the twenty-three Lockwood bills according to their own judgment. For pursuing this course some of them were roundly abused by advocates of the Lockwood bills, but they are entitled to credit for maintaining the position that the Legislature itself, rather than a legislative committee, continues to be the law-making body of the state.

There would not have been so much noise and confusion at Albany during the last two weeks of the session if advocates of the Lockwood program had kept in mind that not all of the concentrated wisdom of the ages had been bestowed on any one group of men. The Lockwoodites seemed to take the position that the measures reported by the committee were the only simon-pure palliatives for present-day troubles in a wide field, and that was a pretty broad assumption for any group to defend. It is always possible for investigators or bill drafters, or even for experts themselves, to be mistaken or to get a wrong slant on the best way to handle a given situation. Members of the

Legislature, therefore, were well within their rights in deciding to exercise their own judgment as to each of the Lockwood proposals. Even Senator Lockwood himself exercised this privilege when he asked to be excused from voting on one of the committee's bill which failed of passage in the Senate on Tuesday.

In considering the many measures proposed by the Lockwood Committee it should be borne in mind that the Legislature, in several instances by a unanimous vote, adopted those features of the Lockwood program in which the public has shown the greatest interest. It may be, therefore, that the Lockwoodites obtained in the closing hours of the session all that they had expected in the first place, and that the extra noise was thrown in on a chance that they might get a little more.

Future of the Building Trades' Council

The action of John Donlin, President of the Building Trades Department of the American Federation of Labor, in revoking the charter of the New York Building Trades' Council, is likely to have little or no immediate effect upon the local labor situation. The Council will continue to function as a corporate body despite the refusal of the American Federation of Labor to recognize it further, and, while it remains in existence, the employers in those trades represented in its membership will continue to deal individually and collectively with the local group regardless of its standing with the so-called parent organization.

Revocation of the Council's charter did not come as a surprise to many of the employers in the building industry. For some time past the Council has been arbitrary in its manner and arrogant in its dealings with the Federation. Employers generally agree that in taking summary action by rescinding this charter the Federation assumed the only possible course if its authority was not to be flouted. Builders however, feel certain that the only immediate effect of the loss of the Council's charter will be of a purely psychological order and that conditions otherwise will remain unchanged.

The Building Trades' Council stands out as the dominating factor in organized building trade labor circles and, although it has repeatedly disregarded the authority of the Federation, the latter organization has been powerless to enforce its orders.

Local employers, in those trades affiliated with the New York Building Trades' Council, must continue to recognize this organization in all of their dealings with their workmen. They will continue these dealings as long as the Council exists as the dominating factor in local organized building labor. As the employers, both organized and unorganized, have nothing to gain or lose as a result of the action of the Federation, they are not taking definite sides at the present time. They feel certain, however, that the revocation of the Council's charter will bring its members to a realization of the fact that in future the local organization must stand entirely alone, without the support of the Federation in any important matters that may arise. This

will undoubtedly influence a change of attitude on the part of local building labor in the problems now confronting them and will within a short time be responsible for a re-

organization of their business methods and a greater willingness to co-operate with the employers for the general advancement of the construction industry.

Measure Giving Home Rule for Cities Agreed On

(Special to the RECORD AND GUIDE)

Albany, March 16.

SENATOR TOLBERT'S constitutional amendment, giving to cities jurisdiction over all local affairs, the largest measure of home rule ever granted by the State, will this year and at the next session be passed by the legislature and go to a referendum.

This action has been decided upon by committees representing the Republican majorities in the Senate and Assembly. It means that New York and the other municipalities are practically certain of home rule not later than 1924. The amendment will pass this session, probably the 1923 session and go to a vote in the autumn of 1923.

As amended the Tolbert resolution meets the approval of the Citizens Union, the City Club, the Mayors' conference and contains substantially the recommendations of the New York officials. It gives to cities practically all the authority now exercised by the Legislature in dealing with local affairs, making the municipality a coordinate branch with the Legislature.

The amendment cuts out from the home rule provisions all county officers, jurisdiction over which will remain in the Legislature. The administration of affairs of the five counties in New York would remain practically unchanged.

The important and fundamental principle underlying this home rule amendment is that all legislative acts dealing with cities shall be by general laws treating all alike. The Legislature surrenders its authority over fixing local salaries, consolidating departments and hundreds of other purely local questions now controlled by Albany.

One provision in the Tolbert amendment is that in order that the Legislature may pass a local bill relating to one city there must be an emergency message from the Governor and the bill must receive a two-thirds vote in both houses of the Legislature.

The power is passed on to the municipalities to enact all laws dealing with their own affairs which are not in conflict with the Constitution or the general laws of the State. The provisions dealing with special legislation concerning classes of cities is also stricken out. Administration of educational affairs remains as it is, education being considered purely a State function.

Gov. Miller's suggestion that the Legislature create a special commission to study home rule will not be considered by the Legislature. Senator Tolbert has introduced a bill carrying out the Governor's recommendation, but the Republican conference this afternoon decided not to pass this measure.

Want Shuttle Service in Queens Immediately

THE Queensboro Chamber of Commerce, through its Transit Committee, of which Robert W. Higbie is chairman, is considering the proposal that the New York Municipal Railway operate shuttle trains from the Bridge Plaza Station, Long Island City, over the elevated extensions to Astoria and Corona. Edward A. MacDougall, who is chairman of a sub-committee of the Transit Committee to bring about dual operation on these two extensions, is carefully studying all plans that may secure the immediate inauguration of temporary through service.

From information which Mr. MacDougall has received from the Transit Commission, the inauguration of such shuttle service is predicated entirely upon the construction of approximately 1,500 feet of additional elevated track down Jackson avenue toward the Court House. This would permit the B. R. T. trains, which now come from Manhattan, not only to switch back, but leave the existing tracks open for shuttle train operation. The construction of this spur, it is understood, would require an expenditure of at least \$300,000 and would take from one and a half to two years to complete.

The Queensboro Chamber of Commerce has asked the engineers of the Transit Commission to advise whether some plan can be worked out to give immediate shuttle service, because business interests, and residents of Queens do not care to wait two years for what should only be temporary service.

Walter I. Willis, secretary of the Queensboro Chamber of Commerce, said: "The Queensboro Chamber of Commerce be-

lieves that there is no more important public improvement affecting every section of Queens Borough than the through operation of the Broadway-59th Street subway trains of the New York Municipal Railway, which now terminate at the Bridge Plaza station, to the terminus of the Astoria extension at Ditmars avenue and over the Corona extension, through the Woodside Transfer station of the Long Island Railroad, to Alburdis avenue, Corona, and later to Main street, Flushing. It was largely through the efforts of the Queensboro Chamber of Commerce that the Dual Subway contracts, signed in March, 1913, included provision for trackage rights for the B. R. T. on these two extensions.

"The only real permanent solution, and the solution to which the Borough of Queens is entitled in return for the taxes it pays upon the \$750,000,000 realty valuations, is the through operation of the trains from Manhattan over these extensions.

"The present congestion of passenger traffic at the Manhattan terminus of the Queensboro Subway is intolerable. Its continuance is preventing the manufacturers of Queens from securing many employes who live in other boroughs who must pass through that point. It is also retarding the residential development of Queens. The congestion can be reduced in two ways: First, by the construction and operation of the extension of the Queensboro Subway to Times Square, which will permit at least one-half of the passengers to remain on the trains; and, second, by the dual operation of the Astoria and Corona extensions, which will enable the residents and employes of Queens to avoid entirely that congested point."

Monthly Dinner Meetings of Building Managers Growing in Popularity

NEARLY one hundred members of the New York Building Managers' and Owners' Association were present at the regular monthly dinner meeting, which was held at the Advertising Club, Tuesday evening, March 15. E. Everett Thorpe, president, occupied the chair and the guests of the evening were Dean Vincent, of Portland, Ore., vice-president of the National Association of Building Managers, and Charles Brady, Superintendent of Buildings for Manhattan.

After the conclusion of the dinner the chairman introduced Mr. Vincent, who spoke briefly of the 1921 Convention at

Portland and of National Association affairs in general. He was followed by Superintendent Brady, who offered the fullest co-operation of his department on all matters in which building managers are interested.

The routine business of the evening included the reading of several interesting reports, all of which showed the association to be in a flourishing condition, with its committees working harmoniously for the benefit of all, and demonstrated that the constructive program for the year, announced at the annual meeting, will be carried out.

REAL ESTATE SECTION

Governor Signs Appropriation Bill Totalling \$102,857,610

With Other Expenditures Shows Reduction of \$15,055,790 in Two Years—Lockwood Measures Up in Closing Hours of Legislative Session

(Special to the RECORD AND GUIDE)

Albany, March 16.

THE annual appropriation bill for the fiscal year 1922-1923, carrying items totaling \$102,857,610.64, was signed by Governor Miller this week. Bills of financial character previously signed by the Governor carrying items aggregating \$19,167,587 bring the total state appropriations to date up to \$122,025,198, which Governor Miller says is the lowest point to which it is possible to reduce the regular expenditures for state government, not taking "unusual demands" into account.

The Governor's analysis of the amounts appropriated for the next year was as follows:

Education, including agricultural schools and colleges....	\$43,342,575.21
Penal and charitable institutions and State hospitals, including construction	22,157,293.41
Highways	18,224,070.00
Debt service	12,181,885.49
Canal maintenance, terminals, new shops and equipment..	3,672,296.50
Indemnities for tubercular cattle, slaughtered.....	1,336,427.61
State police	1,079,172.00
National Guard and Naval Militia	880,002.07
Other fixed charges and contributions, including those to be refunded	6,674,064.21

Total

\$109,547,796.50
This leaves \$12,477,401.75 for miscellaneous items and for all expenses of the judicial, legislative and administrative branches of the State Government.

In characterizing the total of appropriations, \$122,025,198, as the lowest point possible, Governor Miller said he did not mean that further economies could not be effected. He pointed out that the exercise of vigilance in state administration would bring into usage business methods which would make further economies possible.

The most notable increase in appropriations was embraced in the education items and amounted to \$2,417,365.

"It has been possible to meet the increase in educational requirements and to provide for all unusual demands and still to make a reduction in total expenditures, only because the extravagance of former years afforded still further opportunity to extend the economy program inaugurated last year," Governor Miller said. He added that although the elimination of nearly \$70,000,000 in budgetary requests last year had caused forebodings of the ability of the state to operate and function efficiently nothing had developed to indicate neglect, but that rather there were numerous evidences of the accomplishment of more state work at less cost.

"The institutions all report surpluses," the Governor remarked. "There are, however, a number of meritorious demands of unusual and temporary character, such as the requirements of the New York-New Jersey vehicular tunnel contracts. If provision is made for them it will be possible to effect a reduction in the state tax of only one mill instead of one mill and a half as was hoped. In any case, it will be necessary to levy a direct tax of only a half a mill for teachers' requirements in addition to the tax for debt service. That will result in a total reduction in direct taxes of \$15,055,790, as compared with 1920 and will give to real estate, which is already overburdened by local taxation, the benefit of the economies effected in the state administration."

The Governor signed the appropriation bill without cutting a single item from it. His ability and opportunity to do this he attributed to the "splendid co-operation" of the legislative

committees with the state budget committee which passes upon all requests in the first instance.

The direct state tax bill was introduced by Senator Hewitt on Monday. It provides a direct levy of 1.2915 mills on each dollar of assessed real estate in the state.

The Senate Cities Committee early in the week reported out the following bills emanating from the Joint Legislative Committee on Housing:

Authorizing mutual insurance companies to do a casualty insurance.

Providing for the adoption by New York City of all sub-contracts in cases where the principal contractor abandons work.

Amending the Criminal Code by providing that in every case in which an indictment is dismissed the decision of the court shall be in writing, stating in detail the grounds upon which the action is based.

Compelling domestic insurance companies other than life to invest at least 40 per cent. of all investable funds, hereafter invested, in mortgage loans on unencumbered improved real property until at least 30 per cent. of all their invested funds shall be so invested.

Providing for supervision of rate-making associations by the State Superintendent of Insurance.

Authorizing domestic life insurance companies to loan on security of improved unencumbered real property in any state, worth 40 per cent. more than the amount loaned thereon.

Prohibiting domestic insurance companies from investing or loaning upon shares of stock of any corporation, other than a municipal corporation, and from investing in bonds, except Government bonds, which are not secured by adequate collateral and where more than one-third of the total value of such securities shall consist of shares of stock.

Requiring savings banks to invest at least 60 per cent. of all investable funds, hereafter invested, in bonds and mortgages of unencumbered real property until at least 40 per cent. of the whole amount of deposits and guaranty funds are so invested.

There was a unanimous vote in committee favoring the eight bills.

Among the bills passed by the Senate are the following:

Providing that where rent is paid for three months in three monthly installments, at the time each installment is due, no question of unreasonableness can be raised.

The measure applying to dwellings erected within the next year, up to April 1, 1923, the benefit of previous legislation exempting real estate from taxation until 1931.

The bill creating a Trade Commission.

The bill known as the \$100,000,000 Metropolitan Life Housing Relief Bill, giving life insurance companies permission to invest not to exceed ten per cent. of their admitted assets in land and improvements thereon so that the average net rental value of apartments in the building, as estimated at the commencement of construction, shall be \$9 or less per month per room.

Striking from the law the power granted the Superintendent of Insurance to extend beyond 1926 the time during which life insurance companies may dispose of their stocks.

(Continued on page 329)

Mr. MacNulty Shows Relation of Charter Revision to Realty

Counsel to Real Estate Board in Y. M. C. A. Lecture Course Explains Why Radical Changes Are Necessary for Protection of Taxpayers

THE subject of discussion before the Real Estate Class of the West Side Y. M. C. A. on Tuesday evening was one of great interest to every property owner and tenant, especially at this time: "The Revision of the Greater New York Charter As It Affects Real Estate."

Alexander C. MacNulty, counsel to the Real Estate Board of New York, formerly an Assistant Corporation Counsel, was the speaker.

Introducing Mr. MacNulty to the class, Harry A. Kahler, president of the New York Title & Mortgage Co., who presided, prefaced his introduction with timely remarks on the duty of every property owner to take a lively interest in all matters pertaining to taxation and the relation of the Charter to them, declaring that aroused interest means better and more economical government.

Mr. MacNulty was followed closely by his hearers, some of whom asked questions when he finished. Beginning with a comparison of early charters and the present charter of the city, Mr. MacNulty said:

"New York, or New Amsterdam, as it was then known, has been a chartered city since 1657, when the Dutch Government delegated to the Schout, Burgomasters and Schepens of the Town, the powers and duties of local administration. The first charter granted the city by the British Government was conferred by the Colonial Governor, Richard Nicolls, on June 12, 1665. It delegated the broadest measure of home rule to the municipality in a document comprising less than 400 words. The Nicolls' charter was succeeded by that granted by the Colonial Governor, Thomas Dongan, on April 20, 1686, which more comprehensively specified the powers conferred upon the city and, for the first time, prescribed the structure of its government; all of which was set forth in a document that covers but a dozen printed pages. The charter granted the city by Governor Cornbury, on April 19, 1708, was also a very brief instrument that re-affirmed all prior grants and conferred additional ferry and water front powers and privileges. The Dongan charter, as amended by the Cornbury grant, was superseded on January 15, 1739, by a charter promulgated by Governor Montgomerie, which was the last of the Colonial grants, the act of the Governor, Council and Assembly of the Colony of New York, enacted, October 14, 1732, being merely confirmatory of rights and privileges previously granted. The Montgomerie charter was a revision and enlargement of the Dongan grant, yet it comprised but 40 sections, covering but 36 printed pages.

"Contrasted with the brief but amply sufficient Colonial grants, the existing cumbersome Greater New York charter is a mystery to the layman and a vexation to lawyers and jurists, containing as it does 1620 illogically arranged sections, occupying hundreds of pages of type. But even this formidable volume does not include all of the laws relating especially to the city. There are hundreds of special acts of local application which are not included in the existing charter. A majority of these detached special laws are out of date, but many of them contain harmful or helpful provisions that are in full effect.

"Under these circumstances, any intelligent effort at charter revision must start by assembling all statutory provisions affecting the city, within and without the existing charter. From this mass of material the vital must be separated from the obsolete. After discarding laws or parts of laws that are of no consequence, those that remain must be again divided. Provisions which confer corporate or governmental powers or prescribe the framework of the municipal structure, and the powers of and limitations upon its numbers should be reserved for consideration as charter material, while the remainder might well be relegated to appropriate articles of the Code of Ordinances and thus be made subject to repeal or amendment by the Board of Aldermen.

"Naturally, the question arises: What has charter revision to

do with the welfare of real estate? The necessity for revision does not arise simply because the charter should be made briefer or more understandable. If this were all that is desirable, the task would be a mere matter of re-codification. The charter revision that is needed, however, involves the making of many radical changes not only in the form of our municipal government, but also in the policy of the state in respect of legislation affecting the city and, particularly, its finances."

Mr. MacNulty continued:

"The necessity for a complete overhauling of our system of local administration is demonstrated by the fact that our annual tax budget, as well as the City debt, is increasing by leaps and bounds, which means that the abnormal expense of the City Government is adding materially to the high cost of living of every citizen. In the year 1915, the tax bill for the support of the various departments and offices of New York City, including the boroughs and counties comprised therein, was \$211,115,016.82. On the basis that the average family consists of five persons, the 1,050,000 families in the City of New York in 1915 contributed on an average of \$201.06, or approximately \$16.75 per month, to the expense of our local government for that year. For the year 1921, the cost of maintaining the local administrations, city borough and county, was \$323,530,216.50, which divided among the 1,152,000 resident families gives \$280.84, or \$23.32 per month, as the average family contribution to last year's local tax bill.

"The extent to which taxation for local purposes figures in the living expenses of a particular family depends largely, of course, upon what the family pays for its living quarters, but the ratio remains the same, whether the family owns its own home or resides in a rented flat. There is included in every tenant's rent his proportional share of the tax bill against the building in which he lives. And this is not all. He contributes in the price of every thing he buys to the rent, and, therefore, to the land tax paid upon the building containing each store he patronizes; for the overhead of every shop, which includes its rent, must be borne proportionately by every sale it makes. In view of the fact that this burden upon the average family has increased from \$201.06 to \$280.84 a year, since 1915 it behooves us to ascertain the causes of this effect, if we would prevent a further increase of the load, even if we may not materially lighten it.

"Excluding items of debt service the taxes imposed for the expenses of administering the government of the City and the boroughs and counties were \$72,920,784 greater in 1921 than in 1915. Assuming that one-third of this increase was caused by unpreventable advances in the cost of coal, food and equipment, etc., for local departments, offices and institutions, the balance, \$51,380,000, was expended for increases in the city's personal service account, covering the expense of newly created positions and salary raises.

"The local appropriating bodies are responsible for a part of this increase in the personal service account, but the additions to salaries granted by them are thoroughly defensible, being, as a rule, utterly incommensurate with the advance in the cost of every item of living expense. On the other hand, the bulk of the additional cost of the local personal service account was foisted upon the shoulders of local taxpayers by special acts of the Legislature, without the consent and over the protest of the City Administration."

Legislative interference with the purely local affairs of New York City, the speaker continued, has given impetus to the demand for a constitutional amendment that will provide real home rule for the cities of the state by forbidding the Legislature to enact special laws creating new positions, increasing salaries or otherwise saddling additional burdens upon the taxpayers of a particular city. Without such a constitutional provision no attempt at charter revision, however capably performed, can accomplish much in the way of reducing local taxation. The report of the Ivins Charter Commission, dated November 30, 1907, stated: "Under the existing charter, the distribution of functions and location of powers are incoherent, illogical and impracticable, which results in conflicts of jurisdiction and extravagance."

"These conditions still continue," said Mr. MacNulty, "and the most serious of them is the inclusion of officers having great administrative responsibilities in the membership of the Board of Estimate and Apportionment, which is virtually the board of directors of the local municipal corporation. The Mayor, the Comptroller and the Borough presidents all have to give attention to a myriad of important and administrative matters, which should have their prompt and often their personal consideration. The proper performance of their administrative functions makes such demands upon them that none of these officers has the time thoroughly to investigate, consider and determine the merits or demerits of the scores of propositions involving appropriations, bond issues, public improvements and other important subjects presented to and acted upon by the Board of Estimate and Apportionment at every meeting.

"The borough presidents were not included in the member-

(Continued on page 330)

Million Dollar Apartment First of Its Type in the Bronx

Nine-Story Elevator Project on Kingsbridge Road Being Erected by Samuel Minskoff From Plans by Margon & Glaser, Associated Architects

FOUNDATION work is under way for a nine-story elevator apartment at the northwest corner of Kingsbridge Road and Grand Boulevard and Concourse, the Bronx, which, when completed, will represent an outlay of more than \$1,000,000. The structure will occupy a plot with frontages of 156 feet in Kingsbridge Road and 145 feet on the Concourse, and is being erected by Samuel Minskoff, president of the S. and L. Building Corporation, from plans and specifications prepared by Irving Margon and Charles Glaser, associated architects.

This apartment is said to be the first project of its type to be constructed in Bronx County and in its design and equipment will be incorporated all of the features of the most modern fireproof multi-family dwelling. The building will provide living accommodations for a total of one hundred and seventeen families, thirteen apartments on each floor, and the separate units will consist of two rooms and bath, with kitchenettes, to six rooms and two baths. The structure will contain more than four hundred rooms. Additional rooms for servants are being provided for in the large pent house on the roof. The various apartments are so arranged that each living unit will occupy an entire wing of the structure and the maximum of natural light and ventilation are assured, as all rooms are outside facing either the streets or upon courts of unusually large dimensions.

The façades of this apartment have been designed in the style of the Italian Renaissance and will be constructed of face brick with trimmings of terra cotta and Indiana limestone. The large entrance hall on the ground floor will be decorated and furnished in the Renaissance style and two reception rooms adjacent to the main hall will be decorated and furnished in the style of the Adam period.

The building will be equipped with high-speed electric elevators of the A. B. See type and there will be intercommunicating house telephones in addition to the usual individual telephones in each apartment which will be served through the switchboard in the main entrance hall. The floors of all kitchens will be tiled and the walls tiled to a height of six feet. The bathrooms will be tiled throughout and will be equipped with modern standing needle showers and receptors.

The rooms have been planned with unusually large dimensions and their arrangement in relation to each other will assure the maximum of privacy. Closet room is ample for all



Margon & Glaser, Architects.

NEW FIREPROOF APARTMENT ON THE CONCOURSE

requirements with the principal ones equipped with automatic lights. All the rooms, with the exception of the kitchens, will be laid with hardwood parquet and the trim throughout will be of hardwood, with the main rooms panelled and decorated to suit the tastes of the various tenants.

This apartment will be supplied with filtered water and for the convenience of the tenants owner will install a vacuum cleaning plant and a steam laundry, complete with all modern apparatus. The heating will be thermostatically controlled.

Governor Signs Appropriation Bill Totaling \$102,857,610.

(Continued from page 327)

Making all companies other than life and especially fire insurance companies part with all their stocks.

Requiring all savings banks to invest 60 per cent. of their future investible funds until 40 per cent. of their funds have been invested in first real estate mortgages.

Enabling New York City, through amending its charter, to take over the subcontracts where the principal contractor has defaulted.

Giving mutual insurance companies the right to enter the casualty field if they provide safeguards. It enables the mutuals to enter the rating bureau from which they are barred.

The first of the housing measures to receive attention in the Assembly, which waited upon the efforts of the Senate as far as the Lockwood program was concerned, was the proposal to permit insurance companies to invest a percentage of their assets in apartment house construction. The Assembly Rules Committee reported this measure favorably almost simultaneously with its passage by the Senate.

After the Galgano bill relating to the dismissal of a com-

plaint in an action to foreclose a mortgage, an innocent measure on its face, but in reality a statute which would prevent foreclosure of a mortgage, had passed the Legislature in the turmoil that accompanied the consideration of the so-called housing bills, representatives of the New York City Real Estate Board succeeded in having the measure recalled from Governor Miller and amended. The amendments at this time effectually disposed of the bill for this session. To Edward P. Doyle, representing the Real Estate Board, credit is given for the prompt disposition of this bungling legislation. The Galgano bill had been rushed through the Legislature in the final days without consideration.

Before the Assembly had passed upon the bill permitting life insurance companies to invest up to 10 per cent. of their resources in apartments renting for not more than nine dollars per room a month, more than 200 builders had asked Governor Miller to give a hearing on this proposal. The Governor indicated that he would hear what these builders had to say before he signed this or any of the other bills representing the findings of the Lockwood committee.

Four Important Housing Projects Scheduled for Astoria

Metropolitan Life Insurance Co. Loans Total of \$2,750,000 for Operations in Norwood and Arleigh Sections on Property Sold by Rickert-Brown Realty Co.

PLANS are being matured for several large residential building operations to be erected in the Norwood and Arleigh sections of Long Island City, at a total cost in excess of \$5,000,000. These projects will be located on land sold by the Rickert-Brown Realty Company to four prominent builders who plan an immediate start in order to have their structures completed and ready for occupancy early next autumn. The proposed operations involve the erection of multi-family dwellings and one and two-family houses and a number of stores will also be included in the development. The land purchased by these builders represents a total cost of \$1,060,000 and the new owners have obtained from the Metropolitan Life Insurance Company loans aggregating \$2,750,000 to carry on the construction.

The most important of the operations scheduled calls for the construction of sixty-eight apartment houses, each accommodating six families, or a total of 408 living units. They will be erected by Bernard M. Maltz, who has bought 1,700 feet frontage on Sixth and Seventh avenues, between Broadway and Jamaica avenue. These houses will be three stories in height, with suites of four rooms and bath and will rent from \$12.50 to \$15 per room per month. The builder is reported as already having sold seventeen of these buildings from the plans to local buyers. Each building will occupy a full lot, 25x100 feet and will have fronts of tapestry brick with limestone trimmings.

Mr. Maltz also purchased a 300-foot frontage on Broadway, between Fifth and Seventh avenues, on which he will erect fifteen three-story buildings, with stores on the ground floor and apartments above.

Simon Bernstein bought a 660-foot frontage on Sixth avenue, between Grand and Jamaica avenues, which he intends immediately improving with twenty-six two-story dwellings, each accommodating two families. These houses will contain twelve rooms and two baths and are designed to sell for \$20,000 each.

Samuel Bernstein and Philip Kaye have purchased a plot with a frontage of 540 feet on Eighth avenue, between Grand and Jamaica avenues, on which they will erect twenty-two two-family dwellings, each on a lot 25x100 feet. These houses are similar in plan and design to those scheduled for Sixth avenue.

All of the houses in the Norwood Gardens district will be erected from plans prepared by Walter Hopkins, of Warren & Wetmore, and will harmonize in style with those already constructed on Seventh avenue from designs by the same architect.

David W. Keen bought 200 lots on Potter avenue and adjoining streets in Arleigh, on which he plans to immediately start the construction of 200 one-family dwellings, each two stories in height. These houses will be of brick and will contain six rooms and bath and will cost a total of \$1,200,000. These dwellings are in the vicinity of 145, erected a short time ago by the Rickert-Brown Realty Company.

Mr. MacNulty Shows Relation of Charter Revision to Realty

(Continued from page 328)

ship of the Board of Estimate and Apportionment until 1902. At that time the city had a net funded debt of \$308,775,343.55. In 1921 the net funded debt of the municipality had increased to \$1,034,544,694.07. During the last six years alone the amount included in the annual tax levy for interest and other items of debt service, excluding the redemption of special revenue bonds has increased over \$23,000,000. No one can doubt the millions upon millions of these colossal increases in the city's bonded debt and debt service charges have been needlessly expended. The fact remains that the bonded indebtedness of the city has increased from \$88.20 to \$179.90 per capita since the borough heads have had a hand in the authorization of bond issues for public improvements as well as in the expenditure of the proceeds thereof.

"It is true that during this period the city has issued corporate stock for over \$230,000,000 on account of the subways, but it is also a fact that under the dual subway contract, to which the Board of Estimate and Apportionment of the Gaynor administration was a party, the city has never derived a penny of revenue from the stupendous investment. On the contrary, this year's tax bill, to which every one contributes, includes over \$10,000,000 that is exacted to pay the interest upon the city's bonded indebtedness on the subway account. If charter revision would do no more than to re-organize the chief appropriating body of the city upon lines that would insure careful and competent consideration of all propositions involving the cash or credit of the municipality, it would obviously mean much to all who pay taxes directly or in their rent.

"The bulk of local taxation," the speaker said, "falls first upon the owners of real estate, by whom it is shifted, in a large measure, to their tenant. This leads up to a minor subject for charter revision, but one in which all taxpayers, immediate or ultimate, are directly concerned, namely: the over assessment of real estate by the Tax Department for the purposes of taxation. Under the existing charter, it is very properly prescribed that all taxable property shall be assessed at its true value. The charter also provides that any property owner who deems himself aggrieved by the assessed valuation placed upon his property may make application to the Tax Board for a review of the assessment. The intent of the statute is, of course, that such applications shall be fairly considered and impartially determined, but this rarely happens. Ordinarily, the application is denied and the applicant is relegated to his remedy by a certiorari proceeding in the Supreme Court, for a review of the determina-

tion of the Tax Board. The drawback to an application for the judicial review of a tax assessment is the expense or "costs" incidental thereto, which usually aggregate a considerable sum and must be borne by the applicant unless the court reduces the assessment by at least 50 per cent. of the amount of the over-assessment alleged. Thus penalized, applications for the judicial review of assessments are kept at a minimum; a majority of property owners submitting to the often arbitrary denials by the Tax Board of their applications for relief, rather than taking the chance of being heavily mulcted for costs in the event of failure in a certiorari proceeding.

"The provisions of the existing charter, therefore, practically leave an aggrieved taxpayer at the mercy of the Tax Board, the members of which are removable at will by the Mayor. In case they do not carry out his policy respecting the assessment of property for the purposes of taxation. This condition not only leaves the door wide open to the general inflation of assessed values, for the purpose, for instance, of defeating the salutary debt limit provision of the State Constitution, but it also opens the way to favoritism as well as to political reprisals and the gratification of personal grudges. The mere statement of the possibilities of the tremendous powers that may be exerted by an unscrupulous Mayor, through a pliant Tax Board, demonstrates the imperative necessity of an absolute divorce of the Tax Department from the control of the Mayor or any other local officer who participates in the making of appropriations chargeable to the tax levy.

"Whether or not the Charter Revision Committee will see its way to accomplish this much needed reformation of the local system for the assessment of taxables, it is hoped that the Commission may be able to devise a way to insure either a uniformly fair and competent assessment, for the purposes of taxation, or an equitable and fearless revision of such valuations as are palpably arbitrary or erroneous.

"Bear in mind that an incompetent and improvident administration of the municipality causes high taxes which, in turn, contribute to raise rents and increase the cost of every other expense of living.

"The financial turn-over of the City of New York, coming and going, is over \$1,000,000,000 a year. It involves transactions too vast and too complicated to be entrusted to the control of men who have never had financial training or business experience. But when have men so qualified controlled the Board of Estimate and Apportionment?

"The high cost of living is opening our eyes to one of its chief contributing factors, the high cost of government. This is a matter for your thoughtful consideration. Think it over in its relation to the rent you pay for business space and for living quarters, and to the rents owners charge and obtain as a result."

Review of Real Estate Market for the Current Week

Lease of a Site Over Grand Central Tracks Showed the High Water Mark of Dealing, While Apartment House Sales Abounded

THIS was a week wherein large transactions were numerous and others were well diversified in character and widely distributed. The great transaction of the week was the leasing of land equal to a block front, by the New York Central & Hudson River Railroad Company, over its tracks and on a line with the south side of 47th street, from Madison avenue to a point on a line with Vanderbilt avenue, for 63 years, at an aggregate rental of \$10,000,000. The parcel will be used as the site for a 12-story office building, the bulk of which has already been leased on the plans. The class of tenants shows a remarkable movement of lines allied with the wholesale drygoods trade. As large as this lease is, it does not, proportionately, match one made recently of a Madison avenue corner nearby, nor the new lease of the Bristol building and allied parcels, at the northwest corner of Fifth avenue and 42d street. But it is on property that is not so closely identified with the uptown strategic center. It is, however, a large marker among the leases made this year. A store lease that attracted attention was that of a store on the south side of 42d street, just east of Madison avenue.

In a market that abounded with the sales of apartment houses the largest transactions of the kind was that of 160 East 79th street, a few doors from the southeast corner of Lexington avenue, while a Lexington avenue corner involves a \$1,000,000 transaction. It is a 14-story and basement elevator structure and was held at \$850,000. Numerous elevator apartment houses in Harlem and on Washington Heights were also notable factors in the dealing. Walk-up apartment houses throughout the city, generally were in good demand as well.

A vacant square block in East Harlem passed into the hands of the Hearst film interests; tenants of a large warehouse on a 125th street corner bought the property; a large garage in Harlem was sold; there were some good sales south of 59th street, and good dwellings throughout town changed hands, many of them for occupancy.

The Bronx loomed well in the trading, walk-up apartment houses of all kinds and one- and two-family houses all selling well. The northern reaches of this borough are more active than usual. Brooklyn and Queens are more than ordinarily active just now and the dealing is well distributed.

PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week, was 83 as against 65 last week and 111 a year ago.

The number of sales south of 59th st was 22 as compared with 28 last week and 42 a year ago.

The number of sales north of 59th st was 61 as compared with 37 last week and 69 a year ago.

From the Bronx 41 sales at private contract were reported, as against 26 last week and 25 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 338.

U. S. Mortgage Re-elects Directors

At the annual meeting of the stockholders of the United States Mortgage & Trust Co., held March 9, the following directors were re-elected: Burns D. Caldwell, Julius Kruttschmitt, Robert Olyphant, Charles B. Seger, James Timpson, Arthur Turnbull, Elisha Walker and William H. Williams.

Famous Residence Sold

Pease & Elliman sold to William Fahnestock for the estate of Mrs. Edward Dean Adams 453 Madison av, with an L vacant plot, 45x53.8 to 26-28 East 51st st. The Madison av front is a 4-sty and basement stone front dwelling, on a lot 29.9x126.10x35.9.

It is one of two similar dwellings set in a deep front court, which were built by the late Henry Villard and they occupy the middle of the block from 50th to 51st st, opposite the rear of St. Patrick's Cathedral. Mr. Fahnestock owns the adjoining similar house, 453 Madison av.

Hearst Buys Harlem Block

Joseph P. Day and Martin Huberth sold for the estate of Mary A. P. Draper the vacant block front on the west side of First av, from 126th to 127th st, 140x200x irregular, to the International Film Corporation, in which William Randolph Hearst is interested. Mr. Hearst now controls the entire block from 126th to 127th st and from First to Second av, including the old Sulzer Harlem River Park, and the land will be improved with a large moving picture studio. The Draper property has been in the Draper and Palmer families for the past 100 years.

Investor Buys Broadway Lofts

J. Leland Wells, of Amityville, L. I., bought through the Charles F. Noyes Co. from Frank J. Heaney 597 Broadway through to 170 Mercer st, a 5-sty stone loft building, on a plot 25x200. There is a sub-basement in the rear. The parcel was held at \$150,000 and is rented at \$17,000 a year. Mr. Wells was long the head of the steam engineering firm of Wells & Newton, of this city, but is now retired.

Good Sale on Canal Street

Sol Stern sold for John Herman Heidgerd 272 Canal st, southwest corner of Cortlandt alley, 125 feet east of Broadway, a 4-sty brick loft building, 25.5x71.4. The seller, one of the city's

oldest woolen merchants, started in business on this site half a century ago and subsequently erected the present building by day's work, the foundation walls being 2 feet thick. Maurice B. Langer is the buyer. The sale is recorded.

Tenants Buy a Harlem Warehouse

Slawson & Hobbs sold the northeast corner of Park av and 125th st, a 12-sty office and storage building, being 100 feet on the avenue by 90 feet on the street, for the Metropolitan Life Insurance Co., to Lee Bros., Inc., present tenants, who operate several storage warehouses and furniture stores. Their lease does not expire until 1924, but the upward turn of realty values in 125th st caused the purchase to secure permanency.

Sells 30 Year Old Holding

Abraham Saffir sold for the Adolphus Ottenberg Estate to the Alert Operators, Inc., the three 5-sty brick apartment houses 508 to 512 Manhattan av, northwest corner of 121st st, on a plot 100.11x95. This is the first sale of the property in 30 years. The immediate corner contains stores.

Hoffman Court Bought

A syndicate purchased from Well & Mayer the Hoffman Court, 100.11x120, a 7-sty elevator apartment house with stores, at the southwest corner of Madison av and 99th st. Simon Sindeland was the broker. The house is arranged in suites of 3 to 5 rooms. The property was held at \$325,000.

Tenant Buys a Harlem Garage

F. P. Jeroloman, tenant, bought from William Douglas Kilpatrick the 4-sty and basement brick garage 310-312 West 144th st, on a plot 50x99.11. Mr. Kilpatrick holds the property under a recently made contract. The building was built for Simpson & Crawford in 1902. James S. Maxwell and Dwight Archibald & Perry, Inc., were the brokers. It adjoins the southeast corner of Bradhurst av.

Old Families Sell West Side Parcels

The two 5-sty and basement brick apartment houses with stores at 333-335 West 43d st, on a plot 50x100.5, have been sold by D. Kempner & Son for Joseph B. F. Livingston and Walden Pell, Jr., and Emily de Sera, of Florence, Italy, to a client. The property was held at \$80,000 and rents for about \$10,000. The property had not changed hands since the early 80s, when the late Walden Pell bought it through David Kempner, grandfather of the broker now making the resale.

Chateau Thierry Again Sold

The Chateau Thierry apartments, at the south corner of Riverside dr and 85th st, have figured in a third sale within 2 weeks. In the newest deal the house, a 7-sty elevator structure, 27.6 x96.4x irregular, was resold by Byrne & Bowman for Stewart Forshay to Daniel H. Jackson, operator. The property was held at \$300,000 and was sold for all cash above the mortgages. Mr. Forshay bought the house a few days ago through the same brokers from Harry Goodstein, who had just secured it in a deal with Joseph

S. Ward, and in which the 2-sty building at the southwest corner of Amsterdam av and 125th st figured.

Buyers Bretton Court

Joseph M. Nimhauser, with H. Reinheimer, sold for Max Natanson the 8-sty and basement elevator apartment house, known as Bretton Court, at 306-310 West 100th st, adjoining the southwest corner of West End av, on a plot 75 x100.11, to the Malex Realty Corporation. The property was held at \$375,000. The house is about 14 years old, and was erected by Joseph Polstein.

Le Roy Apartments Change Hands

Biltmore Realty Corporation, in conjunction with the Harris Exchange, sold for the Old Colony Bond & Mortgage Corporation the northwest corner of St. Nicholas av and 118th st, a 7-sty and basement elevator apartment house with stores, on a plot 118.5x125.5x100.11x63.5x.

Sells a West Side Loft Building

Berley & Co. sold for the Recony Corporation (Norman S. Riesenfeld and Joseph F. A. O'Donnell) 112 West 38th st, a 5-sty stone mercantile building, on a lot 20x98.9, between Broadway and Sixth av. The buyer will remodel the structure when the present leases have expired.

Buyers Lexington Ave. House to Remodel

James Kyle & Sons sold for the 539 Corporation the 4-sty and basement stone dwelling 811 Lexington av, on a lot 18x70. The new owner will make extensive alterations, putting in a street level store, a parlor floor store and 4 apartments of 2 rooms and bath each on the two upper floors.

Assembles Upper West Side Site

Nolavia Construction Co. bought through William H. Peckham from the Lucania Realty Co., Anthony Campagna, president, 302 West 89th st, and from the estate of Zachary Pierce 304-306 West 89th st, all 4-sty and basement brick dwellings, on a plot 60x100.8x and adjoining the southwest corner of West End av. A. D'Antona is president of the purchasing company.

On the site the buyer will erect a large elevator apartment house.

Tenants Buy a Harlem Corner

Schwarz & Forker, cleaners and dyers, located at 406 West 125th st (Manhattan st) southwest corner of Morningside av, for many years, have purchased that property from Alida B. Emmett, represented by Morris & McVeigh, attorneys. The site is improved with 1, 2 and 3-sty buildings with stores, and fronts 112.7 feet on 125th st and 38.4 feet on Morningside av.

Buy on La Salle St. Near Broadway

The newly formed 523 West 125th Street Corporation, having for directors Jacob Herman, William Sadofsky and Janet Bernhart, purchased the 1-sty brick garage, 7x112.6x irregular, at 75 La Salle st, formerly 523 West 125th st, between Amsterdam av and Broadway. The new company is represented by Weschler & Kohn, attorneys.

Douglas L. Elliman & Co.
Real Estate Brokers
 Fifth and Park Avenue Districts
 Efficient Property Management
 Plaza, 9200 15 East 49th St.

JAMES BOYD
 Member Real Estate Board, N. Y.
Real Estate—Mortgage Loans
 135 BROADWAY
 Phone: Rector 8658-8659

BROOKS & MOMAND
 Member of Real Estate Board
Real Estate Mortgages
 115 BROADWAY Phone 2267 Rector
 2268

CHARLES B. VAN VALEN, INC
 Member Real Estate Board of N. Y.
REAL ESTATE
 MORTGAGE LOANS—INSURANCE
 110 WILLIAM STREET
 Phone: 6000 Beekman

SPECIALISTS IN
PENN. TERMINAL SECTION
REAL ESTATE
AGENTS—BROKERS—APPRAISERS
H. M. Weill Co.
 Tel. Longacre 2290-2817 221 West 33rd St.

FREDERICK BROWN
Real Estate Operator
 OFFERINGS SOLICITED
 FROM BROKERS
 565 5th Ave. Phone Vanderbilt 8725

BENJAMIN WINTER
 BUY AND SELL HIGH-CLASS
 MANHATTAN PROPERTY
 BROKERS ARE INVITED TO SUBMIT
 PROPOSITIONS—Quick Decision Given.
 Lansing Building
 2299 BROADWAY, AT 82nd STREET
 Suite 6 Phone: Schuyler 2897

SAMUEL BRENER
REAL ESTATE OPERATOR
 50 EAST 42nd STREET
 Vanderbilt 3918-19

BENENSON REALTY CO.
 BUY and SELL
 HIGH CLASS BRONX AND
 MANHATTAN PROPERTY
 Columbia Trust Bldg., 509 WILLIS AVE.
 Phone: Melrose 265-982-3

HEIL & STERN
 Real Estate
 Business Property Specialists
 Member of Real Estate Board, N. Y.
 1165-1167 BROADWAY (n. w. cor. 27th St.)
 Telephone Watkins 4280

Site Sold for Co-operative Apartments

As a site for a 13-sty co-operative apartment house, the Joint-Ownership Construction Co., Inc., Frederick Culver, President, has entered into a contract to purchase from Andrew Lazare the northeast corner of Lexington av and 72d st, on a plot 45x102. The total cost involved is about \$1,000,000. About half of the suites will consist of 12 rooms—a large drawing room, 20x30, large dining rooms and baths, servants' dining and sitting room, kitchen and pantry. Other suites will contain eight rooms and three baths. Plans for the proposed structure are being completed by James Gamble Rogers, consulting architect to Yale University. Among those who have already purchased are Cecil Shallock, President of the North British and Mercantile Insurance Co.; Miss Elizabeth M. Lynch of the Colony Club, and James Gamble Rogers. The building, 136 East 67th st, erected by the same company from plans of Walker & Gillette, is now nearing completion, all but two of the 37 apartments in the building having been already sold. Byrne & Bowman negotiated the sale.

Another Astor Fee Passes

Land held by the Astor family for upwards of 300 years ceased on Wednesday as a fee holding by reason of its sale for a price around \$300,000. This further depletion of this big landed estate involves the plot 105x100 with four apartment and store buildings at the southwest corner of Eighth av and 45th st. It was sold by the Farmers Loan & Trust Co., as trustee for the estate of William Waldorf Astor, to the Scott Investing Co. This concern is composed of Leo Kamioner, Max Scott and Emanuel van Dernoort, who under different corporate title have recently purchased other Astor properties at the northwest corner of Eighth av and 46th st, opposite the corner just acquired, and at the northwest corner of Eighth av and 39th st. These holdings will be held for investment, according to Mr. Van Dernoort, counsel for the company. The last transfer of the corner just sold was made in October 31, 1828, when title descended to John Jacob Astor from his father. In February last the estate sold the Eighth av block opposite to Henry Claman for a price around \$590,000, and sales by the Astor estate and other interests have been so numerous in this part of Eighth av as to attract the interest of speculators, who have been busy in their endeavors to get properties before prices rise under the influence of the increasing demand.

Sale on West Broadway

White-Goodman sold for James A. Turley 135 West Broadway, a 3-sty brick building, on a lot 16.11x50.3, adjoining the northeast corner of Duane st. The buyer will occupy.

Choice Residence Sold

William B. May & Co., as brokers, sold 15 East 84th st, plot 50x200, containing a modern dwelling on the 84th st plot and a 3-sty garage on the 85th st plot. This property has been sold by the Estate of Charles F. Hoffman. E. L. Doheny, Jr., of the Mexican Petroleum Corporation, is the purchaser. The property has been held for sale at \$300,000.

Some Leases of Interest

EDWARD DEAN ADAMS, who sold his home at 455 Madison av to William Fabrikant, has leased a large apartment in the building now being erected by J. E. R. Carpenter, architect and builder, at 920 Fifth av, south corner of 73d st. Pease & Elliman were the brokers.

BILTMORE REALTY CORPORATION leased for the National Binding & Machine Co. the 8th floor at 260 West st to the Hair Net Importing Co.; also leased to the Hirsh Barsky and Louis J. Wildman Co. the 3d floor at 511-513 West 42d st for the M. M. Hayward Co.; also leased for the Regan Safety Devices Co., Inc. the 5th floor at 140 West 42d st to Benjamin Crager. All are for a term of years.

BILTMORE REALTY CORPORATION leased for the Guaranty Trust Co. to Freudenberg & Mattock a suite of large offices in 522 Fifth av, for a term of years; for the Guaranty Trust Co. at 522 Fifth av offices 610 to 616 to Toplis & Harding, at an aggregate rental of \$50,000, in conjunction with W. S. Sussman the 12th floor in 79 Fifth av, known as the Knickerbocker Building, for Winona Holding Corporation to the John's Service, Inc. Floor area is 12,500 square feet. Aggregate rental at end of existing contract is approximately \$60,000.

THE 1901 BROADWAY CORPORATION leased to Jacob Granat the building, 28.1x130.2x irregular, at 1991 Broadway, for a term of 21 years at an annual net rental of from \$16,000 to \$18,000.

TANKOOS, SMITH & CO., in conjunction with Cruikshank Co., leased, for a long term of years, for the Army Realty Corporation the 5-sty and basement warehouse buildings 218-220 Pearl st to the Pearl Street Warehouse Corporation, Inc., at an aggregate rental of about \$75,000. The tenant will make extensive alterations and will occupy the same on or about May 1 for the storage of imported tobacco.

Buy Co-operative Suites

Culver & Co. sold for the Joint Ownership Construction Co. an 8-room apartment with three baths in 136 East 67th st to Yale Kneeland.

Douglas L. Elliman & Co. sold for the 76th Street and Park Avenue Co. a large duplex apartment, containing 12 rooms and 4 baths, in 830 Park av, southwest corner of 76th st, to Mrs. Carter Herndon.

Resell Parcel Taken in Trade

Byrne & Bowman resold for J. C. & M. G. Mayer to an investor 11 East 22d st, an 8-sty fireproof building, on a lot 26.2x98.9, held at \$125,000, and renting for about \$22,000 annually. This is one of the properties recently taken in part payment by the Messrs. Mayer from Cornelius Hearn for the structure at 29-33 West 38th st.

Big Apartment Site Sold

Leon S. Altmayer sold for the Equitable Trust Co. to the Phelps Stokes Fund the plot of vacant lots known as 54 to 60 East 97th st, which has a frontage of 100 feet by a depth of 100.11 located on the south side of East 97th st, about 100 feet east of Madison av. This property is excavated and will be immediately improved by the Phelps Stokes Fund with a model tenement. Property is free and clear of mortgage and was sold for all cash. Plans for this improvement have been filed in the Building Department.

Resell West Side Lofts

Byrne & Bowman resold for J. C. & M. G. Mayer to an investor, 32 West 22d st, a 6-sty store and business building, on plot 32.7x98.9, held at \$110,000 and renting for \$16,500 annually. Recently the same brokers sold for the Messrs. Mayer the business building at 11 East 22d st. The two properties were taken in part payment by the Messrs. Mayer for the 16-sty loft building, 29-33 West 38th st in a recently reported deal.

Sells Wiltshire Apartments

The Starzer Realty Corporation sold through Slawson & Hobbs the Wiltshire, a 6-sty elevator apartment house at 604-610 West 141st st, on a plot 135x99.11. It houses 54 families, and is laid out in suites of 3 to 6 rooms.

Buy Large Apartment House

Byrne & Bowman sold for a client to Milton M. Dryfoos, 160 East 79th st, a 4-sty and basement elevator apartment house, on a plot 100x102.2, a few doors from the southeast corner of Lexington av. It was held at \$850,000.

Sells Dyckman Tract Plot

J. Leland Wells sold through the Charles F. Noyes Co. to Malcolm R. Lawrence the vacant plot, 100x100, at 26-32 Cooper st, 100 feet south of 204th st, in the Dyckman tract. It was held at \$30,000.

Club House in New Hands

Supreme Court Justice Irving Lehman has granted the Columbia University Club trustees permission to sell the old clubhouse and site, at the northwest corner of 20th st and Irving pl, for \$147,500 to Louise Day Putnam Lee.

The purchaser is to pay \$5,000 in cash upon the date of passing title and take the premises subject to a first mortgage of \$100,000 and a second for \$30,000, held by the trustees of Columbia University. She will give back a purchase money mortgage for \$12,500.

While it is admitted that the amount of cash to be paid upon passing title is very small, the purchaser, who will transform the old clubhouse into an apartment building, will bind herself to pay \$5,500 annually, \$2,750 every six months, out of which sums, after interest has been paid on the mortgages, payments are to be made reducing the principal sums.

Estate Sells Yorkville Holdings

Estate of Berent C. Gerken sold through O'Reilly & Dahn, to Joseph Mines, 506 East 75th st, a 1-sty brick market building, on a lot 25x102.2; and the same estate sold through the same brokers to the 501-505 East 75th Street Corporation a 2-sty brick bakery building, on a plot 75x102.2, at 501-505 East 75th st. The sales are recorded.

Sells Richmond Shore Front

The Shaw estate between Bement and Davis avs, West New Brighton, Staten Island, has been sold to Herbert R. Gans of the Gans steamship Co. Mrs. George William Curtis of Livingston is one of the heirs. The sellers have owned the property for generations. The brokers were W. S. E. Hall and C. E. Simonson & Co.

Masons Buy Carrere House

The Carrere homestead on Staten Island, formerly occupied by John M. Carrere, of the firm of Carrere & Hastings, architects of this

city, has been purchased by the Staten Island Masonic Club, which has a membership of 400. The property is situated at St. Marks and Fort places, New Brighton, and will be remodeled at a cost of \$75,000. The officers of the Masonic Club are H. M. Horn, president; Daniel Schneider, treasurer, and Charles W. Schutzen-dorf, treasurer.

Garment Workers to New Zone

The Save New York Committee, of which John Howes Burton is chairman, announces the following removals of garment manufacturing concerns from the "Save New York Zone," which includes Fifth av as its center.

Brody & Birnbaum, from 122 West 34th st to 34 East 30th st; Charles Sonn & Co., from 54 West 35th st to 200 East 29th st; Louis Cohn & Co., from 33-35 West 46th st to 20 West 31st st; Koenig & Mazor, from 106 West 32d st to 147 West 25th st; Max Cowan, from 22 West 38th st to 40 East 32d st; Vogel, White & Co., from 29 West 36th st to 8-14 West 30th st, and the Eureka Dress Co., from 35 West 33d st to 1237 Broadway.

Sell Queens Industrial Site

M. & L. Hess sold for the Printer's Realty Corporation to the Ronzoni Macaroni Co. of Long Island City, a plot at Jackson av and Hulst st, Long Island City. It contains 32,000 square feet, with a railroad spur and fronts 365 feet on Jackson av and 429 feet on the railroad. It is opposite the Pierce Arrow automobile plant.

The new owners will improve the easterly part of the plot, or about 16,000 square feet, with a 6-sty factory building for their own use.

Negotiations are pending for the resale of the westerly portion to a manufacturer, who will also improve the plot with a building for their use and occupancy. William A. Krabe represented the purchasers.

Builder Buys Queens Plot

M. Morgenthau, Jr., Co., sold to H. J. Faint, of Corona, ten lots in Country Club District Sub-division, just south of Central av on 172d st, Jamaica, which is one block east of Merrick rd. Mr. Faint is having plans prepared by H. T. Jeffrey, Jr., architect, for the improvement of this property with five 7-room cottages, the construction of which he will start immediately.

Flushing Corner Sold for Improvement

Halleran Agency, in conjunction with Peter Harper, sold for the estate of Isaac Peck to Drury & Goette, of Newtown, the southwest corner of Broadway and Lawrence st, Flushing, Queens. The Pecks had owned the parcel for a century.

The new owners will erect on the plot a 2-sty brick garage and showroom for automobiles.

Builders Buy at Coney Island

Another cottage and bungalow project for Coney Island will be carried on by a syndicate which announces the purchase of about 25 lots in the block bounded by West 21st and 22d sts and the ocean from the William Fox Associates, Inc. The buyers announce that they will erect a taxpayer with stores and offices on the board-walk frontage and improve the inside lots with cottages and bungalows. The syndicate is composed of Dr. David Friedman, Harry Smolensky and William J. Billharz. The plot was held at \$450,000 and the proposed improvements will call for a total outlay of about \$1,000,000. Samuel Sperling was the broker.

A Brooklyn P. O. Branch Sold

B. F. Knowles Co., with L. Zasully, sold the Williamsburg Post Office property on Broadway, overlooking the Williamsburg Bridge Plaza, a 2-sty stone building, 48x130, for Thos. P. Peters and others, heirs of the late Bernard Peters, founder and long editor of the Brooklyn Daily Times.

A New Brooklyn Theatre Sold

The new theatre and store building occupying the entire block front on the west side of Saratoga av, between Dean and Pacific sts, Brooklyn, has been sold by the Maine Building Corporation to the newly organized Telman Amusement Co., represented by Marks & Marks, attorneys.

This property, which has a Saratoga av frontage of 214 feet and runs back 100 feet in each street, has been held at \$300,000. It is known as the Capital Theatre.

Sells Nassau County Estate

Sidney E. Brewster, of Ladd & Nichols, sold for Parker D. Handy his estate at Glen Cove, L. I., known as Greendak. Paul Bonyng, a New York lawyer, has purchased the property for a client.

The estate consists of approximately 10 acres, situated in the North Country Colony, Glen Cove. The house is Dutch Colonial and there are also outbuildings, stables, garages, gardener's and chauffeur's cottages. The property is along the waterfront.

Mr. Handy held the property at \$150,000, and the transaction was cash.

Shelter Island Estate Sold

Bulkley & Horton Co. sold for the Cassidy estate at Shelter Island Heights, N. Y., a summer estate situated on Main st, between the Fogaticut Hotel and the Chequit Inn, running through to Grand av, to a client for occupancy.

MORTGAGE LOANS

Charles Galewski obtained from the Metropolitan Life Insurance Co. a first mortgage loan of \$412,000 at 6 per cent. for a term of 10 years on the 12-sty loft building, 107x100, at 40 West 20th st.

A mortgage loan of \$800,000 has been obtained by the Eighth Avenue Railroad from the Farmers' Loan and Trust Co. on its property, covering the block front on the west side of Eighth av, between 49th and 50th sts, and improved with a 3-sty brick car barn, 200.10x475x irregular.

The B. L. W. Construction Corporation obtained from the City Mortgage Co. a building loan of \$290,000 on the plot, 260x100.5, at the southeast corner of Bryant av and 180th st, Bronx, for the erection of three 5-sty apartment houses.

The first mortgage loan made by the Columbia Mortgage Co. to the Godwin Terrace Realty Corporation on the new 5-sty apartment house at the northwest corner of 230th st and Godwin Terrace, Bronx, was \$325,000 and not \$235,000 as was reported.

MANHATTAN SALES

South of 59th Street

ST. LUKES PL.—Pepe & Bro. sold for P. H. Frickelmaier to C. Marcucci 9 St. Lukes pl, a 3-sty and basement brick dwelling, on a lot 21.8 x100, overlooking Hudson Park. It will be remodeled into apartments.

SUFFOLK ST.—The Manning Bernhard Realty & Construction Co. resold the 5-sty and basement brick tenement house with stores, on a lot 25x100, at 16 Suffolk st, to a client of D. Geisler, who negotiated the sale.

11TH ST.—Durooss Co. sold for the Ricketts estate 23-25 West 11th st, two 3-sty and basement brick dwellings, on a plot 40.4x103.3. The seller had owned the parcels 30 years.

12TH ST.—William A. White & Sons sold for Mrs. Minnie Hayes to a buyer, for occupancy, 252 West 12th st, a 3-sty and basement brick dwelling, on a lot 20.8x83.4.

18TH ST.—F. & G. Pflohm sold for Esther Pryor to Leo Kahn 217-219 West 18th st, a 4-sty and basement and a 5-sty brick building, both on a plot 50x92.

20TH ST.—B. C. Vorzimer sold, through George W. Mercer Son, for Mrs. Matilda Davis,

327 West 29th st, a 4-sty and basement brick dwelling, on a lot 22x98.9. The property had been in the Davis family since 1851.

31ST ST.—Manning Bernhard Co. sold the 3-sty and basement brick dwelling, on a lot 18.9x 98.9, at 330 West 31st st, for Delia H. Molt and John E. Blauvelt.

38TH ST.—Thomas J. O'Reilly sold for Samuel W. Hassell and others the 5-sty business building 112 West 38th st, on a plot 20x98.9, to Norman S. Riesenfeld and Joseph F. A. O'Donnell, operators. The property had been in the Hassell family 39 years.

43D ST.—Jacob Kessler sold through the Cusack Co. and E. O'Sullivan, 441 West 43d st, a 3-sty and basement stone dwelling, on a lot 18.9x100.5.

43D ST.—Edward C. H. Vogler, through Frank E. Haubert, sold for the Forty-eighth Street Co. 325 West 43d st, a 5-sty and basement brick tenement house, with 4 families on each floor, on a lot 25x100.5. The buyer is Mrs. Elizabeth Ewald.

\$2

**12-Story Bldg.
6-8 E. 39th St.**

at 5th Ave.

Square Foot

Showrooms

Offices

Immediate Possession
or May 1st.

3,000 to
15,000 Ft.

Full Commission to Brokers

Daniel H. Jackson, Owner

135 Broadway

Tel. Rector 3569

**A. J. SIMBERG
ARCHITECT**

1133 BROADWAY, N. Y.

Phone: Watkins 1877

MRS. GERRIT SMITH

Member Real Estate Board of New York

42 EAST 40th STREET

CITY DEPARTMENT

APARTMENTS AND HOUSES

SOUND SHORE PROPERTY A SPECIALTY

"Sure Dividends, if"

IF the present management continues—
"If conditions do not change—"

"If the tariff—"

There is no "if" when your money is invested in valuable New York property. Both interest at 5½% and principal are guaranteed by our First Mortgage Participation Certificates.

You are cordially invited to consult

LAWYERS TITLE & TRUST CO.

188 Montague Street, Brooklyn
160 Broadway, New York
44 Court Street, Brooklyn

367 Fulton Street, Jamaica, N. Y.
383 East 149th Street, New York
1354 Broadway, Brooklyn

160 Main Street, White Plains, N. Y.

NIENWENHUIS COMPANY, INC.

We specialize in Financing, Planning and Erecting Legitimate Building Operations
on a 60% Loan Basis.

Commission Moderate.

316-318 East 161st Street
New York City

Telephone: Melrose 1694-1695

CO-OPERATION OF RELIABLE BROKERS INVITED

OFFERED

4100 Acres Pine Timberland in S. C. (S)
Store, 75x50, on B'way, 30's, \$50,000 (R)
Warehouse, 20,000 s. f. W. 40's (R)
14-sty Office Bldg., Midtown, \$3,500,000 (S-E)
Storage, 50,000 s. f., Lower Eastside (R)
4000-Acre Estate: Lake, Hotel, etc., Catskills (S-E)
Factory Daylight Floor, 200x50, Bronx (R)

WANTED

Large Bldg. Plot on 5th Av., 40's-50's (B-R)
Store on B'way, 25-35 ft. Front, 30's-40's (R)
Good Sites for Lunch Wagons G. N. Y. (B-R)

AMERICAN BUREAU OF REAL ESTATE

All About Real Estate Everything—Everywhere

MODERN "A-B-C" SYSTEM

18-20 W. 34th St. (Astor-Court Bldg.), New York

Telephone 0396-0307 Pennsylvania

Explanation:—B—Buy; E—Exchange; R—Rent;

S—Sell.

ALL ITEMS TREATED STRICTLY CONFIDENTIAL

(See Previous Weekly Ads.)

MAX N. NATANSON

BUYS AND SELLS

IMPROVED

MANHATTAN

PROPERTY

522 FIFTH AVE.

Suite 900 to 906

Vanderbilt 8586-7-8-9

Applications wanted for

First Mortgage Loans

(Building and Permanent)

Amounts from \$100,000 up on improved property in Greater New York.

(Send full details)

The PRUDENCE COMPANY, Inc.

162 Remsen Street

Brooklyn

Member Brooklyn Real Estate Board

Money to Loan on First Mortgage

Joseph T. McMahon

REAL ESTATE and
MORTGAGE LOANS

138 and 190 MONTAGUE STREET
BROOKLYN

Main 0834

SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

Philip A. Payton, Jr.,
CompanyREAL ESTATE AGENTS
AND BROKERS

New York's Pioneer Negro

Real Estate Agents

127 West 141st Street

Between Lenox and Seventh Avenues

Telephone: Audubon 0645

51ST ST.—Frank L. Fisher Co. sold for Sarah A. Kuhn to Robert Erskine Ely, for occupancy, 328 East 51st st, a 3-sty brick American basement dwelling, on a lot 18.9x100.5.

54TH ST.—The 150 East Fifty-fourth Street Corporation, having for directors A. I. Waugh, P. Ettinger and M. Everett, has been formed to take over the 4-sty stone flat, on a lot 19x100.5, at that address.

56TH ST.—Dwight, Archibald & Perry, Inc., sold for Edmund, Henry S. and William S. Coffin the 2-sty brick garage, on lot 25x100.5, at 110 West 56th st.

57TH ST.—Samuel H. Martin sold for the Realty Supervision Co. to Adolph and Aaron Weiss 475 West 57th st, adjoining the northwest corner of Tenth av, a 5-sty brownstone tenement house, known as the Augusta, on a plot 30x100.5.

THIRD AV.—D. Kempner & Son, Inc., sold for Joseph Seeman and Mrs. Emma E. B. Froehlich, heirs of the late Josephine Seeman, 668 Third av, a 5-sty stone tenement house with store, on a lot 25.10x100, to the New Amsterdam Realty Co., Isidor H. Kempner, president. It adjoins the Emma F. Harper property at the northwest corner of 42d st, and was held at \$70,000.

North of 59th Street

ST. NICHOLAS PL.—Moore, Schutte & Co. sold for Bing & Bing to the Rockville Holding Co. 48 St. Nicholas pl, a 6-sty and basement brick elevator apartment house, known as the Cedarcliff, on a plot 99.1x100.

63D ST.—William B. May & Co. sold for Mrs. Helen K. Ahles the 3-sty and basement brick dwelling, on a lot 20x100.5, at 167 East 63d st, to Clifford Seasongood.

63D ST.—Julia Beverly Higgins sold for Mrs. George Mosie to R. J. Major 170 East 63d st, a 3-sty and basement stone dwelling, on a lot 20x 97.9½.

63D ST.—David Lion bought through Henry Weil the 5-sty brick tenement house 330 East 63d st from the Neighborhood Realty Co. There are two stores and 18 apartments in the building, on a lot 25x100.5.

66TH ST.—Pease & Elliman resold for E. P. Carter, 51 East 66th st, a 4-sty and basement stone dwelling, on a lot 20x100.5. The buyer will occupy the premises.

75TH ST.—The newly organized 501-505 East 75th Street Corporation, having for directors G. Lee, C. Hyatt and L. Burbridge, purchased the 2-sty brick stable on part of the plot, 75x 102.2, at 501-505 East 75th st, adjoining the northeast corner of Avenue A. The new company is represented by J. Eckstein, attorney. Adjoining on the east is the Adler & Eckstein Baking plant, Jacob Eckstein, treasurer.

76TH ST.—James H. Cruikshank resold through M. J. Schroeder to Eric A. Hedlund 51 West 76th st, a 4-sty and basement stone dwelling, on a lot 21x102.2.

86TH ST.—Froman & Taubert sold for Margaret D. Fitzpatrick to Emanuel Ornstein, 215 East 86th st, a 5-sty brick tenement house with stores, on a lot 25x100.8½.

92D ST.—William B. May & Co. sold for Edward Koch the 4-sty and basement stone dwelling 6 East 92d st, on a lot 20x100.8. Anna E. Donald was the owner of record.

92D ST.—Brown-Wheelock Co. sold for the Sarah Meyers estate, 59 East 92d st, a 4-sty and basement stone dwelling, on a lot 17x100.8½, to a buyer who will occupy after alterations are completed. The property was held at \$40,000.

103D ST.—Monahan & Mulry sold for William J. Urchs to Dr. Henry C. Becker the 3-sty and basement brick dwelling, 312 West 103d st, on lot 18.6x100.11.

109TH ST.—Manport Realty Corporation, I. Portman president, purchased from Emma Donellan, Emrose Court, consisting of two 6-sty brick apartment houses, on a plot 80.6x100.11, at 204-208 West 109th st. The property was held at \$185,000. Hans Pfeiser was the broker.

112TH ST.—Mrs. Rose Perry sold to Rubin and Samuel Osterweil 540 West 112th st, adjoining the southeast corner of Broadway, a 6-sty elevator apartment house, on a plot 50x100.11, having accommodations for 20 families and held at \$150,000.

112TH ST.—David Lion purchased from Mary and Rebecca Rabinowitz the 4-sty brick triple flat, arranged for 12 families and containing one store, on a lot 25x100.11, at 156 East 112th st.

114TH ST.—The Manport Realty Co., Isaac Portman, president, purchased the 4-sty stone apartment house, on a lot 26x100.11, at 126 East 114th st, adjoining the southwest corner of Lexington av, from Daniel P. Beston. The holding price was \$19,000. Nicholas Celia was the broker.

116TH ST.—Abraham Saffir, in conjunction with William A. White & Sons, sold for the estate of Annie S. Schwarzenbach, the 5-sty brick apartment house, 24 East 116th st, on a lot 25x100.11. It was recently partly destroyed by fire. The new owner has prepared plans for the remodeling of the building into apartments of 3 and 4 rooms each, which will be ready for occupancy in October.

118TH ST.—Incorporated recently at Albany, the 39 West 118th Street Corporation (A. S. Raunheim, T. Fullen and A. P. Wollheim) purchased from the Greenlieb Corporation the 5-sty and basement brick flat, on a lot 25x100.11, at that address.

121ST ST.—J. M. Kelly Co. sold for Frank Reilly to Otto Heisler, 112 East 121st st, a 3-sty and basement brick dwelling, on a lot 16.8x100.11.

121ST ST.—Albert H. Stout sold through Sherman & Kirschner to Mamie Schwartz, 120 East 121st st, a 3-sty and basement brick dwelling, on a lot 16.8x100.11.

121ST ST.—Shaw, Rockwell & Sanford sold for Louise D. Horton to Emil Groth, for occupancy, 15 West 121st st, a 4-sty and basement stone dwelling, on a lot 20x100.11.

122D ST.—Mulvihill & Co. sold for the 32 Tier Street Corporation, Inc., to William G. Gofinas 265 West 122d st, a 4-sty and basement stone dwelling, on a lot 20x100.11.

126TH ST.—J. M. Kelly Co. sold for Grace Cassidy to Isabelle Dempster, 111 West 126th st, a 3-sty and basement stone dwelling, on a lot 17.10½x99.11.

128TH ST.—James L. Van Sant purchased from Harold D. Collins, 9 West 128th st, a 3-sty and basement frame dwelling, on a lot 19.1x99.11. Shaw, Rockwell & Sanford were the brokers.

131ST ST.—The 2-sty garage, covering a plot 50x99.11, at 527 and 529 West 131st st, has been sold by Louis E. Burget to Samuel Bachleis. It adjoins the Manhattanville Day Nursery at the northeast corner of Old Broadway.

136TH ST.—J. Clarence Davies sold for Isabel Macklin to William E. Allen 141 West 136th st, a 4-sty brick dwelling, on a lot 15.6x99.11.

152D ST.—Charles A. DuBois sold for Robert Hopper to Mrs. Mary Marone, the 3-sty and basement brick dwelling, 460 West 152d st, on a lot 16.10x99.11.

161ST ST.—Norman Denzer sold for Jacob Rabinowitz to a buyer, for occupancy, 560 West 161st st, a 3-sty and basement stone dwelling, on a lot 16x99.11.

187TH ST.—The 6-sty elevator apartment house, on a plot 87.6x94.9, at 515 West 187th st, has been purchased by the Moton Realty Co., Louis C. Whiton, president, from Joseph Regelman and Morris Schaffer.

AUDUBON AV.—The three 5-sty apartment houses at the northwest corner of West 190th st and Audubon av, fronting 220 feet on the street and 110 feet on the avenue, have been sold by the J. R. Building Co., through J. J. Goldstein. The houses were erected by the seller about 5 years ago and are arranged in suites of 3, 4 and 5 rooms. They rent for \$70,000 per annum and were held at \$420,000. The broker has been appointed managing agent. The sale is recorded.

COLUMBUS AV.—Nathan Wilson, president of the Occidental Holding Co., bought the 5-sty brick apartment house, with stores, at 560 Columbus av, northwest corner of 87th st, from Louise Kissling, the owner of record. A. W. Miller & Co. were the brokers. Alterations will be made to the first floor. The plot fronts 25 feet on the street and 100.8½ feet on the avenue.

EDGEcombe AV.—Lloyd Winthrop Co. resold for Samuel Wacht the 5-sty and basement brick flat at 139 Edgecomb av, on a lot 25.3½ x113.3½x irregular. This is the third time the property has been sold within two months. The buyer was represented by C. M. Folsom & Co.

MANHATTAN AV.—Abraham Saffir sold for the Adolphus Ottenberg estate to the Alert Operators, Inc., the three 5-sty brick apartment houses, 508-512 Manhattan av, northeast corner of West 121st st, on a plot 100.11x95. The property was held at \$150,000. This is the first sale of it in 30 years.

SECOND AV.—Porter & Co. sold for Jennie M. Milliken 1891 Second av, a 5-sty brick tenement house with store, on a lot 25x96.8. The seller had owned it for 25 years.

WEST END AV.—Harry Sugarman resold for James H. Cruikshank to Edna Reichenbach, 513 West End av, a 5-sty brick American basement dwelling, on a lot 16x82.

BRONX SALES

GILES PL.—Albert and Stanley Wells purchased two adjoining lots on Giles pl north of Sedgwick av for improvement, with homes for their occupancy. The property was formerly part of the Mahony estate. M. Morgenthau, Jr., Co. represented the sellers and Joseph P. Day and J. G. Geraty represented the purchasers.

149TH ST.—J. C. Hough Co. sold for a client to the Benenson Realty Co. 532-534 East 149th st, a 5-sty brick apartment house with store, on a plot 40x100.

152D ST.—Saul Katz and Isaac Drobobitch sold through B. Schildhaus to Samuel Bernson 737 East 152d st, a 4-sty and basement brick flat, on a lot 25x133.

153D ST.—Moritz Fisch sold to Jacob Starr

320 East 153d st, a 5-sty and basement brick apartment house, on a lot 25x100.

158TH ST.—Simon Sindeband sold for Weil & Mayer, 612 and 616 East 158th st, southwest corner of Eagle av, two 5-sty and basement brick apartment houses, on plot 100x103.

181ST ST.—Edward W. Burdick sold to Arthur W. Weyrauch the vacant lot, 17.10x25.3x irregular, at the southwest corner of 181st st and Creston av.

ARTHUR AV.—Angelo L. Frumento sold for Charles Inemoor to Joseph Germano 2133 Arthur av, a 3-sty brick flat with store, on a lot 18.3½x 95, adjoining the northwest corner of 181st st.

BARNES AV.—Cahn & Cahn bought 3751 to 3763 Barnes av, northwest corner of 218th st, and 769 East 218th st, adjoining a group of eight 2-sty frame dwellings, on a plot 114x94. Edward Elton was the broker.

BIGGS AV.—Harry Cahn purchased from the Tampa Building Co. the 5-sty and basement brick apartment house, on a plot 91x89x irregular, at 2600 Biggs av, arranged for 35 families and held at \$195,000. H. L. Phelps was the broker.

CONCOURSE.—Cahn & Cahn bought from James G. Patton 2406 Grand Boulevard and Concourse, a 2-sty brick business building occupied by an automobile distributor. This property has two frontages, the rear extending to Ryer av. J. Rakow was the broker.

CONCOURSE.—Edward H. Burger sold the apartment house 2244 Grand Boulevard & Concourse to Nicholas Celia of Brooklyn. Mr. Celia will occupy one of the apartments. The building has accommodations for 22 families, and there are 3 to 6 room suites on a floor. J. F. Farrell was the broker. Mr. Burger recently sold the adjoining building at 2248.

CLAY AV.—Maywill Operating Co. sold 1398 Clay av, a 6-sty and basement brick apartment house, on a plot 41x98.

DAVIDSON AV.—Harry Cahn purchased from Robert B. Bradley 2391 Davidson av a 4-sty and basement brick apartment house, on a plot 50x 100, arranged for 16 families and held at \$55,000. George E. and Charles Buckbee were the brokers.

DAVIDSON AV.—Harry Cahn and Samuel Rubin sold the southwest corner of Davidson av and Buchanan pl, a vacant plot, 100x100, to the Tampa Building Co. H. L. Phelps was the broker.

FOREST AV.—Hudson P. Rose Company purchased from John Corbett the three 2-sty and basement frame 2-family houses, on a plot 55.2x 87.5, at 909 to 913 Forest av.

GRAND AV.—The Grand Avenue Building Co., represented by Max Silverstein, attorney, purchased the vacant plot, 125x100, on the east side of Grand av, 224 feet south of 176th st, for improvement with five 2-family houses, each to be on a lot 25x100. The operation will involve \$125,000.

KINGSBRIDGE RD.—Butcher Realty Co. sold to L. P. Faccine and A. Calcagimi the northeast corner of Kingsbridge rd and Morris av, a 5-sty and basement brick apartment house, known as St. James Hall, on a plot 57.4x91.9.

KINGSBRIDGE RD.—John E. Eustis sold to the Sil-Mark Realty Corporation the plot, 112x 106x irregular, at the southwest corner of Kingsbridge rd and Grand av.

MONROE AV.—Louis M. Greenberg sold to Charles Pommier the 2½-sty and basement frame dwelling 1686 Monroe av, on a lot 25x95.

OGDEN AV.—Nehring Bros. sold for a client to the R. E. Hill Realty Corporation 1380 Ogden av, a 5-sty and basement brick apartment house, on a plot 50x111.

PROSPECT AV.—B. Schildhaus sold for Frank Levey to Kopel Brumer 780 Prospect av, a 5-sty and basement brick apartment house, on a plot 37.5x100x irregular. The new owner will install stores.

RIVER AV.—Dwight, Archibald & Perry, Inc., sold for Edmund, Henry S. and William S. Coffin the vacant plot, 100x100, on the east side of River av, 189 feet north of 167th st.

SHERMAN AV.—B. Schildhaus sold for Harry Meisel to M. Dubinsky 968 Sherman av, a 5-sty and basement brick apartment house, on a plot 43x105.

SOUTHERN BOULEVARD.—William J. Gabel sold for Caroline Gareiss the southwest corner of Southern Boulevard and Garden st opposite the entrance to Bronx Park, a vacant plot 111x 140. The purchaser will improve the property.

SOUTHERN BOULEVARD.—Benenson Realty Co. purchased from an estate, represented by Block & Block, attorneys, 1094 Southern Boulevard, a 5-sty brick apartment house with stores, on a plot 35x100.

SOUTHERN BOULEVARD.—Charles Brenner purchased from Bessie Blagler and others 907 Southern Boulevard, a 5-apartment house on a plot 50x105.

SOUTHERN BOULEVARD.—Mrs. Annie Wauer sold through Adolph Lang to H. Sachs, 1556 Southern boulevard, a 5-sty brick flat with stores, on a plot 51x100.

UNION AV.—George Spamer sold to Harry Cahn 1289-1291 Union av, two 3-sty and basement frame 3 family houses, on a plot 50x138.

VYSE AV.—Angelo Gonnello sold to Hannah J. Donovan 1428 and 1430 Vyse av, two 2-sty and basement frame dwellings, on a plot 50x100, with garage.

WEBSTER AV.—J. C. Hough & Co. sold for the Pedosta Realty Co., represented by Wessels Ryerson to Isaac Lowenfeld and William Praeger, represented by Arnstein & Levy, the 5-sty and basement brick apartment house, 3091 Webster av, on a plot 50x120.

WESTCHESTER AV.—Fred Oppenheimer and Simon Myers purchased from Morris Lazar 810-812 Westchester av, two 5-sty brick flats with stores, on a plot 50x119, at the foot of the Prospect Avenue subway station. Williamson & Bryan were the brokers.

WHITE PLAINS AV.—The Occidental Holding Corporation, Nathan Wilson, president, purchased the northwest corner of 243d st and White Plains av, 75x100. It will immediately improve the site with a 1-sty business building. Hall J. How & Co. were the brokers.

BROOKLYN SALES

PARK PL.—Goldstein Co. sold 511 Park pl, a 3-sty brick single flat.

MADISON ST.—Charles Heyman sold the lot 20x100 on the south side of Madison st, 210 ft east of Marcy av. The purchaser will erect a 2-family house. Walter L. Gibson was the broker.

PROSPECT PARK WEST.—Bulkeley & Horton Co. sold for Edward F. Bullard, of Saratoga Springs, 90 Prospect Park West, a 4-sty double

apartment house, on a plot 50x125. It was held at \$80,000.

PROSPECT PL.—Elizabeth McQuade sold 470 Prospect pl, a 3-sty brick apartment house.

MONEY TO LEND ON BOND & MORTGAGE

LAWYERS MORTGAGE Co.
Capital and surplus \$9,000,000

59 Liberty Street, New York
184 Montague St., Brooklyn
4 Herriman Avenue, Jamaica

MONEY TO LOAN



on-Mortgages
Building Alterations
Leaseholds
Building Loans
BROKERS PROTECTED

Sterling Mortgage Company Inc.
135 Broadway, New York
TELEPHONE RECTOR 1228-3447

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 25c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

MANAGEMENT OF PROPERTY

Management of high-class office building wanted by experienced American.

Understands leasing, operating, repairs, etc. Many years' experience in handling large properties.

Box 875, RECORD AND GUIDE

SITUATIONS WANTED

YOUNG MAN, age 23, one year's real estate experience, desires to connect with real estate firm where there is possibility of advancement. Salary secondary to start. Box 876, Record & Guide.

YOUNG LADY of tact and good judgment, thoroughly familiar with realty matters, seeks good opening. Several years' diverse experience; notary public; thoroughly reliable; highest credentials. Box 874, Record & Guide.

REAL ESTATE MANAGER

YOUNG MAN, age 26, having eight years' experience. Thoroughly competent to take en-

tire charge of property. Highest credentials. Open for engagement. Box 877, Record & Guide.

WANTS AND OFFERS

WANTED RECORD & GUIDE ANNUALS FOR THE YEAR 1918. STATE PRICE AND CONDITION. ADDRESS BOX C, RECORD & GUIDE.

NEW Real Estate firm desires to purchase maps, map cases, Bromley Atlases, Real Estate Records and equipment of Manhattan for cash. Box 878, Record & Guide.

AV O.—The Sparago Construction Co. purchased the vacant plot, 200x100, on the south side of Av O, 200 feet from East 17th st, from Rustin & Robbins and M. Minion. It was held at \$25,000. The buyers will improve with 2-family detached houses with garages. William Liss, Inc., was the broker.

FIFTH AV.—John Pullman Real Estate Co. sold the one-half block of lots at the southeast corner of Fifth av and Garfield pl. 100x100, for the Cooper estate to Bernard Stratman, builder, who will improve the plot with apartment houses with stores.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold for Samuel Bryant 1331 Flatbush av, a 3-sty brick and stone flat with stores, on a lot 22x135, through to East 26th st.

MARCY AV.—B. F. Knowles Co. sold for a client 195 Marcy av, corner Division av, a 4-sty apartment house with stores to the A. L. G. Corporation.

WASHINGTON AV.—Clarence P. Waterman with Charles Brumley sold the old Brumley homestead at 445 Washington av, between Greene and Gates av, to a New York operator, who is having plans prepared by J. William Mengel and John R. Larkin, associate architects, for a 6-sty elevator apartment house on the site.

WAVERLY AV.—McInerney-Klinck Realty Co. sold for Rockwood & Co. to a buyer, for occupancy, 13-15 Waverly av, near Flushing av, a 4-sty brick and concrete factory building, on a plot 50x110.

RECENT LEASES.

Taking Time by the Forelock

To make sure of possession of a choice business location, Joseph Hilton, clothier, has leased, from May 1, 1922, the 6-sty building at the southwest corner of Broadway and 37th st, for a term of 42 years.

The premises are now under lease to the Regal Shoe Co. at a net rental of \$25,000 per year, but the new contract calls for a net payment of \$36,000 per year, or an aggregate consideration of about \$1,650,000. In addition the

new lessee binds himself to spend \$50,000 during the first year of his term in modernizing the structure.

The Regal Shoe Co. lease on the premises has 6 years to run from May 1 and under ordinary conditions this would have discouraged the making of a new contract at increased rates, especially at a time when rental values are uncertain. The pressure of the demand for space in the vicinity is reported to be so great, however, that Mr. Hilton was willing not only to bet against the rental values in the building 6 years hence, but also to pay the owner \$7,200 per year during the intervening 6 years. These payments will be checked off against his aggregate rental.

The new lease shows an advance in rental values in the neighborhood of almost 50 per cent. in the last 5 years. Mrs. Mary B. Averill is the owner of the property. J. B. English was the broker.

Notable Terminal Zone Lease

At an aggregate rental of more than \$10,000,000, including taxes, the N. Y. Central & Hudson River Railroad Co., through the New York State Realty & Terminal Co., leased, through William A. White & Sons, for a term of 21 years, with two renewals, to a new corporation, known as 385 Madison Avenue, Inc., the southerly frontage of the block in East 47th st, extending from Madison av to a point on a line with Vanderbilt av. The lessees will erect on the site a 12½-sty building, the estimated cost of which according to Cross & Cross, architects, will be \$1,800,000. It will be over the New York Central tracks.

The site on which the new building is to be erected has a frontage of 100.5 ft. on Madison av at the southeast corner of 47th st, of 215.8 feet on the south side of 47th st, and 100.5 feet on Vanderbilt av, at the southwest corner of 47th st. The total ground area is 21,656 square feet, all of which will be occupied by the new building.

The 385 Madison Avenue, Inc., is owned by Webb & Knapp, which firm is composed of Eliot Cross, Robert C. Knapp and W. Seward Webb, Jr.

The building contract has been awarded to the Todd, Robertson, Todd Engineering Cor-

poration, which erected the Cunard building, on lower Broadway. The new building will be ready for occupancy February 1, 1923, and an interesting construction detail is the fact that more than 5,000 tons of steel are to be used. The building will be restricted against all forms of manufacturing. Its use and occupation will be limited to wholesale showrooms and executive offices exclusively.

The building, which will contain approximately 4,000,000 cubic feet of space, will be about 175 feet in height. The entire Madison av front will be in limestone, while the facade on all sides will harmonize with the surrounding buildings.

Much of the building has already been leased, on the plans, through William A. White & Sons. More than 150,000 square feet embracing the 2d to 8th floors inclusive have been leased to Aitken, Son & Co., now at 417 Fifth av; to Gage Bros. & Co., of Fifth av and 37th st, and to the Judkins & McCormack Co. of 11 West 19th st. These three firms are among the most prominent wholesale dress goods and millinery concerns in America.

The Bigelow-Hartford Carpet Co., whose main factories are at Thompsonville, Conn., has leased the 9th and 10th floors, for a term of 10 years, through Harris, Vought & Co., and Herbert McLean Purdy.

These four leases, which dispose of 9 floors of the building, have been made to highly representative concerns that will utilize the premises as showrooms and executive offices only, their factories being located elsewhere.

The determining factor in the consummation of each of these leases was the proximity of the building to all the principal hotels, the Fifth av department store district, and the new uptown business center. The new building will contain open floors only, each of which will have an unusually large amount of useable area owing to the arrangement of the elevators, corridors, etc., and the presence of only 27 columns on each floor, set 20 to 24 feet apart. Each typical floor has 36 windows. The ground floor has a ceiling height of more than 20 feet, the 2d floor of about 14 feet, and all floors above about 12½ feet each. The uppermost half story will contain 10,000 feet net of rentable area and will occupy a portion of the roof.

There will be 4 freight elevators and 6 pas-

MEMBERS REAL ESTATE BOARD OF NEW YORK

ADAMS & CO., INC.

Real Estate
170 5TH AVE. Tel. Gramercy 1092
SPECIALIST IN BUSINESS PROPERTY

ALEXANDER BALTER

REAL ESTATE & INSURANCE
Management of Property a Specialty
152 W. 42nd St., Knickerbocker Bldg. Bryant 2042-3

BAUER, MILBANK & MOLLOY, INC.

REAL ESTATE

51 East 42nd Street Murray Hill 1936

CUSHMAN & WAKEFIELD, INC.

RENTING AND MANAGEMENT OF BUSINESS BUILDINGS

50 EAST 42d ST. Murray Hill 7820

ALFRED P. COBURN

Real Estate—Appraisals—Insurance
Management of Estate a Specialty
159 W. 72nd St. Phones: Columbus 4356-2548

CUSACK COMPANY

Real Estate and Insurance Brokers
Specialists in West Side Properties
176 WEST 72nd STREET
Telephones: Columbus 6047-8179

CHAS. A. DUBOIS

REAL ESTATE
3551 BROADWAY
At 146th St. Established 1894

DUNLAP & LLOYD

INCORPORATED
Real Estate—Insurance
80 GROVE STREET Phone Spring 5518

ROYAL SCOTT GULDEN

REAL ESTATE, FIFTH AVE. SECTION
680 FIFTH AVENUE Phone: Circle 8315

CHARLES G. KELLER

Real Estate and Insurance
109 WEST 23RD STREET
Watkins 5336

ALBERT E. KELLY

Successor to Fredk. A. Booth
REAL ESTATE AND INSURANCE
50 Union Square Tel. Stuyvesant 1125

T. H. KELLEY

Specialist in Fordham Heights Property
158 East 188th St., at Grand Concourse
Phone: Fordham 2509

J. P. & L. A. KISSLING

Sales—Management—Appraisals
896 8TH AVE., NEAR 54TH ST.
Established 1870 Circle 0591 to 5

H. C. KOPP & COMPANY

Specialists in Retail Store Locations
MANAGEMENT and BROKERAGE
402 Madison Avenue Vanderbilt 4900

ROBERT LEVERS

Real Estate—Insurance
THE KNICKERBOCKER, 152 West 42nd Street
Uptown Office: 376 Lenox Avenue. Phone Connections.

HIRAM RINALDO

Specializing in the Sale and Leasing of
East Side Property
230 GRAND ST. Bowery Bank Bldg.

GEORGE S. RUNK

REAL ESTATE BROKER
Mortgage Loans—Management
1252 LEXINGTON AVENUE

SCHINDLER & LIEBLER

Real Estate and Insurance
Rhineland 4122 1393 THIRD AVE., at 79th St

SEAMAN & PENDERGAST

RENTALS — SALES — MANAGEMENT
RESIDENTIAL PROPERTIES
542 FIFTH AVENUE Vanderbilt 1309

Manhattan Office
1 WEST 125th STREET
Tel. Harlem 8400

Bronx Office
1972 JEROME AVENUE
Tel. Connection

SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE

Successors to
SHAW & CO.

MALCOLM E. SMITH, INC.

Real Estate Agents and Brokers
185 MADISON AVE. Vanderbilt 7393

COMMERCIAL PROPERTY MANAGEMENT

Rentals—Sales—Appraisals—Insurance
Industrial Locations



840 BROADWAY 1261 BROADWAY
Stuyvesant 0627

JACOB J. TABOLT

REAL ESTATE
558 EIGHTH AVE. Phone:
Above 37th St. Fits Roy 1368

JAMES P. WALDEN

REAL ESTATE
Specialist in West Side Dwellings
1966 Broadway at 66th St., Columbus 9006

WHITNEY-FOSTER CORP.

Real Estate Administrator
150 WEST 72nd ST. Columbus 6409

senger elevators, 3 of which will be Express elevators to the 9th floor. The main entrance to the building, 24 feet wide and 21 feet in height, will be on Madison av, while the service entrance will be on Vanderbilt av.

The street floor, and the floor immediately above, will be divided into stores, beneath which, there will be a large basement and sub-basement. A hot water heating system will be installed, and heat and electricity will be supplied by the railroad company. Stoddard & Mark, as attorneys, represented Webb & Knapp throughout the transaction.

Theatre Leasehold Conveyed

Records in the County Register's office show that the land under the Henry Miller Theatre, at 124 to 130 West 42d st, and the abutting parcel at 129 West 42d st, have undergone a change of title. The estate of Elizabeth Milbank Anderson has conveyed the property for a stated consideration of \$380,000 to the City Real Estate Co., which acts for clients of the Title Guarantee and Trust Co. in cases where the buyer wishes to conceal his identity.

No clue as to the real buyer has been given although it is definitely established that the theatre building was not included in the deal.

The Henry Miller Theatre was opened in 1917, having been erected on land leased by Mr. Miller from Mrs. Anderson, who had purchased it the year before. Mrs. Anderson died about a year ago leaving an estate of more than \$7,000,000, much of which she willed to charity. The plot included in the transfer measures 85.9 feet on 43d st with a depth of 100.5. It measures 20x98.9 at the 42d st end of the property. It is assessed by the city at \$570,000.

Good Store Lease in Terminal Zone

Cushman & Wakefield leased for a client to Charles Berg and Herbert J. Millard the store, 24x72, in the street floor of 50 East 42d st. It will be used for the sale of fine hats for men and women. The business is known as Millard's, Limited. The store adjoins the southeast corner of Madison av. The lease is for a long term of years. H. C. Kopp & Co. were associate brokers. The store had been held at \$30,000 a year.

Cotton Exchange Moves

Sturgis & Lyon leased for G. Amsinck & Co. the entire ground floor of 90 Wall st to the New York Cotton Exchange, to be used as their

trading floor until their new building is completed at 60 Beaver st; also the entire 2d floor to I. W. & P. Armstrong; also one-half the basement to the Western Union Telegraph Co. and space in the basement to the Postal Telegraph Co. and leases to R. H. Hooper & Co., L. B. Lowenstein, Marshall Geer, William Judson & Co., L. DeGummoens & Sons.

Most of these tenants were formerly located in the present Cotton Exchange Building, which is to be demolished on May 1 and a new 24-story building will be erected on the site to be used by cotton interests.

Leases Vacant Harlem Plot

Shaw, Rockwell & Sanford leased for the Bernheimer estate the plot of vacant land, 100x185, at the southeast corner of Fifth av and 139th st, adjoining 138th Street Bridge, to William J. McCarthy, for a lumber yard.

A Long West Side Lease

The 6-story building, 244 West 27th st, has been leased by Myra V. T. Kerr to Frederick H. Brantigan for a term of 30 years at a yearly rental of from \$4,500 to \$5,000.

Some Store Leases

D. Kempner & Son, Inc., leased for clients store in 2051 Eighth av to the Arrow Economy Stores, Inc.; also the northwest corner of 130th st and Eighth av, for a term of 10 years, to the Arrow Economy Stores, Inc.; for Brill Bros. store in 2168 Eighth av, to L. Oppenheimer, butcher; and with Samuel Krobsky, Inc., store in a building in course of construction on the southwest corner of 91st st and Amsterdam av to the Great Atlantic and Pacific Tea Co.

Steel Firms on Union Square

Stephen H. Tyng, Jr., & Co., Inc., leased large offices in the Metropolitan building, 31 Union Sq., to the Truscon Steel Co. for a long term of years. The Truscon Steel Co. is nationally known in building and construction circles and is locating their New York executive offices in this building. Other similar concerns who have located in this building are Fredburn Construction Co., Sommerfield & Steckler, architects, and Perry & Webster, Inc. Offices have also been leased to M. B. Shantz, Inc., A. Erdrich, Deck & Fisher Studios, Liberty Lining Co., F. W. Kurtz & Co., and M. H. & D. N. Mintz.

Long Lease of Bronx Corner

Tankoos, Smith & Co., in conjunction with Albert D. Phelps, leased for the Schulte Cigar Stores Co. to the Lofton Realty Corporation, Edward Hurley, president, for a term of 21 years, at a rental aggregating \$200,000, the entire property at the junction and southwest corner of Jerome and Burnside avs, with a frontage of 125 feet on Burnside av and 76 feet on Jerome av. The lessee will make extensive alterations and improvements, and upon completion of same the Schulte Cigar Stores Co. will occupy as a branch store the corner portion of the property.

Glass Firms in 23rd Street

Cross & Brown Co. have completed the renting of all the available space in the former Sheppard-Knapp Building, 39-41 West 23d st and 20 West 24th st. Every floor in the building will be occupied by wholesale firms in the china, glassware and pottery trades. The entire building was leased a short time ago to Maddock & Miller, Inc., and Herman C. Kupper, who will occupy the lower part of the building and have sub-leased the upper floors to the following tenants: J. J. Hines, Inc., fine glassware; Johnson Bros., George B. Jones, agent, crockery; Alfred G. Moment, china and glassware; the Sebring Pottery Co., of Sebring, O., pottery. The building is to be extensively remodeled and will add greatly to the strength of 23d st as a china, glassware and fancy goods center. Other prominent firms now located on the same block on 23d st are Morimura Bros., Strobel-Wilkin Co., Pairpoint Corp., Guerin & Co., S. Herbert Cut Glass Co., Edward Boote, Herbert & Newirth Co., Dieckerhoff-Rafflor & Co., and A. L. Clark & Co.

Old Downtown Lessee Moves

W. J. Russell & Samuel Goldsticker leased for the Griscom estate of Philadelphia, the 6-story building, 50x124, at 228 and 230 West st, at an aggregate rental of \$150,000, to Coles & Co., dealers in basket and wooden ware, who have been located in Warren st for 30 years.

Leases a New East Side Theatre

The newly organized New Law Theatre Corporation, having for directors E. and C. Mayer and L. Schneider, leased for a term of 10 years the 2-story theatre building, 49.6x70, at 23-27 Second av. M. D. Bohrer, attorney, represents the new company.

MANHATTAN BROKERS

ORVILLE B. ACKERLY & SON
Brokers and Appraisers
LONG ISLAND REAL ESTATE
Phone: Longacre 2280
243 West 34th St., New York City

ERNEST N. ADLER

Upper East Side Property a Specialty
1506 FIRST AVE., at 79th St.
Established 1903 Phone: Rhinelander 6125

ARMSTRONG & ARMSTRONG
Real Estate Agents and Brokers
212 ST. NICHOLAS AVE.—Near Eighth Ave. and 121st Street
Phone: Morningside 1376

EDMUND M. BRENNAN
INCORPORATED
Real Estate—Insurance
11 EAST 56th ST. Plaza 7604

GEORGE H. CORTH & CO.
ECONOMICAL and EFFICIENT
MANAGEMENT OF PROPERTIES
342 MADISON AVENUE, NEW YORK
Telephone: Vanderbilt 9494

JAMES A. DOWD
Real Estate—Insurance
Renting—Management
874 SIXTH AVENUE, above 49th Street

JACOB FINKELSTEIN & SON
Real Estate—Mortgages
Specialists in the Bowery Section
42 BOWERY Phone: Franklin 1810

HARRIS EXCHANGE
Real Estate—Mortgages
Renting and Leasing of Stores and Lofts
Times Building Broadway at 42d Street
Phone: Bryant 310-1124

HOLT & MERRALL, Inc.
Industrial Real Estate
342 MADISON AVE. Tel. Vanderbilt 4699

J. & E. REALTY CORPORATION
SELLING—LEASING—MANAGEMENT
5 COLUMBUS CIRCLE Columbus 7094

WM. P. JONES & SON
Real Estate & Insurance
1358 BROADWAY ESTABLISHED 1895
Corner 36th St. Phone: Fitz Roy 9287

JOSEPH MILNER CO., Inc.
Real Estate
505 FIFTH AVE., NEW YORK
Vanderbilt 3607

LEONARD MORGAN CO.
Real Estate—Insurance—Estates Managed
Gotham Bank Building, Columbus Circle
Suite 504-5 Phone: Columbus 1646

ARTHUR G. MUHLKER
Real Estate—Insurance
1112 PARK AVE., NEAR 90TH ST.
Phone: Lenox 3335

FRED. OPPENHEIMER
Real Estate—Mortgage Loans
540 Bergen Av., at 149th St.
Phone: MELROSE 5907

JOHN CONSTABLE MOORE
REAL ESTATE
15 EAST 40th ST. Vanderbilt 8189

SANSONE-ARENA CO.
Real Estate Insurance
Specializing in Italian Properties
320 EAST 34TH ST., NEW YORK
Tel. Vanderbilt 4218

ARTHUR L. SHAW
Washington Heights Specialist
4032 BROADWAY, ABOVE 169TH STREET
Wadsworth 4150-4151

SHERMAN & KIRSCHNER
Real Estate and Insurance
54 E. 109th STREET
NEW YORK
Tel. Harlem 9028-5863

JAMES B. SPEYERS, INC.
Real Estate
CANADIAN PACIFIC BUILDING
342 Madison Ave. Suite 814-816

TANKOOS, SMITH & CO.
REAL ESTATE
11 JOHN STREET, CORNER BWAY
Courtlandt 6938-2372-1306

WILLIAMS-DEXTER CO., INC.
Greenwich Village Real Estate
Insurance
72 GREENWICH AVE. Chelsea 8096

J. & E. REALTY CORPORATION leased for Alfred M. Rau 134-136 West 64th st. two 4-sty and basement stone dwellings, for a term of 21 years, at an aggregate rental of \$100,000. The plot is 41x100.5. Also leased for James B. Nimmons 310 West 102d st. a 3-sty and basement stone dwelling, for a long term of years; and leased for Alfred M. Rau to Adelaide M. Leighton 54 West 52d st. a 4-sty and basement stone dwelling, on a lot 20x100.5, for a term of 21 years, at an aggregate rental of \$150,000.

PEASE & ELLIMAN leased for the Cohocton Realty Co. the first loft in the building 410-416 East 32d st to the National Quilting Co.

PEASE & ELLIMAN leased for the Partos Realty Co. a store, 21x50, in the old Herald Building, on the Broadway side, three doors south of 36th st. to the Union Exchange Co., bankers and brokers of foreign money, foreign exchange and railroad and steamship agents. The lease calls for an aggregate rental of about \$200,000. Pease & Elliman also leased for Harry Fischel two floors in the new building which he is erecting on the Hoe estate property at the southeast corner of Broadway and 37th st to J. Tanenbaum & Sons, at an aggregate rental of \$180,000.

REAL ESTATE NOTES.

A. H. MATHEWS CO. was associated with George R. Read & Co. as brokers in the recent sale of 35 Union Square East, corner of 16th st. to the Corn Exchange Bank.

KURZ & UREN, INC., a real estate brokerage firm at 370 East 149th st. Bronx, has been dissolved. Mr. Kurz will continue the business at the same address and Mr. Uren has opened an office by himself in the same building.

CHARLES R. HINERMAN was the broker in the recent lease of approximately 5,000 square feet of office space on the 14th floor of the Trinity building, 111 Broadway, to the Louchheim-Minton Co., members of the New York Stock Exchange, for a term of years, at an aggregate rental of \$120,000, from May 1.

KERZNER REALTY CO. (B., G. and M. Kerzner) is the new owner of the plot at the northwest corner of Ryer av and 178th st. sold recently. The company will erect six private houses on the site.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922	1921	1922	1921	1922	1921
	Mar. 8 to Mar. 14	Mar. 9 to Mar. 15	Mar. 8 to Mar. 14	Mar. 9 to Mar. 15	Mar. 7 to Mar. 13	Mar. 8 to Mar. 14
Total No.....	157	140	174	138	653	491
Assessed Value.....	\$12,694,200	\$6,176,500	.....	.....	.....	.....
No. with consideration	16	12	21	5	45	22
Consideration	\$598,000	\$367,000	\$205,200	\$20,550	\$446,970	\$138,684
Assessed Value.....	\$553,000	\$326,000	.....	.....	.....	.....
	Jan. 1 to Mar. 14	Jan. 1 to Mar. 15	Jan. 1 to Mar. 14	Jan. 1 to Mar. 15	Jan. 1 to Mar. 13	Jan. 1 to Mar. 14
Total No.....	2,317	1,972	2,377	1,361	7,451	5,415
Assessed Value.....	\$173,418,150	\$110,254,683	.....	.....	.....	.....
No. with consideration	219	194	275	90	338	326
Consideration	\$10,188,508	\$12,620,126	\$2,503,119	\$627,044	\$4,432,399	\$4,048,197
Assessed Value.....	\$10,133,250	\$9,974,900	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922	1921	1922	1921	1922	1921
	Mar. 8 to Mar. 14	Mar. 9 to Mar. 15	Mar. 8 to Mar. 14	Mar. 9 to Mar. 15	Mar. 7 to Mar. 13	Mar. 8 to Mar. 14
Total No.....	128	102	143	63	708	373
Amount	\$3,353,048	\$2,122,028	\$1,698,323	\$581,884	\$4,055,377	\$1,687,283
To Banks & Ins. Co.	19	24	9	4	164	50
Amount	\$1,617,500	\$857,500	\$83,250	\$20,157	\$1,776,322	\$341,550
No. at 6%	110	73	125	48	679	340
Amount	\$3,120,589	\$1,344,725	\$1,452,823	\$450,644	\$3,929,127	\$1,550,858
No. at 5½%	7	7	.....	.....	12	18
Amount	\$82,000	\$151,750	.....	.....	\$44,450	\$62,300
No. at 5%	2	1	.....	3	8	4
Amount	\$28,500	\$3,000	.....	\$14,100	\$16,400	\$10,700
No. at 4½% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
Unusual Rates.....	.....	1	1	3	.....	2
Amount .....	.....	\$3,050	\$500	\$18,700	.....	\$5,500
Interest not given..	9	20	17	9	9	9
Amount	\$121,959	\$619,500	\$245,000	\$98,540	\$65,400	\$57,925
	Jan. 1 to Mar. 14	Jan. 1 to Mar. 15	Jan. 1 to Mar. 14	Jan. 1 to Mar. 15	Jan. 1 to Mar. 13	Jan. 1 to Mar. 14
Total No.....	1,863	1,494	1,904	784	7,620	4,397
Amount	\$55,267,863	\$52,954,438	\$20,445,214	\$5,798,853	\$44,001,250	\$24,184,949
To Banks & Ins. Co.	251	260	135	35	1,497	666
Amount	\$15,712,478	\$22,684,650	\$2,640,610	\$747,795	\$12,670,692	\$6,942,014

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922	1921	1922	1921
	Mar. 8 to Mar. 14	Mar. 9 to Mar. 15	Mar. 8 to Mar. 14	Mar. 9 to Mar. 15
Total No.....	49	46	22	12
Amount	\$2,866,873	\$2,490,900	\$693,600	\$181,750
To Banks & Ins. Companies...	38	30	11	6
Amount	\$2,597,500	\$1,766,900	\$328,000	\$156,000
	Jan. 1 to Mar. 14	Jan. 1 to Mar. 15	Jan. 1 to Mar. 14	Jan. 1 to Mar. 15
Total No.....	560	495	195	144
Amount	\$44,348,998	\$34,546,736	\$6,418,400	\$2,891,821
To Banks & Ins. Companies...	394	314	131	65
Amount	\$32,744,700	\$28,074,639	\$4,568,700	\$1,746,700

BUILDING PERMITS

MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
1922 Mar. 8 to Mar. 14	1921 Mar. 9 to Mar. 15	1922 Mar. 8 to Mar. 14	1921 Mar. 9 to Mar. 15	1922 Mar. 8 to Mar. 14	1921 Mar. 9 to Mar. 15	1922 Mar. 8 to Mar. 14	1921 Mar. 9 to Mar. 15	1922 Mar. 8 to Mar. 14	1921 Mar. 9 to Mar. 15
New Buildings...	21	15	203	52	566	211	189	57	23
Cost	\$3,367,650	\$1,220,650	\$6,523,350	\$690,750	\$5,699,165	\$1,367,980	\$1,292,753	\$214,300	\$42,725
Alterations	\$477,400	\$383,850	\$48,800	\$74,600	\$86,890	\$188,705	\$31,230	.....	.....
1922 Jan. 1 to Mar. 14	1921 Jan. 1 to Mar. 15	1922 Jan. 1 to Mar. 14	1921 Jan. 1 to Mar. 15	1922 Jan. 1 to Mar. 14	1921 Jan. 1 to Mar. 15	1922 Jan. 1 to Mar. 14	1921 Jan. 1 to Mar. 15	1922 Jan. 1 to Mar. 14	1921 Jan. 1 to Mar. 15
New Buildings...	168	118	1,025	199	2,740	993	4,494	469	235
Cost	\$30,785,820	\$14,497,335	\$31,844,810	\$7,986,220	\$29,249,010	\$11,071,355	\$29,114,255	\$6,019,834	\$1,625,085
Alterations	\$5,372,645	\$4,024,060	\$893,350	\$229,530	\$957,925	\$1,777,520	\$797,490	\$393,529	\$109,620
									\$43,437

J. CLARENCE DAVIES

Member Real Estate Board, N. Y.

BRONX REAL ESTATE

AUCTIONEER—BROKER
APPRAISER—MORTGAGE LOANS

Main Office: 149th St. and Third Ave.

BRANCHES:

32 Nassau Street 51 East 42nd Street
Phone Connections

Bronx Brokers

A. G. BECHMANN

Real Estate and Insurance

Tel. Intervale 556 1065 SO. BOULEVARD
One block from Simpson Street Subway Station

WILLIAM J. FREY

Real Estate and Insurance

370 EAST 149th ST.

George J. Frey Mott Haven 5406

WM. F. KURZ CO.

Bronx Real Estate

370 EAST 149TH STREET

Established 1897 Phone: Mott Haven 4910-4911

OTTO LACKMAN

Management of Properties my Specialty
2514 Grand Concourse, near Fordham Road
Phone: Fordham 5799

L. G. LOSERE

REAL ESTATE

Entire Charge Taken of Property

871 Brook Ave., at 161st St. Established 1898

JOHN F. PENDERGAST, Jr.

Real Estate—Estates Managed

340 WILLIS AVENUE

Phone Melrose 7223

ALBERT D. PHELPS

BRONX REAL ESTATE

554 Melrose Ave., near 149th St. and 3rd Ave.
PHONE MELROSE 4371

HENRY SCHWIEBERT

Real Estate—Insurance

261 EAST FORDHAM ROAD

Near Valentine Avenue Fordham 9345

Brooklyn Brokers

REAL ESTATE MUST BE SOLD

Under present conditions, real energetic salesmanship is necessary to sell real estate. Our large organization and 50 years' experience assures efficient selling service.

BULKLEY & HORTON CO.

"Established Over Half a Century"

585 Nostrand Avenue, near Dean Street

414 Myrtle Avenue, near Clinton Avenue

7520 Third Avenue, near 76th Street

1214 Flatbush Avenue, near Ditmas Avenue

BROOKLYN

Bank of Manhattan Bldg., Jamaica, L. I.

JAMES B. FISHER

Member of Brooklyn Real Estate Board

REAL ESTATE

174 MONTAGUE ST. Main 7267

QUELL & QUELL

REAL ESTATE INVESTMENTS

MANAGEMENT

318 Patchen Avenue Brooklyn, N. Y.

Telephone: Decatur 4981

BUILDING SECTION

Employers and Unions Act to Avert Building Strike

Both Factions Agree to Admit Representatives of Public Group to Conferences on Wage Scale Revisions, With Voice But No Vote

SEVERAL developments in the building labor situation have occurred during the past week which have materially brightened the local construction outlook for the forthcoming spring and summer season. These developments have to a considerable degree cleared up the atmosphere of doubt which for several months past has curtailed production and been responsible for an apathetic attitude on the part of both employers and workmen. Because of the events of the past week the way seemingly is now open to a speedy settlement of these differences between employers and workmen in the building industry, and with future harmony assured nothing can impede the long-predicted building boom that is now almost a fact.

Wednesday afternoon, after a meeting of the Board of Governors of the Building Trades Employers' Association, it was announced that the employers had withdrawn their ultimatum to put certain wage reductions into effect on March 17, because of the attitude of the Building Trades Council, in agreeing to accept the proposal of open conferences on the matter of wage scale revisions. Undoubtedly the action of these organizations has averted a serious strike, which would have thrown thousands of men out of employment and crippled the building industry.

In accepting the plans for open meetings to discuss a revision of the wage schedules the council stipulated that in addition to the Public Group Committee of which Walter Stabler is chairman, a sub-committee of the Lockwood housing investigating committee be included. This will permit the ideas of both sides for open meetings to be expressed. The employers, last December, rejected the plan of Samuel Untermeyer for arbitration, proposing instead the calling in as interested observers of representatives of twenty civic associations.

In announcing the extension yesterday, C. G. Norman, chairman of the Board of Governors of the employers' association, said:

"At our meeting to-day, we voted to extend the wage scale until the next meeting of the board, subject to the call of the chair. As the next meeting will be on the third Wednesday in April, the present scale will continue until then, unless a special meeting is called in the meantime.

Mr. Stabler, as chairman of the Public Group Committee, representing architects, financiers, merchants and manufacturers, all of whom have a lively interest in fostering harmony in the building industry because of their direct and indirect connection with it, some time ago expressed the desire of his committee to attend the joint conferences of the employers and the workmen at which the matter of wage scale adjustments was to be considered. The employers immediately signified their intention of permitting the representatives of the public to be present at these conferences, but at first the representatives of the unions refused to hear of any such thing.

The situation practically was deadlocked for several weeks, during which the members of the Public Group Committee were active in an attempt to have the labor leaders reconsider their decision regarding the policy of admitting representatives of the building public to the proposed joint conferences. On Tuesday the Building Trades' Council held a five-hour meeting, at which this matter was again brought up, and at which the labor organizations receded from their position as to the admission of the public group representatives. Within a few

days the dates for these conferences will probably be announced and the building public invited to participate, at least in an advisory capacity, in closing the rupture over wage scale revisions.

Last week the Building Trade Employers' Association served notice upon the Building Trades' Council that a new scale was to be made, effective March 17, under which the wages of unskilled and semi-skilled workmen will be reduced. The wages of the skilled workers are to remain at their prevailing levels for the present, or at least until a readjustment can be affected by arbitration.

This notice of the intention of the employers to put into effect a new scale of wages came after a long period of negotiations to obtain a new agreement to replace that which expired by limitation on December 31, 1921. In order to prevent any trouble pending the fixing of the new scale, the old scale was first extended until February 1 and then to March 1, and more recently to March 16.

C. G. Norman, speaking for the employers, declared that the extension to March 16 was positively the last to be made unless the committee representing the general building public, which they had asked to sit in at the conferences, with a voice but no votes in the making of a new scale, requests a further delay.

The recent action of John Donlin, president of the Building Trades Department of the American Federation of Labor, in revoking the charter of the New York Building Trades' Council, is thought by many local employers to have exerted considerable influence upon the representatives of the unions in changing their attitude in regard to admitting the Public Group Committee to attend the forthcoming conferences on wage scale revisions. Although the effect is purely psychological, as the employers are bound to deal with the local union without respect to their standing with the Federation, the fact that the Council will not be further supported by its parent body undoubtedly has had quite some weight in shaping up its decision as to future policies.

On the other hand, the revocation of the Council's charter and the proposal of the Federation to set up a new body will not make any material difference in the program on wage scale revision because the employers' organization intends to deal with the various unions and make them see that a drop in wage rates will greatly stimulate construction and that until they are lowered it is idle to anticipate any great volume of new building in this city.

The exhaustive survey of the local building situation recently made by the Building Trades Employers' Association is expected to figure largely in the conferences pending between the employers and the union representatives. The results of this survey, as tabulated by Samuel Donnelly, executive secretary of the Employers' Association, show the relation of present building wage scales to living costs and prove that the present levels are entirely out of the general economic scale.

Another phase of this survey shows that the new residential construction completed since the enactment of the Tax Exemption Ordinance, and the work under way on December 31, 1921, provided living accommodations for a total of 36,649 families, thus materially easing the local housing shortage and causing rentals, which are claimed as one of the prime reasons for the necessity of extortionate wages to building mechanics, to recede considerably.

Increased Building Awards Herald Spring's Approach

General Improvement in Construction Outlook Shown by Weekly Totals Tabulated from F. W. Dodge Company's Statistics

THE rapidly approaching Spring has brought about a very decided change in the local building situation. During the past week or ten days there has been a most significant increase in the amount of new construction placed under contract and the volume of newly reported building in prospect is far in excess of the most optimistic predictions of only a short time ago.

Residential building, both prospective and actually under contract, is by far the most important in volume and cost and there is every reason to anticipate that this character of construction will dominate the building situation throughout the coming season. The architects who specialize in planning speculative building operations are being rushed to by owners who desire to get their operations underway at the earliest possible moment.

Figures tabulated by the F. W. Dodge Company, for the territory including all of New York State and New Jersey, north of Trenton, show that during the tenth week of this year there were first reports on 777 new building and engineering projects in this district that will involve a total outlay of approximately \$37,158,900. During the same period there were 342 contract awards announced that will require a total expenditure of \$20,397,600.

Although the weekly totals show a consistent gain in practically all branches of construction, residential building con-

tinues to prevail as the really important factor and while the ratio of residential building to the total of all other types will undoubtedly be lower than it was last season, the volume of this kind of construction will in all likelihood be greater than it was one year ago.

The list of 77 building and engineering operations reported during the week of March 4 to 10 inclusive was made up of the following groups: Seventy-seven business structures, such as stores, offices, lofts, commercial garages, etc., \$4,583,400; 12 educational projects, \$2,106,300; 3 hospitals and institutions, \$65,000; 30 industrial structures, \$1,755,500; 2 military and naval operations, \$40,000; 3 public buildings, \$113,000; 37 public works and public utilities, \$6,431,000; 8 religious and memorial structures, \$415,000; 586 residential operations, including apartments, flats and tenements and one and two-family dwellings, \$20,797,700 and 19 social and recreational projects, \$852,000.

Among the 342 operations for which contracts were awarded during the tenth week of this year were 46 business buildings of various types, \$7,524,400; 5 educational projects, \$322,000; 5 hospitals and institutions, \$210,000; 10 factory and industrial buildings, \$632,000; 2 public buildings, \$55,000; 9 public works and public utilities, \$570,700; 1 religious edifice, \$10,000; 258 residential structures, including multi-family dwellings and one and two-family houses, \$10,899,500 and 6 social and recreational projects, \$174,000.

PERSONAL AND TRADE NOTES.

Pierce, Butler & Pierce Manufacturing Corporation, boilers and radiators, has recently opened a large showroom and office on the tenth floor of the Liggett Building, 42d street and Madison avenue.

George B. Post & Sons, architects, 101 Park avenue, have announced the opening of an office in Kansas City, Mo., with A. H. Gentry in charge.

Hobart Upjohn, architect, has moved his office to Room 5952 Grand Central Terminal.

Eric Kebbon, architect, formerly associated with W. Welles Bosworth, announces the establishment of an office for the general practice of his profession at 522 Fifth avenue.

Marcus Contracting Co., Inc., 305 Broadway, has obtained a contract from the Magoba Construction Co. for excavation work in 28th street, between Sixth and Seventh avenues.

Anchor Corrugating Construction Company, manufacturer of standardized buildings, has moved its executive offices and showrooms from 140 Washington street to 115 West 41st street, corner of Broadway. This company maintains its factory at 1433 38th street, Brooklyn.

Herbert Hoover, Secretary of Commerce, has announced that he is for the mobilization of the finance of home building in order to place the industry on a basis that will prevent in the future a recurrence of the housing conditions which the country has been experiencing for the past several years.

Peter F. Augenbraun, recently appointed manager of the new Yale & Towne Manufacturing Company plant in Germany, recently left New York to take up his new duties. He was tendered a farewell dinner at the home plant in Stamford, Conn., and was presented with a handsome suit case and a brief case. Mr. Augenbraun has been with the Yale & Towne Manufacturing Company for thirty years.

William J. Dilthey, architect, recently moved his office from 1 Union Square to 120 Liberty street.

National Construction Conference

Plans are practically matured for the national construction conference to be held in Chicago, April 3 to 5 inclusive, under the auspices of the National Federation of Construction Industries. During the week of the conference numerous associations interested in construction are to hold meetings in Chicago. The lumber industry has arranged for the fourth American Lumber Congress on April 6 and 7 and various national lumber associations will also hold individual meetings during the week. The National Lime Association will hold a district meeting and other bodies are making arrangements for similar gatherings.

New York Electrical Show for 1922

The management of the New York Electrical Show has announced that the 1922 exposition is to be held from October 7 to 14 at the Grand Central Palace, Lexington avenue and Forty-sixth street. The show will open on Saturday morning and continue for a week, closing on the following Saturday evening. It will be open every day except Sunday.

Last year's show was held at the Seventy-first Regiment Armory, but owing to the limited space the number of exhibits had to be greatly curtailed. This year, with three floors available at the Grand Central Palace, there will be ample opportunity to present one of the most comprehensive expositions in the history of electrical and industrial displays. The exhibits will include every phase of electrical application for the home and industry.

Cement Price Declines in 1921

The price of Portland Cement decreased in 1921, compared with the 1920 price. The average factory price per barrel was \$1.87 in 1921 and \$2.02 in 1920, according to the United States Geological Survey. In Illinois and Indiana, excepting the northeastern part of the latter state, the average price was \$1.68, while in Washington, Montana and Oregon an average of \$2.51 maintained. \$1.73 was the average factory price per barrel in western Pennsylvania and Ohio; in New York, \$1.90; in eastern Pennsylvania and New Jersey, \$1.72, and in Albany, Tennessee and Georgia, \$1.94. These prices do not include the cost of the containers.

TRADE AND TECHNICAL SOCIETY EVENTS.

New York State Association of Master Plumbers will hold its annual convention at the Onondaga Hotel, Syracuse, March 21 and 22 inclusive.

American Society of Mechanical Engineers will hold its annual spring meeting at Atlanta, Ga., May 8 to 11 inclusive.

American Society for Testing Materials will hold its twenty-fifth annual meeting at the Chalfonte-Haddon Hall Hotel, Atlantic City, June 26 to July 1, inclusive.

American Lumber Congress is scheduled to hold its fourth annual meeting in Chicago, April 6 and 7, inclusive. Interesting programs are being prepared for all sessions of this convention.

American Iron, Steel and Heavy Hardware Association will hold its annual convention in Washington, D. C., May 23 to 25 inclusive. Headquarters will be located at the Hotel Washington. Secretary, A. H. Chamberlain, 1328 Broadway.

National Metal Trades Association will hold its annual convention at the Hotel Astor, April 17 to 20 inclusive. The program for this meeting provides for the executive committee meeting, a meeting of the local branch secretaries and a dinner of the local branch secretaries will be held on Monday. There will also be included a meeting of the administrative council and the so-called alumni dinner on Tuesday with the regular convention sessions on Wednesday and Thursday. The annual banquet of the association will be held Wednesday evening.

New York Building Superintendents' Association will hold a smoker in the east ballroom of the Hotel Commodore Saturday evening, April 8. M. F. Godfrey is chairman of the committee in charge of the program for this event, and he promises a most interesting program. Members are urged to keep this date in mind or they will miss a notable event.

National Conference of Construction Industries will be held in the Drake Hotel, Chicago, April 3 to 5, inclusive. Further details, with program for all sessions, will be published later.

CURRENT BUILDING OPERATIONS

LOCAL building interests are fairly optimistic over the possibility of an early settlement of the differences between employers and building trade workmen and are of the opinion that just as soon as some definite announcement is made of a new wage scale agreement there will be a tremendous increase in active construction in this city and vicinity.

There is a vast amount of proposed work that is being held in abeyance pending a settlement of the matter of wage scales for the balance of the year. Plans for the major portion of this work are completed and in many instances the operations have been submitted to contractors for estimates, but in numerous cases owners are holding off in making actual commitments until wage rates are finally determined for the remainder of the current year.

The fair and warmer weather of the past week has considerably increased activity in the local markets for building materials. Brick is in excellent demand and there is now an ample supply for all active jobs. Prices are easier than they have been, but manufacturers feel that they will strengthen as the demand grows more urgent. Movement of cement and lime is fair and prospects are generally considered better than they were a few weeks ago. Lime manufacturers have announced a reduction of 20c per barrel on standard 300 lb. barrels.

Common Brick—The New York wholesale market for Hudson River common brick has had a relatively active week when the business of the past few days is compared with that of the past month or six weeks. Arrivals from up-river plants have been adequate to relieve the stringency and as the river is now practically free of ice as far north as Kingston, no further anxiety is felt as to the supply of this important commodity. Prices have eased off to some extent during the week and current quotations for Hudson River commons range from \$16 to \$16.50 a thousand.

Summary—Transactions in the North River common brick market for the week ending Thursday, March 16, 1922. Condition of market: Demand improved; prices, slightly lower. Quotations: Hudson Rivers, \$16 to \$16.50 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 24; sales, 24. Distribution: Manhattan, 6; Brooklyn, 17; New Jersey, 1.

Builders' Hardware—The demand for builders' hardware is exceptionally good and both manufacturers and dealers are anticipating a season of unusual business

in this line. There are strong prospects of a steady increase in the demand as the construction program matures and in view of the outlook manufacturers are operating their plants practically on full time. Dealers are placing larger orders than they have been so as to have their stocks in shape when the peak of the demand occurs. Prices are steady and no important changes are expected for the time being.

Structural Steel—Although there is considerable new business pending the commitments of the past week were

lighter than usual but contractors are of the opinion that within the next week or so a decided change for the better is bound to occur. Several important jobs are now in the hands of contractors for estimates and the announcement of awards for this work will materially brighten the outlook. Prices for fabricated material erected in commercial structures still range between \$60 and \$65 per ton despite the advance on shapes reported by one of the most prominent mills.

Electrical Supplies—Both jobbers and

BUILDING COMMODITY PRICES

CURRENT prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York.

Note—Price changes are indicated by bold-face type.

Brick (Wholesale, on Dock, N. Y.), per thousand:

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

Hudson River best grades... \$17.00 to —
Raritan 16.50 to 17.00
Second-hand brick, per load
of 3,000, delivered..... \$45.00 to —

Face Brick—Delivered on job in New York:

Rough Red..... \$45.00 to —
Smooth Red..... 45.00 to —
Rough Buff 50.00 to —
Smooth Buff 50.00 to —
Rough Gray 53.00 to —
Smooth Gray 53.00 to —
Colonials 45.00 to —

Cement—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Domestic Portland cement, per bbl. \$2.80
Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd. \$4.25
Bronx deliveries 4.25
¾-in., Manhattan deliveries..... 4.25
Bronx deliveries 4.25

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water front, in which case prices will be slightly higher.

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries \$3.50
Bronx deliveries 3.50

Hollow Tile—

Exterior—Not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring..... \$0.12 per sq. ft.
3x12x12 0.12 per sq. ft.
4x12x12 0.17 per sq. ft.
6x12x12 0.19 per sq. ft.

Note—For deliveries north of 125th st., Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens \$10.50 per 1,000

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Finishing Lime (Standard in 300-lb. barrel) \$4.50 per bbl.

Common Lime (Standard 300-lb. barrel) 3.75 per bbl.

Finishing Lime (Standard in Hydrate Finishing, in paper bags 24.00 per ton

Hydrate Common, in paper bags \$19.50 per ton

Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth bags \$21.00 per ton

Brown Mortar, in cloth bags. 18.00 per ton

Lath Mortar, in cloth bags... 18.00 per ton

Finishing Plaster, in cloth bags 24.50 per ton

Rebate for returned bags. 15c. per bag

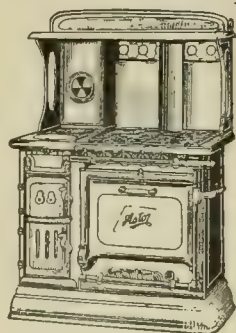
Finishing Plaster (250-lb. barrel) \$4.00 per bbl.

Finishing Plaster (320-lb. barrel) 5.35 per bbl.

Plaster Blocks—

2-in. (solid) per sq. ft. \$0.17 to 0.19

3-in. (hollow) per sq. ft. 0.17 to 0.19



The UNION STOVE WORKS

Headquarters for Builders for

Kitchen Ranges for Coal or Gas, Standard or
Pipeless Furnaces, Heating Boilers, Laundry
Apparati

THE GREAT "ASTOR" LINE

70 BEEKMAN STREET

Established 88 Years

Telephone: Beekman 2490

Sash Weights—Sash Chain
Castings and Forgings

SPECIAL IRON WORK
FOR BUILDING PURPOSES

Pencoyd Steel and Iron Co.

Cort. 1372

206 Broadway, New York

J. P. Duffy Co.

Flue Pipe

Terra Cotta Blocks

Gypsum Blocks

Masons' Materials

138th Street and Park Avenue

BROOKLYN

50th-51st Streets and 2nd Avenue

QUEENS

Jackson Avenue and Madden Street

Keen Competition and the Great Struggle for Business has brought into the New York Market a Light Weight Extra Heavy Cast Iron Pipe.

We are selling Full Weight, New York Regulation, Extra Heavy, Cast Iron Pipe.

We do not Substitute, but sell Full, Honest Weight.

JOHN A. MURRAY & SONS, INC.

"The House of Reliability"

310-312 WEST 39TH STREET, NEW YORK

MATERIALS AND SUPPLIES

retailers in electrical goods are fairly satisfied with trade conditions as they exist at present but they are looking forward to a decided increase in business during the next two or three months. Manufacturers are preparing for a specially busy summer building season with a consequent improvement in the demand for wiring materials and specialties. At the present time neither dealers nor contractors are buying except for immediate requirements but there is every indication that the growing amount of active construction will shortly necessitate the

purchase of supplies in much larger orders. Prices are easy and in several instances discounts have been increased.

Window Glass—Business has fallen off to a considerable extent during the past week or ten days and jobbers look for a lull for several weeks or until the apartment house projects that were started late last autumn reach the final stages of completion. There is no doubt that the demand for window glass during the coming summer and autumn months will tax the facilities of local dealers. There is a tremendous amount of speculative

building now ready for a start and practically all of this work is scheduled for completion before October 1, 1922. Several of the prominent jobbers in plate and window glass are exhibiting some uncertainty as to price tendencies. The outlook, however, is that the price situation will remain practically unchanged for the next month or two at least. After that prices are likely to be largely dominated by the ratio of the supply to the demand.

Cast Iron Pipe—The market for this commodity is exceptionally strong and the majority of manufacturers are materially increasing their output. Many plants are working at nearly full capacity and there is a marked likelihood that increasing business will shortly necessitate all operating on full time. Recently there has been considerable improvement in the volume of municipal business placed before this industry and private buying continues fairly active. There is quite some new business in sight that should be released within the next few weeks. Prices are strong and unchanged. New York quotations are as follows: 6 in. and larger, \$47.30 per net ton, f. o. b. New York; 5 in. and 4 in., \$52.30 and 3 in., \$62.30; with \$4 extra per ton for Class A and B pipe.

Nails—No change worth speaking of has occurred in the local nail market during the past week. Buying is light and practically only for current needs. Although prospects are good dealers are not certain that any real improvement will come until the 1922 building program gets started and suburban construction gets under way. Prices are as follows: \$3.25 base per keg, for wire nails and \$4 to \$4.25 base per keg for cut nails.

Linseed Oil—The market for this material is quite dull and no improvement is anticipated for at least a month to six weeks. Buying is in relatively small lots and only for immediate requirements. No one in the industry feels that prevailing conditions are to last for any time, however, as there are strong signs of an awakening that will materially change the market situation. Prices are steady and practically unchanged.

Lime—Manufacturers of lime have recently announced a reduction on finishing lime in the standard 300-lb. barrels. The price has been \$4.70 per barrel, but is now reduced to \$4.50. Dealers announce they will immediately revise their quotations. There has been a good demand for this commodity and all signs point to a steady increase as the outlook for building is excellent.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.

27x48x½ in.	.....\$0.23 each
32x36x¼ in.	.....0.22 each
32x36x⅝ in.	.....0.24 each
32x36x½ in.	.....0.30 each

Sand—

Delivered at job in Manhattan\$1.80 to — per cu. yd.
Delivered at job in Bronx 1.80 to — per cu. yd

White Sand—

Delivered in Manhattan....\$5.00 per cu. yd.

Broken Stone—

1½-in., Manhattan delivery. \$4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.
¾-in., Manhattan delivery.. 4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.

Building Stone—

Indiana limestone, per cu. ft.	.....\$1.62
Kentucky limestone, per cu. ft.	.....2.27
Briar Hill sandstone, per cu. ft.	.....1.63
Gray Canyon sandstone, per cu. ft.	.....1.65
Buff Wakeman, per cu. ft.	.....1.90
Buff Mountain, per cu. ft.	.....1.80
North River bluestone, per cu. ft.	.....1.85
Seam face granite, per sq. ft.	.....1.20
South Dover marble (promiscuous mill block), per cu. ft.	.....2.35
White Vermont marble (sawed) New York, per cu. ft.	.....3.00

Structural Steel—

Plain material at tidewater; cents per pound:
Beams and channels up to 14 in.1.83c. to 2.03c.
Beams and channels over 14 in.1.83c. to 2.03c.
Angles, 3x3 to 6x3.....1.83c. to 2.03c.
Zees and tees.....1.83c. to 2.03c.

Lumber—

Wholesale prices, New York.
Yellow pine, merchantable 1905, f. o. b. N. Y.:

3x4 to 14x14, 10 to 20 ft....\$40.00 to \$52.00
Hemlock, Pa., f. o. b., N. Y., base price, per M..... 37.50 to —
Hemlock, W. Va., base price, per M..... 37.00 to —
(To mixed cargo price add freight, \$1.50.)
Spruce, Eastern, random cargoes, narrow (delivered)... 30.00 to —
Wide cargoes 33.00 to —

Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.

Cypress Lumber (by car, f. o. b., N. Y.):
First and seconds, 1-in....\$110.00 to —
Cypress shingles, 6x13, No. 1 Hearts..... to —
Cypress shingles, 6x13, No. 1 Prime..... to —
Quartered Oak..... to \$166.00
Plain Oak..... to 181.00

Flooring:

White oak, quart'd sel.... \$97.50 to —
Red oak, quart'd select.. 97.50 to —
Maple No. 1..... 71.00 to —
Yellow pine No. 1 common flat 55.50 to —
N. C. pine flooring Norfolks 65.00 to —

Window Glass—

Official discounts from manufacturers' lists:

Single strength, A quality, first three brackets 85%
B grade, single strength, first three brackets 85%
Grades A and B, larger than the first three brackets, single thick..... 85%
Double strength, A quality..... 85%
Double strength, B quality..... 87%

Linseed Oil—

City brands, oiled, 5 bbls. lot.\$0.79 to —
Less than 5 bbls..... 0.82 to —

Turpentine—

Turpentines\$0.92 to \$0.94



Face
Enameled
Fire

BRICK

As manufacturers of BRICK for thirty years, we have a record of repeat orders that affords you a 100% guarantee of satisfactory service. To the service given by our Face, Enameled and Fire BRICK, is added the service we render in shipment and delivery. Prompt shipments on any size contracts in any range of shade or texture, at fair prices and of first-class quality.

We are well and favorably known wherever brick is used throughout the United States, Canada and South America. There can be but one reason for this—SERVICE. Whether it be FACE BRICK, ENAMELED BRICK, FIRE BRICK or FIRE CLAY, our product is furnished in all textures and shades, we are here to serve you in small quantities or large. It will be a pleasure to estimate for you—write us or phone for a representative.

American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 8787-8788

A Clean Building



We clean masonry of every type.

A clean building will sell or rent as well as a new building. In appearance it is a new building, for cleaning restores the original freshness of color.

Estimates for cleaning—and pointing, if desired—submitted on request.

Atlantic Terra Cotta Co.

Cleaning Department
350 Madison Avenue
Telephone: Vanderbilt 9588

POMEROY FIRE RETARDANT WINDOWS

Built in the belief that the BEST hollow metal fire retardant window is the only SAFE fire retardant window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

282-96 East 134th Street NEW YORK
Phone Melrose 6104

H. W. BELL CO.

Gypsum Blocks
Terra Cotta Blocks
Plaster Boards
Dumbwaiter Blocks
Flue Pipe
Firebrick

Park Ave. & 139th St.

Phone—Mott Haven 3134
BROOKLYN

KENT AVENUE & MORTON STREET

BUILDERS

LITTLE CASH REQUIRED

We can subordinate entire purchase price of several well-located plots and obtain liberal building and permanent loans.

S. Osgood Pell & Co. 15 & 17 West 44th St.
Tel. Vanderbilt 5610

FOR PAINTING, DECORATING and PLASTERING

Consult

LESCH & JOHNSON

261 East Fordham Road New York
Telephone: Fordham 9345

CONTEMPLATED CONSTRUCTION.

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

UNIVERSITY AV.—Chas. C. Clark, 441 East Tremont av, has plans in progress for a 5-sty apartment house, on plot 75x122 ft, on the east side of University av, between Brandt pl and Featherbed lane, for Jacob Zeingebot, 532 East 142d st, owner. Details will be announced later.

74TH ST.—Fredk. P. Platt & Bros., 680 5th av, have plans in progress for a 9-sty brick apartment, 64x83 ft, at 147-151 West 74th st for Tudor Realty Corp., Otto M. Kohn, president, 2 West 45th st, owner. Cost, \$175,000. Architect will take bids on separate contracts about March 27.

DWELLINGS.

SUTTON PL.—McKim, Meade & White, 101 Park av, have plans in progress for alterations to the 4-sty and basement brick and brownstone dwelling, 20x60 ft, at 9 Sutton pl for Jose. E. Willard, 3 East 69th st, owner.

74TH ST.—Schwartz & Gross, B. M. Marcus, 347 5th av, have plans in progress for alterations to the 4-sty brick dwelling, 25x89 ft, at 29 West 74th st for Dr. Maurice J. Sittenfeld, 73 East 90th st, owner. Cost, \$10,000.

HOTELS.

BROADWAY.—R. H. Shreve and Carrere & Hastings, 52 Vanderbilt av, have preliminary plans in progress for a 17-sty brick hotel, 75x105 ft, with church and restaurant, at the northeast corner of Broadway and 104th st for Realty Sureties, Inc., 116 Hamilton pl, Oscar E. Konkle, president, owner.

STORES, OFFICES AND LOFTS.

26TH ST.—John T. Campion, 47 West 42d st, has completed plans for a 3 and 4-sty brick store and loft building, 49x90 ft, at 233-5 West 26th st for Hugh G. Miller, 220 Broadway, owner. Cost, \$40,000. Owner will take bids on general contract about April 1.

BROADWAY.—Louis Allen Abramson, 46 West 46th st, has completed plans for a group of 2-sty brick stores, 126x90 ft, on the west side of Broadway, 300 ft north of 122d st, for Joseph G. Abramson, 46 West 46th st, owner. Cost, \$65,000.

THEATRES.

2D AV.—M. K. C. Weinberger, 154 Nassau st, has completed plans for a 2-sty brick moving picture theatre, 51x105 ft, at 1509 2d av for 79th Street Amusement Corp., Wm. Salkin, president, 1852 3d av, owner. Cost, \$75,000.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

GRAND CONCOURSE.—Chas. Kreymborg, 2534 Marion av, has preliminary plans in progress for five 5-sty brick, limestone and terra cotta apartment houses, 156x118 ft each, on the east side of Grand Concourse, north side of Kingsbridge rd and west side of Valentine av, for Julian Kovacs, 834 Westchester av, owner. Total cost, \$1,500,000. Owner will take bids on separate contracts.

GRAND CONCOURS.—Moore & Landsiedel, 148th st and 3d av, have plans in progress for a 6-sty brick and limestone apartment, 81x90 ft, at the southeast corner of Grand Concourse & 179th st for Wm. L. Phelan, 1875 Harrison av, owner. Cost, \$150,000. Owner will take bids on separate contracts about March 21.

156TH ST.—Chas. Kreymborg, 2534 Marion av, has completed plans for a 6-sty brick tenement, 100x90 ft, at the northwest corner of 156th st and Fox st for Geo. F. Johnson Estate, Inc., Fredk. Johnson, president, 30 East 42d st, owner and builder. Cost, \$175,000.

SEDGWICK AV.—Geo. A. & H. Boehm, 7 West 42d st, have completed plans for a 5-sty brick apartment, 76x85 ft, at the southwest corner of Sedgwick av and Fordham rd for Susswell Realty & Construction Co., D. Weil, president, 103 Park av, owner and builder. Cost, \$80,000.

UNIVERSITY AV.—Schwartz & Gross, 347 5th av, have completed plans for a 5-sty brick apartment house, on plot 100x119 ft, on the east side of University av, 481 ft south of the intersection of Featherbed lane and Plimpton av for Legas Realty Co., Inc., care of Otto A. Samuels, 385 5th av, owner. Cost, \$150,000.

182D ST.—Moore & Landsiedel, 148th st and 3d av, have completed plans for a 6-sty brick and limestone apartment house, 47x120 ft, at the northeast corner of 182d st and Creston av for Wm. L. Phelan, 1875 Harrison av, owner. Cost, \$100,000. Owner will soon take bids on separate contracts.

MARION AV.—Geo. F. Pelham, 200 West 72d st, has completed plans for a 5-sty brick and limestone apartment, 116x90x93 ft, at northeast corner of Marion av and Bedford blvd for Decatur Corp., Jos. J. Lese, president, 277 Broadway, owner and builder. Cost, \$250,000. Owner will soon take bids on separate contracts.

169TH ST.—Chas. Kreymborg, 2534 Marion av, has completed plans for a 3-sty brick and

SPRINKLER SUPERVISORY SERVICE AUTOMATIC SPRINKLER VALVE ALARM SERVICE INTERIOR FIRE ALARM EQUIPMENT

INSTALLED AS A LOCAL SYSTEM
OR FOR CENTRAL OFFICE SERVICE

AUTOMATIC FIRE ALARM SERVICE SPECIAL BUILDING SIGNAL SERVICE

Automatic Fire Alarm Co.

416 Broadway New York City
CANAL 5188

stone tenement, 68x20 ft, at the southwest corner of 169th st and Nelson av for P. Ventimiglia, 104 West 169th st, owner and builder. Cost, \$40,000.

BAINBRIDGE AV.—Moore & Landsiedel, 148th st and 3d av, have plans in progress for a 6-sty brick limestone and terra cotta apartment house, 100x85 ft, on Bainbridge av, 119 ft south of Van Courtlandt av, for Schlessinger & Gillman, 1776 Weeks av, owner. Cost, \$170,000.

DWELLINGS.

CLAFLIN AV.—De Rose & Cavalieri, 370 East 149th st, have plans in progress for a 2-sty brick dwelling, 24x56 ft, on the west side of Claflin av, 225 ft north of 195th st, for Ludwig Zima, 2395 Morris av, owner. Cost, \$11,000.

BRONX PARK EAST.—Anton Pirner, 2069 Westchester av, has plans in progress for a 2-sty clapboard and shingle dwelling, 22x46 ft, on the east side of Bronx Park East, north of Pelham pkway, for Emma M. Reimers, owner, care of architect. Cost, \$10,000.

EASTBURN AV.—Otto L. Spannake, 116 Nassau st, has completed plans for two 2-sty brick dwellings, 20x63 ft, on the east side of Eastburn av, 46 ft north of 173d st, for Morris B. Berman, 116 Nassau st, owner and builder. Total cost, \$30,000.

STORES, OFFICES AND LOFTS.

ANTHONY AV.—John J. Dunnigan, 394 East 150th st, has completed preliminary plans for a group of 1-sty brick stores, 109x100 ft, at the southeast corner of Anthony av and 176th st for Gesco Realty Co., Geo. Seely, president, 405 Lexington av, owner. Cost, \$35,000.

MISCELLANEOUS.

144TH ST.—J. J. Gloster Co., 110 West 40th st, has completed plans for a 3-sty reinforced concrete laundry building, 95x100 ft, at the southwest corner of 144th st and Concord av for N. Y. Wet Wash Co., owner, on premises. Cost, \$100,000.

Brooklyn

DWELLINGS.

STODDARD PL.—Benj. Dreisler, Jr., 153 Remsen st, has plans in progress for thirteen 2-sty frame dwellings, 20x56 ft, at Stoddard and Ludlam sts for Realty Associates, 162 Remsen st, owner. Total cost, \$156,000.

79TH ST.—Carl G. Mettberg, Palisade, has completed plans for two 2-sty frame dwellings, 21x50 ft, in the north side of 79th st, 60 ft west of 23d av, for Idewyn Homes Corp., Kenneth McWhinney, president, owner, care of architect. Cost, \$17,000.

STABLES AND GARAGES.

ST. MARKS AV.—Boris W. Dorfman, 26 Court st, has completed plans for a 1-sty brick garage, 50x127 ft, on the north side of St. Marks av, 175 ft west of Troy av, for 59th Street Bldg. Corp., Pincus Glickman, president, 44 Court st, owner and builder. Cost, \$30,000. Owner will soon take bids on separate contracts.

Queens

APARTMENTS, FLATS AND TENEMENTS.

KEW GARDENS, L. I.—Block & Hesse, 18 East 41st st, Manhattan, have completed plans for a 4-sty brick and limestone apartment, 51x139 ft, on the north side of Kew Gardens rd, south of Queens blvd, Kew Gardens, for Sarah V. Bolmer, Rocky Hill, owner and builder. Cost, \$170,000. Owner will take bids on separate contracts about April 1.

ELMHURST, L. I.—Hall & Reid, 220 Broadway, Manhattan, has completed plans for a 5-sty brick tenement, 83x160 ft, at the southeast corner of 22d st and Woodside av, Elmhurst, for Five Borough Land & Bldg. Corp., 205 West

102d st, Manhattan, owner and builder. Cost, \$200,000. Owner will soon take bids on separate contracts.

CHURCHES.

LONG BEACH, L. I.—Paul Jagow, Lynbrook, has plans in progress for a 1-sty frame and stucco church, 30x60 ft, at Long Beach, for People Church of Long Beach, Conrad Koenig, chairman, Long Beach, owner. Cost, \$15,000.

JAMAICA, L. I.—Joseph Hudnut, 51 West 10th st, Manhattan, has plans in progress for a 2-sty brick church, 50x150 ft, on Clinton av, Jamaica, for Methodist Episcopal Church, W. H. Goodnuf, chairman building committee, 315 Fulton st, Brooklyn, owner. Architect will take bids on general contract about April 15.

DWELLINGS.

JAMAICA, L. I.—Harry A. Yarish, 29 Graham av, Brooklyn, has completed plans for eight 2-sty frame dwellings, 15x31 ft, on Sylvana Heights, Jamaica, for Eskay Holding Corp., 29 Graahm av, Brooklyn, owner. Cost, \$40,000.

BAYPORT, L. I.—Dudley S. Van Antwerp, 44 Church st, Montclair, has plans in progress for a 1½-sty frame dwelling, 50x56 ft, at Bayl port for Mrs. R. W. Caldwell, owner, care of architect. Cost, \$20,000. Architect will take bids on separate contracts about March 23.

CORONA, L. I.—A. Brems, Corona av, Corona, has plans in progress for twenty-three 2-sty frame dwellings, 16x36 ft, on 98th pl, near Corona av, Corona, for A. Krauss, 18 Martense st, Corona, owner and builder. Cost, \$8,000 each.

KEW GARDENS, L. I.—Fowler & Weight, 1 West 47th st, Manhattan, has preliminary sketches in progress for a 2½-sty brick dwelling at Kew Gardens for C. B. McMullen, care of R. M. McMullen Co., 522 5th av, Manhattan, owner.

QUEENS, L. I.—Louis Danancher, 328 Fulton st, Jamaica, has plans in progress for two 2-sty frame dwellings, 20x26 ft, on the west side of Lincoln av, 55 ft north of Poplar st, Queens, for W. Atchinson, corner Lincoln av and Poplar st, Queens, owner and builder. Cost, \$5,000 each.

HOLLIS, L. I.—E. Jackson, Herriman av, Jamaica, has completed plans for a 2-sty frame dwelling, 26x26 ft, on the south side of Hampton pl, east of Homelawn av, Hollis, for M. Barrett, Hollis, owner and builder. Cost, \$7,000.

HEMPSTEAD, L. I.—D. Levinson, 386 Fulton st, Jamaica, has completed plans for a 1½-sty frame and brick veneer bungalow, 30x24 ft, on the north side of Elizabeth av, 401 ft west of Grand av, for F. Brett, 815 92d st, Woodhaven, owner and builder. Cost, \$7,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—Plans have been prepared privately for a 3-sty reinforced concrete factory building about 70,000 sq. ft. on block bounded by Nott av, Rockdale and Rawson sts and Anable av, Long Island City for the Underpinning & Foundation Co., J. R. Breuchaud, in charge, 290 Broadway, Manhattan, owner and builder.

HALLS AND CLUBS.

LYNDBROOK, L. I.—R. Teischman, 66 Beaver st, Manhattan, has preliminary plans in progress for a 1½-sty frame lodge building, 40x85 ft, at Lynbrook, for Hebrew Educational Lodge, owner, care of architect. Cost, \$20,000. Architect will take bids on general contract about May 1.

HOSPITALS.

RICHMOND HILL, L. I.—M. L. & H. C. Emery, Bible House, Manhattan, has plans in progress for a 4-sty brick hospital in the west side of Van Wyck st, 300 ft south of Fulton st, Richmond Hill, for Jamaica Hospital, Wm. R. W. Higbie, president Board of Trustees, Jamaica, owner.

THEATRES.

LYNDBROOK, L. I.—Harrison G. Wiseman, 25 West 43d st, Manhattan, has completed plans for a 1-sty brick vaudeville and moving picture theatre, 240x100 ft, with stores, at Five Corners, Lynbrook, for Lynbrook Theatre Corp., W. C. Ryder, Lynbrook, owner.

MISCELLANEOUS

FREEPORT, L. I.—C. E. Kern, Railroad av, Freeport, has completed plans for a 1-sty terra cotta service station, 20x20 ft, at the northeast corner of Merrick rd and Columbus av, Freeport, for Corona Oil & Refining Co., care of Mathew & Alfred, Inc., 1328 Broadway, Manhattan, owner. Architect will take bids on general contract.

Nassau

DWELLINGS.

GARDEN CITY, L. I.—Arthur W. Coote, 101 Park av, Manhattan, has plans in progress for a 2½-sty frame dwelling, 30x50 ft, on Nassau bldg, Garden City, for Mrs. D. K. Enquist, owner, care of Wm. L. Enquist, 137 Huron st, Brooklyn. Cost, \$20,000. Owner will take bids on separate contracts.

Richmond

HOMES AND ASYLUMS.

ELTINGVILLE, S. I.—Delano & Aldrich, 126 East 38th st, Manhattan, have completed plans for a 2½-sty frame nurses' home, 34x75 ft, at Southfield blvd and Arden av, Eltingville, for

N. Y. Association Improvement Condition for Poor, 105 East 22d st, Manhattan, and on premises, owner and builder. Cost, \$25,000.

Westchester BANKS

SCARSDALE, N. Y.—Schultz & Weaver, 17 East 49th st, Manhattan, have plans in progress for a 4-sty brick and limestone bank, about 80,000 sq. ft., with store and apartment, on Hollow Square block, Scarsdale, for syndicate identified with Scarsdale National Bank, Rush Wilson, president, Scarsdale, owner. Cost, \$150,000.

CHURCHES

PORTCHESTER, N. Y.—Ernest Flagg, 111 East 40th st, Manhattan, has plans in progress for a 1-sty stone church, 75x12 ft, in King st, Portchester, for Baptist Church—Aaron A. Carpenter, chairman construction committee, 309 King st, Portchester, owner. Cost \$125,000.

DWELLINGS.

NEW ROCHELLE, N. Y.—R. C. Hunter & Bros., 501 5th av, Manhattan, have completed plans for a 2-sty frame and stucco dwelling, 26x26 ft, on Rochland pl, New Rochelle, for B. J. Hines, 388 Main st, New Rochelle, owner and builder. Cost \$8,000. Mason work—Relstab Bros., 31 North av, New Rochelle. Heating and plumbing, Mullins Bros., 29 Bayard st, New Rochelle. Interior trim—New Rochelle Coal & Lumber Co., 23 Pelham rd, New Rochelle.

PELHAM, N. Y.—F. Albert Hunt & Klein, 1 West 34th st, Manhattan, have completed plans for a 2½-sty frame dwelling, 26x27 ft, with garage, at Pelham, for Livingston Leeds, 1107

Esplanade st, Pelham, owner and builder. Cost, \$10,000.

NEW ROCHELLE, N. Y.—C. Johnson, 30 East 42d st, Manhattan, has plans in progress for a 2½-sty frame dwelling, 25x36 ft, on Pryer pl, New Rochelle, for E. A. Bodman, 46 Hartley av, Mt. Vernon, owner. Cost, \$16,000.

New Jersey

APARTMENTS, FLATS AND TENEMENTS.

PATERSON, N. J.—Jos. Bellomo, 277 Market st, Paterson, has completed plans for a hollow tile apartment, 50x58 ft, at the northeast corner of 11th av and East 32d st, Paterson, for John Buscia, 594 11th av, Paterson, owner.

WEST NEW YORK, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, has plans in progress for two 4-sty brick apartments, 73x100 ft, at 10th st and Palisade av, West New York, for Frank J. Weisberg, 234 11th st, West New York, owner and builder. Cost \$300,000.

NEWARK, N. J.—Romolo Botelli, 207 Market st, Newark, has plans in progress for a 4-sty and basement common and tapestry brick and limestone apartment, 101x86 ft, at High and Spruce sts, Newark, for Kantorowitz & Willetsky, 212 Hillside av, Newark, owner and builder. Cost \$100,000. Owner will soon take bids on separate contracts.

EAST ORANGE, N. J.—Romolo Botelli, 207 Market st, Newark, has completed plans for a 4-sty and basement common and tapestry brick and limestone apartment, 75x125 ft, at 30 Arlington av, East Orange, for Kuskin & Rotberg, 647 South 19th st, Newark, owners and builders. Cost, \$100,000.

An Electric Laundry

The Carolyn Laundry Company, 104-110 East 129th Street has discarded its large steam plant in favor of Central Station Service

Cost sheets were prepared and submitted to the president of the laundry company. These showed that the cost of electric motor drive would be less than the cost of operating the private plant

Fifty electric irons are now in operation as well as a number of large ironing machines. The total installation, exclusive of lights, consists of 200 horsepower

Big Buildings Use Edison Service

The New York Edison Company

At Your Service

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



HOBOKEN, N. J.—Nathan Weltoff, 249 Washington st., Jersey City, has completed plans for a 5-sty brick apartment, 66x93 ft., at 920-924 Hudson st., Hoboken, for Enyslan Realty Co., Dr. J. C. Farr, president, 75 10th st., Hoboken, owner and builder. Cost, \$100,000.

RED BANK, N. J.—George & Edward Blum, 50x100 ft., at Broad st. and Linden pl., Red Bank, in progress for a 5-sty brick elevator apartment, 50x100 ft., at Borad st. and Linden pl., Red Bank, for Dr. Harvey Young, Broad st., Red Bank, owner. Cost, \$140,000.

CHURCHES.

PLAINFIELD, N. J.—F. J. Schwartz, Colt Bldg., Paterson, has plans in progress for a brick and stone church, 52x94 ft., at the corner of West Front and Albert sts., Plainfield, for St. Stanislaus R. C. Church, Rev. Father J. T. Czarnajorski, pastor, 1003 West 3d st., Plainfield, owner. Cost, \$45,000.

DWELLINGS.

NEWARK, N. J.—Strombach & Mertens, 1091 Clinton av., Irvington, have plans nearing completion for a 2½-sty tapestry brick dwelling, 41x32 ft., with garage, at the northwest corner of Elizabeth and Vassar avs., Newark, for Henry Scheider, owner, care of architect. Cost \$25,000.

NEWARK, N. J.—Herman Fritz, News Bldg., Passaic, has completed plans for two 2½-sty frame and shingle dwellings, 25x30 ft., at Newark, for Oscar S. Anderson, 388 Summer av., Newark, owner and builder. Cost \$8,000 and \$10,000.

PATERSON, N. J.—E. R. Coe, Romaine Bldg., Paterson, has completed plans for a 2½-sty brick dwelling, 40x53 ft., at 157-161 Park av., Paterson, for Max Goldberg, 295 Fair st., Paterson, owner and builder. Cost \$20,000.

PATERSON, N. J.—Chas. H. Benjamin, Main and Market sts., Paterson, has completed plans for a 2½-sty frame and shingle dwelling, 37x58, with 1-sty hollow tile and stucco garage, 24x42 ft., on Derrom av., Paterson, for James F. Jordan, Park av., Paterson, owner. Cost \$50,000.

PATERSON, N. J.—Jos. De Rose, 119 Ellison st., Paterson, has completed plans for a 2½-sty frame and clapboard dwelling, 29x38 ft., at the northeast corner of Passaic & Terhune avs., Paterson, for Norman D. Darnstatter, 146 Sherman st., Passaic, owner. Cost \$8,000.

HASBROUCK HEIGHTS, N. J.—Herman Fritz, News Bldg., Passaic, has completed plans for a 2½-sty frame and shingle dwelling at Hasbrouck Heights, for Wm. D. Martin, 239 Blvd., Hasbrouck Heights, owner. Cost \$8,500.

ENGLEWOOD, N. J.—B. F. McGuire, 500 5th av., Manhattan, has plans in progress for a 2½-sty tile and stucco dwelling, 35x45 ft., with a 1-sty garage, 15x18 ft., at the corner of 4th av. and Warren st., Englewood, for John P. Wilkinson, owner, care of architect. Cost \$25,000.

BAY HEAD, N. J.—Chas. R. Peddle, 136 So. 4th st., Philadelphia, has plans in progress for a 2-sty frame summer dwelling, 26x50 ft., at Bay Head, for Walter K. Woolman, Riverton, owner. Cost \$10,000.

MAPLEWOOD, N. J.—Plans have been prepared privately for a 2½-sty frame and stucco dwelling, 32x34 ft., on Richmond av., Maplewood, for Maynard O. Klemmt, 764 Broad st., Newark, owner. Cost \$14,000.

DEAL PARK, N. J.—K. McM. Towner, Kinmonth Bldg., Asbury Park, has plans in progress for a 2½-sty frame dwelling, 20x47 ft., on Crosby av., Deal Park, for Chas. L. Young, Deal Park, owner and builder. Cost \$15,000.

BAYONNE, N. J.—Plans have been prepared privately for two 2-sty frame dwellings, 20x47 ft., at 70-72 West 55th st., Bayonne, for S. Wolfson, 527 Av. C., Bayonne, owner and builder. Cost \$6,000 each.

VERONA, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 24x39 ft., at Verona for Geo. Knieschild, Verona, owner and builder. Cost, \$10,000.

MONTCLAIR, N. J.—Harry Koerner, 164 State st., Bridgeport, has plans in progress for a 2½-sty frame dwelling, 25x28 ft., at Montclair for John Swanson, Montclair, owner.

MONTCLAIR, N. J.—Dudley S. Van Antwerp, 44 Church st., Montclair, has plans in progress for a 1½-sty frame and shingle bungalow, 35x49 ft., at Montclair or Verona for H. A. Hub-schmitt, owner, care of architect. Cost, \$14,000.

EAST ORANGE, N. J.—Wm. E. Garrabrants, 343 Main st., East Orange, has completed plans for a 2½-sty frame dwelling, 24x28 ft., in 22d st., East Orange, for Henry Grobert, 288 Amherst st., East Orange, owner and builder. Cost, \$8,000.

SCHOOLS AND COLLEGES.

TEANECK, N. J.—C. V. R. Bogert, Lyric Bldg., Hackensack, has plans in progress for a 2-sty semi-fireproof grade school, approximately 100x100 ft., on West Englewood av., Teaneck, for Board of Education of Teaneck—Z. Race, president—Teaneck, owner. Cost \$45,000.

WYCKOFF, N. J.—Rasmusson & Wayland & Parsons, 252 West 46th st., Manhattan, have completed plans for a 2-sty brick grade school, 50x80 ft., at Wyckoff, for Board of Education of Wyckoff, Wyckoff, owner. Cost \$110,000. Owner. Cost \$110,000. Owner will advertise for bids.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

BANKS.

MT. KISCO, N. Y.—Fred T. Ley Co., 19 West 44th st., Manhattan, has the general contract for a 1-sty brick and limestone bank, 58x60 ft., at Mt. Kisco for Mt. Kisco National Bank, Wm. H. Moore, president, Mt. Kisco, owner, from plans prepared privately. Cost, \$100,000.

WATERTOWN, N. Y.—Thos. Bruce Boyd Co., 286 5th av., Manhattan, have the general contract for interior alterations and rear additions to a 6-sty brick and hollow tile bank at Watertown for Jefferson County National Bank, Watertown, owner, from plans by Lansing & Green, Sherman Bldg., Watertown, and Thos. Bruce Boyd, 286 5th av., Manhattan, associate architect on bank layout, architects.

DWELLINGS.

LOCUST VALLEY, L. I.—Thompson-Starrett Co., 49 Wall st., Manhattan, has the general contract for an addition to a 3-sty frame dwelling at Locust Valley for E. R. Stettinius, 85 Liberty st., Manhattan, owner, from plans by Peabody, Wilson & Brown, 140 East 39th st., Manhattan, architects.

SYOSSETT, L. I.—E. W. Howell, George st., Babylon, has the general contract for an addition to a 2½-sty frame cottage at Syossett for Bronson Winthrop, 32 Liberty st., Manhattan, owner, from plans by Delano & Aldrich, 126 East 38th st., Manhattan, architects. Cost, \$6,000.

MAMARONECK, N. Y.—Baltz Bros., New Rochelle, have the general contract for a 2½-sty frame and stucco dwelling, 25x38 ft., with garage, at 87-89 Valley rd., Mamaroneck, for Mrs. C. C. Kay, 91 Valley rd., Larchmont, owner, from plans prepared privately. Cost, \$10,000.

LARCHMONT, N. Y.—J. H. L'Hommedieu & Son, 132 Madison av., Manhattan, have the general contract for alterations and a side addition to a 2½-sty brick dwelling, 80x40 ft., in Wood st., Larchmont, for B. E. Levy, 21 Pryors lane, Larchmont, owner, from plans by Aymar Embury, 132 Madison av., Manhattan, architect. Cost, \$15,000.

INTERLAKEN, N. J.—Harry M. Steelman, 1212 5th av., Asbury Park, has the general contract for a 2½-sty frame and wire siding dwelling, 26x80 ft., with garage, at Interlaken, for J. Otto Rhome, Seacoast Bldg., Asbury Park, owner, from plans by E. A. Arend, Kinmonth Bldg., Asbury Park, architect. Cost, \$35,000. Landscape architect, Brinley & Holbrook, 156 5th av., Manhattan.

HACKENSACK, N. J.—Whyte Construction Co., 382 Railroad av., Hackensack, has the general contract for a 2-sty frame and white pine dwelling, 38x38 ft., at Essex and Newman sts., Hackensack, for Col. A. J. Heureun, Hackensack, owner, from plans prepared privately. Cost, \$14,000.

SOUTH ORANGE, N. J.—Wm. A. Hay & Son, Valley st., Orange, have the general contract for a 2½-sty frame dwelling, 33x40 ft., with garage, at Irving av. and Centre st., South Orange, for E. M. Tallman, 66 Beaver st., East Orange, owner, from plans by Coy & Rice, 297 Madison av., Manhattan, architect.

RIVER EDGE, N. J.—Campbell & Voorhis, Oradell, have the general contract for a 2-sty brick and stucco dwelling on Summit av., River

Edge, for Theo. Barthen, 408 Main st., Hackensack, owner, from plans by J. L. Theo. Tillack, 150 Main st., Hackensack, architect. Cost, \$9,000.

LEONIA, N. J.—Rudolph Garoni, Fort Lee, has the general contract for a 2½-sty frame and shingle dwelling, with garage, on the west side of Grand av., Leonia, for Charles Ellis, Fort Lee, owner, from plans by Rudolph Garoni, Fort Lee, architect. Cost, \$8,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Gabler Construction Co., 402 Hudson st., has the general contract for a 4-sty fireproof warehouse, 50x100 ft., at 447-9 West 49th st. for Philip Estate, Inc., Anna T. Snyder, president, 260 West 41st st., owner, from plans by Thos. Golding and B. Gundlack, 41 Union sq., architects. Cost, \$100,000. Engineer, T. W. Golding, 117 West 63d st.

BROOKLYN.—Barney Ahlers Construction Co., 110 West 40th st., Manhattan, has the general contract for a 1-sty and basement concrete storage warehouse, 40x75 ft., in Academy st., L. I. City, for G. M. Film Printing Co., Pierce av., L. I. City, owner, from plans by McAvoy, Smith & McAvoy, Bridge Plaza, L. I. City, architects.

LONG ISLAND CITY, L. I.—Wharton Green & Co., 37 West 39th st., Manhattan, has the general contract for a 1½-sty brick storage warehouse, 30x75 ft., at 154 Crescent st., L. I. City, for J. E. Brulatur, Loew State Bldg., 45th st. and Broadway, Manhattan, owner, from plans by McAvoy, Smith & McAvoy, Bridge Plaza, L. I. City, architects. Cost, \$50,000.

FREEHOLD, N. J.—Moody Construction Co., 40 Cedar st., Manhattan, has the general contract for a 5-sty brick and steel warehouse and dye house, 50x90 ft., at Freehold for Freehold Real Estate Co., Freehold, owner, from plans by Moody Engineering Co., 40 Cedar st., Manhattan, engineer. Cost, \$100,00.

HOMES AND ASYLUMS.

HEMPSTEAD, L. I.—Peter Guthy, Inc., 852 Monroe st., Brooklyn, has the general contract for a 3-sty brick old folks' home, 100x70 ft., on Franklin square, Hempstead, for Plattdutshe Altemheim Association of Brooklyn, Martin Renken, president, owner, care of architect, from plans by Louis Allmendinger, 20 Palmetto st., Brooklyn, architect. Cost, \$50,000.

HOTELS.

MANHATTAN.—F. W. Burnham, 70 East 45th st., has the general contract for alterations to the Waldorf-Astoria Hotel, 5th av. and 33d st., for Farmer's Loan & Trust Co., Jas. H. Perkins, president, 22 William st., owner, from plans by W. T. Smith, 157 West 43d st., architect.

SCHOOLS AND COLLEGES.

BROOKLYN.—Frymier & Hanna Co., 25 West 45th st., Manhattan, have the general contract for a 6-sty brick public school, No. 67, 139x60 ft., in the east side of St. Edward's st., about 325 ft. north of Auburn pl., Brooklyn, for the City of New York, Board of Education, Anning S. Prall, president, Park av. and 59th st., Manhattan, owner, from plans by C. B. J. Snyder, Rm 2800, Municipal Bldg., Manhattan, architect.

CLIFFWOOD, N. J.—Greisen & Thompson, 131 So. 1st st., Perth Amboy, have the general contract for an addition to the 1-sty brick public school at Cliffwood, for Township of Matawan, Board of Education, Elmer H. Geran, president, Court House, Freehold, owner, from plans by John Noble Pierson, Raritan bldg., Perth Amboy, architect. Cost, \$30,000. Heating and ventilating, Geo. Stilwell, 287 King st., Perth Amboy.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Todd, Robertson & Todd, Engineering Corp., 101 Park av., have the general contract for a 13-sty brick and stone store and office building, 100x215 ft., with showroom, at 385 Madison av., southeast corner of 47th st., for the 385 Madison Avenue Co., Inc., Robt. C. Knapp, president, 681 5th av., owner, from plans by Cross & Cross, 681 5th av., architects. Cost, \$1,000,000. Lessee, New York, New Haven & Hartford Railroad Co., E. J. Pearson, president, Grand Central Terminal.

MOUNT VERNON, N. Y.—A. Barbaresi & Son, 48 So. 4th av., Mt. Vernon, have the general contract for a side addition to a 1-sty and basement brick department store, 50x80 ft., on South 5th av., Mount Vernon, for Genung, McArdle & Campbell, owner, on premises, from plans by A. G. C. Fletcher, 157 East 44th st., Manhattan, architect.

EAST ORANGE, N. J.—The Fatzler, 810 Broad st., Newark, has the general contract for ten 1-sty brick and tile stores at the northwest corner of Main st. and Munn av., East Orange, for Forest Construction Co., C. C. Baldwin, president, Fireman's Bldg., Newark, owner, from plans by Wm. E. Garrabrants, 343 Main st., East Orange, architect.

THEATRES.

MAMARONECK, N. Y.—John H. Deeves & Bro., 103 Park av., Manhattan, have the general contract for a 2-sty brick and limestone moving picture theatre, 75x175 ft., with stores, on Mamaroneck av., opposite Palmer av., Mamaroneck, for John Lynn, 103 Park av., Manhattan, owner, from plans by Frank H. Quimby, 110 William st., Manhattan, architect. Cost, \$40,000.

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street

BROOKLYN, N. Y.

Money to Loan

on all classes of high-grade income producing properties in New York City, in amounts of \$500,000 and upward.

**Building Loans
American
Bond & Mortgage
Company, Inc.**
562 Fifth Ave., New York City
Telephone 9600 Bryant

SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



F. J. KLOES
Established 1872
269 Canal St., New York
Telephone: Canal 4072

HEATING STEAM OR HOT WATER RADIATION WITH GAS

IS MADE SIMPLE AND SATISFACTORY BY USING

KAY-SOLA GAS FIRED HEATING BOILERS

FOR HOMES—OFFICES—FACILITIES—STORES WITH OR WITHOUT A CELLAR

Write Dept. G for illustrated literature

THE SOLAR ENGINEERING CORPORATION

505 FIFTH AVE.
NEW YORK, N. Y.

LOUIS BROOK, INC.

LUMBER and TIMBER at RETAIL

SASHES BLINDS MOULDING TRIM SHELVING FLOORING
SHINGLES ROOFING PARTITION BOARDS VENEER PANELS, ETC.

OFFICE:
148-152 INDIA STREET

TEL. 2600 GREENPOINT
GREENPOINT, BROOKLYN

YARDS:
OAKLAND & INDIA STS.

TELEPHONE: MANSFIELD 2300

RETAIL LUMBER CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

WELLS ARCHITECTURAL IRON CO. Manufacturers of Ornamental Iron Work

Phone: { 1370
Mott Haven { 1371

Office and Factory: River Ave. and East 151st St.

PLANS FILED FOR NEW CONSTRUCTION IN ALL BOROUGHES OF NEW YORK CITY

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

VERMILYEA AV, 8-10, 5-sty bk tnt, 55x85, slag rf; \$85,000; (o) Wacht Const. Corp., 805 Fairmont av; (a) J. M. Felson, 1133 Bway (141).

WADSWORTH AV, n w c W 190th, 5-sty bk tnt, 90x72x67, slag rf; \$135,000; (o) Arcutel Rlty. Corp., 291 Bway; (a) Gronenberg & Leuchtag, 450 4 av (140).

WADSWORTH TER, n e c W 190th, 5-sty bk tnt, 82x63x67, slag rf; \$135,000; (o) Arcutel Rlty. Corp., 291 Bway; (a) Gronenberg & Leuchtag, 450 4 av (139).

COLLEGES AND SCHOOLS.

120TH ST, 415-31 E, 5-sty bk school No. 80, 62x145x138, vit tile & slag rf; \$470,000; (o) City of N. Y., Board of Education, 500 Park av; (a) C. B. J. Snyder, room 2800, Municipal Bldg. (136).

DWELLINGS.

CONVENT AV, 182, 2-sty bk dwg, 20x48, slag rf; \$15,000; (o) The Ministers, Elders & Deacons of the Reformed Protestant Dutch Church of the City of N. Y., 113 Fulton; (a) Wm. H. Mayer, 983 Summit av (137).

HOTELS.

UNIVERSITY PL, 51-79, 5-sty bk hotel (non-housekeeping apts), 111x107x55x54, tar & gravel rf; \$150,000; (o) Est. A. S. Rosenbaum, 71 Bway; (a) Wm. L. Bottomley, Sugarman & Hess, 16 E 43d (138).

STABLES AND GARAGES.

HUDSON ST, 532-4-6, 2-sty bk public garage, 68x100, slag rf; \$50,000; (o) The Adriatic Rlty. Corp., 57 Thompson st; (a) Philip Bardes, 230 Grand st (133).

PRESCOTT AV, 88, 1-sty metal garage, 10x16, metal rf; \$150; (o) Jas. MacKay, 88 Prescott av; (a) P. P. (131).

10TH AV, 3814, 1-sty metal store and garage, irregular, metal rf; \$10,000; (o) Sever & Sidway, 59 West End av; (a) Z. O. Zeller, 170 Edgemoor av (134).

STORES AND DWELLINGS.

AMSTERDAM AV, 2021-35, 6-sty bk strs & apts; \$300,000; (o) Danl. & Eugene P. Mahony, 473 W 153d; (a) Otto Reissman, 147 4 av (135).

STORES, OFFICES AND LOFTS.

26TH ST, 233-5 W, 3 and 4-sty bk stores and lofts, 49x90, plastic slate rf; \$40,000; (o) Hugh G. Miller, 220 Bway; (a) John T. Campion, 47 W 42d st (132).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

CRUGER AV, n w c Magenta st, 3-sty bk tnt, 45x40, tile rf; \$18,000; (o) Giuseppe Vitolo, 491 E 156; (a) Jos. Ziccardi, 912 Burke av (535).

GRAND CONCOURSE, s e c Bedford Park Boulevard, 6-sty bk tnt, 117.6x112.6, slag rf; \$160,000; (o) Harlan Const. Co., H. A. Lazner, on prem, pres.; (a) Margon & Glaser, 2804 3 av (566).

JEROME AV, e s, 100 s 213th, 5-sty bk tnt, 50x85, slag rf; \$80,000; (o) Jas. C. Gaffney, 106 E 182; (a) Wm. A. Geisen, 2403 Creston av (575).

MARION AV, s w c 196th, 6-sty bk tnt, 50x90, plastic slate rf; \$90,000; (o) S. & P. Bldg. Co., Saverio Scalzo, 3011 Barnes av, pres.; (a) Lucian Pisciotto, 3011 Barnes av (526).

MORRIS AV, w s, 71 s 184th, two 5-sty bk tnts 56.5x86.7, plastic slate rf; \$200,000; (o) Wm. M. Moore, 190th st & University av; (a) Nathan Rotholz, 3295 Bway (606).

NELSON AV, s w c 169th, 3-sty bk tnt, 67.11x19.66, slag rf; \$40,000; (o) Pasquale Ventinilio, 104 W 169; (a) Chas. Kreymborg, 2534 Marion av (567).

PLIMPTON AV, w s, 133.6 s Boscobel av, 5-sty bk tnt, 50x87.9, slag rf; \$80,000; (o) Wm. C. Bergen, 130 W 180; (a) Chas. S. Clark, 441 Tremont av (536).

WALTON AV, e s, 181.22 n 184th, 5-sty bk tnt, 113.1x77, slag rf; \$185,000; (o) Shirensen Realty Corp., Lazarus Shiren, 1049 Faile, pres.; (a) Chas. Kreymborg, 2534 Marion av (569).

WALTON AV, e s, 71 s 184th, two 5-sty bk tnts, 56.6x86.8x87.4, plastic slate rf; \$200,000; (o) Wm. M. Moore, 190th st & University av; (a) Nathan Rotholz, 3295 Bway (605).

DWELLINGS.

CARROLL ST, n s, 100 w City Island av, two 2-sty fr dwgs, 15x70, rubberoid rf; \$19,000; (o) Samuel Miller, 150 Orchard; (a) M. A. Buckley, 32 Westchester sq (558).

HALSEY PL, n s, 208.39 w Herschell st, 1-sty fr dwg, 20x39, shingle rf; \$3,500; (o) Manida Manano, 2419 Beaumont av; (a) Moore & Landseid, 3 av & 148th (577).

MORRIS ST, s s, 249.3 e City Island av, 2-sty fr dwg, 16x28, shingle rf; \$4,500; (o) Chas. Nieson, City Island; (a) Gummar Erikson, 203 E 203 (581).

FIELDSTONE RD, w s, 135 n 261st, 2-sty fr dwg, 34.2x31.2, shingle rf; \$8,000; (o) Peter Rusaik, 321 Warburton av; (a) Wm. A. Geisen, 2403 Creston av (520).

MACOMBS RD, e s, 57.9 n Grand av, 2-sty tile dwg, 23x58, asbestos rf; \$18,000; (o) Conchea Turbino, 528 Morris Park av; (a) Fred E. Curtis, 159 W 33 (611).

206TH ST, s e c Mosholu Parkway N, 2 & 1-sty & attic brick dwg & garage, 43x32.0 & 13x13.6, slate rf; \$13,500; (o) Lena Markowitz, 946 E 181; (a) Ansel Const. Co., 984 Bway (502).

229TH ST, n s, 253.83 w Bronxwood av, 2-sty bk dwg, 20x40, tin rf; \$7,000; (o) Nora Coakley, 231 E 26th; (a) Larsen & Walters, 4 Court sq, Bklyn (431).

229TH ST, n s, 230.02 w Bronxwood av, 2-sty bk dwg, 18x40, tin rf; \$6,200; (o) Jos. Vitroni, 384 Pleasant av; (a) Larsen & Walters, 4 Court sq, Bklyn (430).

230TH ST, s s, 253.4 w Bronxwood av, 2-sty bk dwg, 20x50, tar & gravel rf; \$9,500; (o) John J. Powers, 303 E 65; (a) Larsen & Walters, 4 Court sq, Bklyn (492).

233D ST, s s, 377.21 w Paulding av, 2-sty fr dwg, 22x35, shingle rf; \$6,000; (o) Andrew J. Scanlan, 740 E 137; (a) Geo. M. McCabe, 96 5 av (595).

ARLINGTON AV, n e c 227th, 2-sty & attic fr dwg, 42x27, shingle rf; \$12,600; (o) Dorothy Livingston, on prem; (a) Yewall & Barton, 7 E 42 (542).

BAINBRIDGE AV, w s, 104.11 n 213th, six 3-sty fr dwgs, 20x55, slag rf; \$60,000; (o) Jas. C. Gaffney, 106 E 182; (a) Wm. A. Geisen, 2403 Creston av (508).

BARKLEY AV, n s, 25 w Hollywood av, two 2½-sty fr dwgs, 20x45, asphalt shingle rf; \$17,000; (o) Chas. & Alex Danielson, 13 Trowbridge, Astoria; (a) Valentine Becker, 954 Edison av (582).

BARKLEY AV, n s, 25 w Throggs Neck Boulevard, 1½-sty bk dwg, 30x38, comp shingle rf; \$5,000; (o) Carmela D. Cardo, 2153 Belmont av; (a) M. A. Cardo, 61 Bible House (600).

CLAFLIN AV, w s, 200 s 197th, 2½-sty fr dwg, 17x33, asbestos rf; \$5,000; (o) Francis J. Bren-

nan, 1252 Clay av; (a) Ehrich Peterson, 2310 Grand av (592).

DELAFIELD AV, e s, 222 n 261st, 2-sty fr dwg, 18x32, shingle rf; \$4,500; (o) Michael Daly 415 E 135; (a) Geo. Bache, 2794 8 av (562).

DE REIMER AV, e s, 300 n Nereid av, 1½-sty fr dwg, 25x32, shingle rf; \$5,500; (o) John Gogunovich, 551 W 43; (a) Chas. Bock, 3280 Perry av (484).

DUDLEY AV, n w c George, 2-sty bk dwg, 25x50, plastic slate rf; \$10,000; (o) Matt Kelly, 353 W 51; (a) Max Hausle, 3307 3 av (509).

EASTBURN AV, w s, 68.3 n 173d, 2-sty bk dwg, 23x65, tar & gravel rf; \$13,000; (o) Success Bldg Co., Abr. Tabor, 1130 Topping av, pres.; (a) Morris Rothstein, 2109 3 av (563).

EDISON AV, n e c Roberts av, 1-sty fr dwg, 20x45.6, asbestos shingle rf; \$3,000; (o) Jas. A. Walton, 275 E 168; (a) Gustave Anderson, 281 Rider av (481).

EDISON AV, e s, 259.7 n Dewey av, 2-sty fr dwg, 33x25.2, comp rf; \$5,000; (o & a) Florence E. Latimer, 1240 Clay av (505).

GLEASON AV, s s, 491.79 e Pugsley av, three 2-sty bk dwgs, 20.6x65.6 & 21.6x64.4 & three 1-sty bk garages, 17.2x17.8, felt & gravel rf; \$32,700; (o) Goldman Investing Co., Inc., Bernard Krause, 9 Jackson av, L. I. pres.; (a) Baker & Koetser, 9 Jackson av, L. I. City (524).

HAIGHT AV, e s, 250 s Pierce av, 2-sty fr dwg, 18x35.6, shingle rf; \$5,000; (o) Thos. C. Monte, 1387 Sackett av; (a) N. M. Wods, 214 W 39 (575).

HAIGHT AV, e s, 200 s Pierce av, 2-sty fr dwg, 18x35.6, shingle rf; \$5,000; (o) Thos. E. Monte, 1087 Sackett av; (a) N. M. Wood, 214 W 39 (623).

LIEBIG AV, w s, 120 n 259th, 2½-sty fr dwg, 18x36, asphalt rf; \$5,000; (o) C. Harvey, on prem; (a) Wm. A. Kennedy, 5654 Newton av (615).

LIEBIG AV, w s, 270 n 261st, 2-sty fr dwg, 18x38, tin rf; \$4,500; (o) Eloise K. Davis, 2211 Bway; (a) Geo. Bache, 2794 8 av (532).

LOGAN AV, e s, 200 n Barkley av, two 2-sty fr dwgs, 22x46, asphalt rf; \$17,000; (o & a) Erik Carlstrom, 1233 College av (593).

LOGAN AV, e s, 110 n Schley av, 1-sty fr dwg, 20x35, comp rf; \$4,000; (o & a) P. Mof-fett, 759 Melrose av (458).

MERRIAM AV, w s, 275 n 169th, three 3-sty bk dwgs, 16.8x32, tar rf; \$15,000; (o) Rose Benioff, 445 Grand av, L. I. City; (a) B. Benioff, 445 Grand av, L. I. City (612).

MONTICELLO AV, e s, 350 n Nereid av, 2-sty fr dwg, 18x32, asphalt shingle rf; \$5,000; (o) M. Yanakino, 12 So. 6 av, Mt. Vernon; (a) Geo. L. Miller, 3 So. 3 av, Mt. Vernon (574).

MORGAN AV, w s, 25 s Mace av, 1-sty bk dwg, 21x40, tar & gravel rf; \$2,000; (o) Patrick O'Brien, 72 Grove; (a) Sterling Architectural Co., 154 Nassau (555).

MOSHOLU AV, s s, 50 w Bway, 2½-sty fr dwg, 34x33, slate rf; \$7,000; (o) Mrs. John Kennedy, 5634 Newton av; (a) Wm. A. Kennedy, 5654 Newton av (613).

MT. EDEN AV, n s, 35 w Morris av, two 2-sty bk dwgs, 24x57, comp rf; \$24,000; (o) Emma Hessol, 1824 Weeks av; (a) Wm. Shary, 41 Union sq (510).

MULFORD AV, w s, 75 s Morris Park av, 2-sty & attic fr dwg, 21x36, shingle rf; \$6,500; (o) Amelia Lehr, 1138 Fox; (a) John P. Voelker, 979 3 av (482).

MULINER AV, w s, 150 s Brady av, 2-sty fr dwg, 21x52, tin rf; \$7,500; (o) Mary Mullin, 1862 Matthews av; (a) Peter J. Gunderson, 2231 Blackrock av (603).

STORES, OFFICES AND LOFTS.

BROOK AV, w s, 123 n 170th, 1-sty bk market, 25x85, slag rf; \$5,000; (o & a) Edw. J. Byrne, 599 Willis av (556).

GRAND AV, s w c Fordham rd, 1-sty bk str, 120.65x100, slag rf; \$40,000; (o) Julian Kovacs, 836 Westchester av; (a) Wm. Koppe, 935 Intervale av (472).

JEROME AV, e s, 75 n Burnside av, 1-sty bk str, 100.95x72.4, slag rf; \$30,000; (o) Occidental Holding Co., Nathan Nelson, 21 W 23, pres.; (a) Wm. Koppe, 935 Intervale av (473).

SOUTHERN BOULEVARD, e s, 448.6 s Aldus, 1-sty bk str, 125x60, slag rf; \$35,000; (o) The D. & D. Land & Impvt. Co., Chas. F. De Veight, 524 Willis av, pres.; (a) De Rosa & Jacobs, 64 E 55 (511).

WEBSTER AV, w s, 197 n 197th, 1-sty bk str, 33.4x50, slag rf; \$10,000; (o) Crisfield Realty & Const. Corp., John J. Tully, 882 Prospect av, pres.; (a) Margon & Glaser, 2804 3 av (503).

WHITE PLAINS AV, w s, 50.5 s 240th, 1-sty concrete str, 49x60, slag rf; \$6,500; (o) Ecker & Zeiger, 3053 3 av; (a) Schaeffel & Ungar-leider, 718 Jamaica av, Bklyn (506).

GRAND CONCOURSE, w s; also WYTHE AV, e s, from 171st to 172d str, the bk, 6-sty bk tnt, 358.4x177.9 & 350.0x253.11, slag rf; \$1,750,000; (o) Billingsby Holding Corp., Logan Billingsby, on prem, pres.; Robt. L. Moran, on prem, sec. & treas.; (a) Chas. S. Clark, 441 Tremont av.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

CROWN ST, 556-64, s w c Albany av, 4-sty bk tnt, 100x115; \$175,000; (o) Neilblum Bldg. Corp., 132 Ten Eyck; (a) Shampam & Shampam, 50 Court (3088).

PROSPECT PL, 759-71, n s, 200 w Nostrand av, 2-4-sty bk tnts, 60x100; \$200,000; (o) Kings County Land Co., 260 Bway; (a) Springsteen & Goldhammer, 32 Union sq, Manhattan (3290).

STERLING PL, 1539-45, n s, 100 e Rochester av, 4-sty bk tnt, 71.5x91; \$125,000; (o) Isaac Broslosky, 1580 Eastern pkway; (a) Cohn Bros., 361 Stone av (2990).

E 13TH ST, 2553, e s, 203.5 n S. B. rd, 3-sty fr tnt, 20x52.7; \$8,000; (o) Anthony Rendino, 2547 E 13th; (a) Abram D. Hinsdale, 131 Av U (3281).

E 15TH ST, 978-84, w s, 100 n Av J, 4-sty bk tnt, 60x89; \$75,000; (o) Marbin Realty Corp., 460 Crown; (a) Seelig, Finkelstein & Wolfinger, 44 Court (3050).

BAY 25TH ST, 20-26, w s, 150 s 86th, 4-sty bk tnt, 70x75.8; \$175,000; (o) Dyker Const. Co., 211 Bay 10th; (a) Shampam & Shampam, 50 Court (3329).

W 28TH ST, 2054, w s, 425 s Mermaid av, 4-sty bk tnt, 23x68.8; \$20,000; (o) Anthony D'Esposito, 2054 W 28th; (a) Burke & Olsen, 32 Court (2810).

W 28TH ST, 2956, w s, 448 s Mermaid av, 4-sty bk tnt, 40x69.8; \$35,000; (o) Anthony D'Esposito, 2954 W 28th; (a) Burke & Olsen, 32 Court (2811).

BAY 31ST ST, 25-29, e s, 200 s 86th, 4-sty bk tnt, 60x75.8; \$80,000; (o) D. & S. Const. Corp., 2100 Cropsey av; (a) Edwin J. Robin, 405 Lexington av, Manhattan (3049).

43D ST, 873-83, n w c 9 av, 4-sty bk tnt, 100.7x90; \$125,000; (o) Kilburne Const. Co., 123 Liberty, Manhattan; (a) Sidney F. Oppenheim, 36 8 av, Manhattan (2828).

44TH ST, 837-47, n s, 300 e 8 av, 4-2-sty bk tnt, 20.6x81; \$76,000; (o) C. & K. Bldg. Corp., 8 Wayne, Middle Village; (a) S. Millman & Son, 1780 Pitkin av (2870).

68TH ST, 426, s s, 490.4 w 5 av, 3-sty bk tnt, 20x33.6; \$18,000; (o) Kings View Home Bldg., Inc., 44 Court; (a) Boris W. Dorfman, 26 Court (2875).

78TH ST, 1961-71, n s, 100 w 20th av, 4-2-sty bk tnts, 25x75; \$88,000; (o) Israel Nadman, 511 Bushwick av; (a) Murray Klein, 37 Graham av (2697).

EASTERN PKWAY, 1332-8, s s, 356.3 s Buffalo av, 4-sty bk tnt, 70x79.4; \$75,000; (o) Michael Clinchbeck, 471 Amboy; (o) John M. Ricca, 1315 Herkimer (3222).

FOSTER AV, 2309, n s, 61.2 e E 23d, 4-sty bk tnt, 40x81; \$55,000; (o) Harry G. Hose, 116 Winthrop; (a) Benj. Driesler, Jr., 153 Remsen (3247).

MERMAID AV, 3030-4, s s, 40 e W 31st, 2-4-sty bk tnt, 20x85.6; \$40,000; (o) John Palmeri, 150 Ocean pkway; (a) Burke & Olsen, 32 Court (3003).

DWELLINGS.

E 21ST ST, 1007-9, e s, 180 n Av I, two 2-sty fr 1 fam dwg, 16x40; \$12,000; (o) C. M. Wall, 580 E 22d st; (a) R. T. Schaefer, 1543 Flatbush av (1845).

E 25TH ST, 3259, e s, 287.6 s Av K, 2-sty fr 1 fam dwg, 18x40; \$8,000; (o) Wm. Ciaravino, 126 Bay 35th; (a) Leon Schwartz, 27 E 40th, Manhattan (2147).

30TH ST, 198-212, s s, 150 w 5 av, twelve 2-sty bk 1 fam dwg, 16.8x36; \$48,000; (o) Realty Associates, 164 Remsen st; (a) Adolph Goldberg, 164 Montague st (1860).

32D ST, 218-24, s s, 16.8 w 5 av, five 2-sty bk 1 fam dwgs, 16.8x36; \$20,000; (o) Realty Associates, 162 Remsen st; (a) Adolph Goldberg, 164 Montague st (1856).

32D ST, 165-79, ns, 80 e 4 av, eleven 2-sty bk 2 fam dwgs, 18x45; \$82,000; (o) Realty Associates, 162 Remsen st; (a) Benj. Driesler, 153 Remsen st (1885).

E 37TH ST, 943, e s, 199.6 s Glenwood rd, 2-sty bk 2 fam dwg, 20x55; \$12,000; (o) Tukins & Soda, 3004 Clarendon rd; (a) R. T. Schaefer, 1543 Flatbush av (1890).

78TH ST, 1525-47, n s, 300 w 16 av, 10-2-sty bk 1 fam dwgs, 16x40; \$60,000; (o & a) same as above (1715).

78TH ST, 1549-71, n s, 100 w 16 av, 10-2-sty bk 1 fam dwgs, 16x40; \$60,000; (o & a) same as above (1716).

82D ST, 2410-26, s s, 60 e 24 av, 6-2-sty bk 2 fam dwgs, 20x52; \$48,000; (o) Cropsey Const. Co., 8609 Bay pkway; (a) Isaac Kallich, 8609 Bay pkway (1707).

82D ST, 2365-7, n e s, 120 nw 24 av, 2-2-sty bk 2 fam dwgs, 20x60; \$16,000; (o) Wm. Ciaravino, 126 Bay 35th; (a) Leon Schwartz, 27 E 40th, Manhattan (2140).

82D ST, 2339-41, n e s, 340 nw 24 av, 2-2-sty bk 2 fam dwgs, 20x60; \$16,000; (o) Wm. Ciaravino, 126 Bay 35th; (a) Leon Schwartz, 27 E 40th, Manhattan (2148).

83D ST, 444-68, s s, 171.6 w 5 av, 9-2-sty bk 2 fam dwgs, 20x60; \$108,000; (o) Patk. J.

Carley, 8216 5 av; (a) Thos. Bennett, 7826 5 av (2167).

AV I, 907-11, n s, 60 e E 9th, 2-sty fr 1 fam dwg, 23x40; \$10,000; (o) The Brinsley Holding Co., Inc., Coney Island av & Av H; (a) G. Johansen, 1010 Coney Island av (1609).

AV I, 202, s e c E 2d, 2-sty fr 2 fam dwg, 18x56; \$10,000; (o) Saml. Silver, 1049 Rock-away av; (a) S. Millman & Son, 1780 Pitkin av (2037).

AV I, 212-14, s s, 80 w E 3d, 2-sty fr 2 fam dwg, 20x57; \$12,000; (o & a) same as above (2038).

AV L, 2202-6, s e c E 22d, 2½-sty fr 2 fam dwg, 27.6x52; \$14,000; (o) Naomi Bldg. Co., 269 Rochester av; (a) Saml. Levine, 26 Court (2044).

AV L, 2201-5, n e c E 22d, 2½-sty fr 2 fam dwgs, 27.6x52; \$14,000; (o & a) same as above (2045).

AV L, 2219-23, n w c E 23d, 2½-sty fr 2 fam dwgs, 27.6x52; \$14,000; (o & a) same as above (2046).

AV R, 1424, s w c E 15th, 2-sty bk 2 fam dwg, 23x64.6; \$12,000; (o) Meade Const. Co., 50 Court; (a) Snee & Bryson, 154 Montague (1704).

AV Y, 734-42, s s, 260 e E 7th, 2-sty fr 2 fam dwg, 22x46.6; \$8,000; (o) John Cotter, 298 15th; (a) Jas. A. Boyle, 367 Fulton (1785).

ALBANY AV, 966-8, w s, 140 n Snyder av, 2-2-sty fr 1 fam dwgs, 16x38; \$10,000; (o) Owen Heaney, 290 E 40th, & Michael Welch, 3511 Church av; (a) Jas. A. Boyle, 367 Fulton (1838).

GRAVESEND NECK RD, 201-3, n e c E 2d, 2-2-sty fr 1 fam dwgs, 16x40; \$14,000; (o) Michael Mandato, 182 29th; (a) McCarthy & Kelly, 26 Court (2001).

LORRAINE AV, 1139, n e c Euclid av, 2-sty fr 2 fam dwg, 20x55; \$8,000; (o) Maria E. Kirch-off, 918 Bedford av; (a) Laspia & Samenfeld, 525 Grand (2086).

OCEAN PKWAY, 2953-9, e s, 160 n Ocean View av, 2-2-sty fr 2 fam dwgs, 22x54; \$40,000; (o) La Spina Const. Co., 4 Otis pl; (a) Seelig & Finkelstein, 44 Court (2027).

SCHENCK AV, 703-13, e s, 40 n Hegeman av, 4-2-sty fr 2 fam dwgs, 17x35; \$20,000; (o) Francisco Nastasco, 704 Schenck av; (a) Philip Sanfilippo, 181 Montrose av (2116).

5TH AV, 786-9, n w c 30th, 12-2-sty bk 1 fam dwgs, 16.8x30; \$48,000; (o) Realty Associates, 164 Remsen; (a) Adolph Goldberg, 164 Montague (1863).

5TH AV, 790-3, s w c 30th, 12-2-sty bk 1 fam dwgs, 16.8x30; \$48,000; (o & a) same as above (1862).

12TH AV, 5504-22, w s, 20 s 55th, 6-2-sty bk 2 fam dwgs, 20x58; \$9,000; (o) Isador Greene, 44 Court; (a) Seelig & Finkelstein, 44 Court (1743).

12TH AV, 5524, n w c 56th, 2-sty bk 2 fam dwg, 20x58; \$15,000; (o & a) same as above (1744).

12TH AV, 5502, s w c 55th, 2-sty bk 2 fam dwg, 20x58; \$15,000; (o & a) same as above (1745).

FACTORIES AND WAREHOUSES.

GRAVESEND AV, 503-603, e s, 200 s Av C, 1-sty bk storage, 100x120; \$25,000; (o) Jacob Gottlieb, 284 Court st; (a) J. M. Berlinger, 469 7th av, N. Y. (2187).

STABLES AND GARAGES.

4TH AV, 5824, n e c 59th st, 2-sty bk garage, stores & 2 fam dwg, 20x90; \$10,000; (o) Alexander Muller, 5210 12th av; (a) Harry Dorf, 614 Kosciusko st (2236).

15TH AV, 7124, n w c 72d st, 3-sty bk garage, stores & 2 fam dwg, 20x90; \$12,000; (o) Vincent Di Brienza, 25 Beaver st, N. Y.; (a) Laspia & Samenfeld, 525 Grand st (2234).

15TH AV, 7116-22, w s, 20 n 72d st, 3-3-sty bk str & 2 fam dwgs, 20x55; \$30,000; same owner (2233).

STORES AND DWELLINGS.

BAY 50TH ST, 18, w s, 120 n Cropsey av, 2-sty bk str & 2 fam dwg, 20x52; \$8,000; (o) Nunzio Calcango, 2130 W 9th st; (a) Laspia & Camenfeld, 525 Grand st (2251).

4TH AV, 5804-22, n s, 20 e 59th st, 8-2-sty bk str & 1 fam dwg, 20x65; \$56,000; (o) Alexander Miller, 5210 12th av; (o) Harry Dorf, 614 Kosciusko st (2234).

4TH AV, 5802, n w c 58th st, 2-sty bk garage, stores & 2 fam dwg, 20x90; \$10,000; same owner (2235).

STORES, OFFICES AND LOFTS.

E 12TH ST, 1673-5, e s, 61 n Av I, 1-sty bk stores, 39x45; \$15,000; (o) Kingsway Realty Corp., E 10th st & Kings Hwy; (a) Jacob Lubroth, 44 Court st (2207).

MISCELLANEOUS.

HOYT ST, 433-7, n e c 5th st, 1-sty bk gas meter house, 44.9x43.5; \$20,000; (o) The Brooklyn Union Gas Co., 176 Remsen st (2244).

WAKEMAN PL, n s, 720 w Colonial rd, 2-sty bk boiler house, 79x127.4; \$300,000; (o) Brooklyn Edison Co., 300 Pearl st (2712).

Queens

APARTMENTS, FLATS AND TENEMENTS.

FLUSHING.—Bowne av, n w c, 38th st, 2 4-sty bk bldgs, 35x72, slag rf, 9-fam, elec, steam heat; \$90,000; (o) W. W. Smith, 236 Barclay st, Flushing; (a) W. Foster Leland, 70 E 45th st, N Y C (1865).

DWELLINGS.

BELLE HARBOR.—Bch 129th st, w s, 350 s Rockaway Bch Blvd, 2-sty fr dwg, 23x47, shingle rf, 1 fam, gas, steam heat; \$9,500; (o) Anna E. Andersen, 241 Bch 105th, Rockaway Beach; (a) L. Andersen, 241 Bch 105th, Rockaway Beach (1825).

COLLEGE POINT.—College av, s w c Monument av, 2½-sty bk dwg, 23x35, slate rf, 1 family, gas, hot water heat, & bk garage; \$8,000; (o & a) W. B. Lienan, 58 3 av, College Point (1525 & 1527).

COLLEGE POINT.—10th st, w s, 185 s Av D, 2-sty fr dwg, 28x26, shingle rf, 1-family, gas, steam heat; \$8,750; (o) Wm. Frankenstein, College Point; (a) J. F. D. Bebell, Jamaica (1413).

COLONIAL HEIGHTS.—18th st, w s, 320 n Albemarle av, 2½-sty bk dwg, 25x30, shingle rf, 1 fam., gas, hot water heat; \$8,000; (o) Edw. H. Speer, 203 Williams st, L. I. City; (a) R. Lukowsky, 49 Stevens st, L. I. City (1389).

CORONA.—Burnside av, n s, 60 e 39th, 2-sty fr dwg, 17x50, gravel rf, 2 families, gas, steam heat; \$8,000; (o) I. Scileppi, 161 41st, Corona; (a) Al. L. Marinelli, 15 W Jackson av, Corona (1358).

CORONA HEIGHTS.—Strong st, n s, 150 w Tieman av, two 2-sty fr dwgs, 20x55, slag rf, 2 families, gas, steam heat; \$14,400; (o) Nathan Keller, 2396 Myrtle av, Ridgewood; (a) Geo. Clarke, 1756 Armand pl, Ridgewood (898-899).

FAR ROCKAWAY.—Beach 2d st, e s, 260 n Sea Girt av, three 1-sty fr dwgs, 18x34, shingle rf, 1-family, gas; \$7,500; (o & a) B. Frank Seiver, Far Rockaway (1441-1442-1443).

FAR ROCKAWAY.—Hude st, s w c Augustin av, three 2-sty fr dwgs, 26x34, shingle rf, 1 fam, gas; \$30,000; (o) J. Seidt, Far Rockaway; (a) Jos. H. Cornell, Far Rockaway (1452-53-54).

FAR ROCKAWAY.—Dorian court, n s, 246 e Jarvis la, 2-2-sty bk dwgs, 39x24, shingle rf, 1 family, gas, steam heat; \$20,000; (o) Jarvis Lane Corp., Far Rockaway; (a) Jos. P. Powers, 8008 Boulevard, Rockaway Beach (817-818).

FAR ROCKAWAY.—Coles la, s s, 180 e Jarvis la, 2-sty bk dwg, 39x24, shingle rf, 1 family, gas, steam heat; \$10,000; (o) Jarvis Lane Corp., Far Rockaway; (a) Jos. P. Powers, 8008 Boulevard, Rockaway Beach (819).

FLUSHING.—24th st, w s, 231 n Queens av, two 2-sty fr dwgs, 16x38, single rf; 2 fam, gas, steam heat; \$8,400; (o & a) Gustave J. Miller, 120 23d, Flushing (1208-09).

FLUSHING.—Brewster av, n w cor and 29th road, 2-sty fr dwg, garage, 25x57, shingle rf, 1 fam, gas, hot water heat; \$7,500; (o) L. T. Stratton, 166 Lawrence st, Flushing; (a) Fred Serenson, 197 Central av, Flushing (1220).

FLUSHING.—161st st, w s, 140 n 35 av, 1½-sty bk dwg, 37x44, shingle rf, 1 family, elec, steam heat; \$9,000; (o) Charles Schnier, 625 Oceanview av, Woodhaven; (a) R. F. Schirmer, 217 E 33d, Manhattan (933).

FLUSHING.—Amity st, s s, 500 e Parsons av, 2½-sty fr dwg, 20x30, shingle rf, 1-family, gas, steam heat; \$7,500; (o) S. J. Kennedy, 303 Madison av, Flushing; (a) Dan F. Kennedy, 110 Murray lane, Flushing (1478).

GLENDAL.—Brush st, w s, 926 n Myrtle av, 2-sty fr dwg, 20x55, tar & gravel rf, 2 families, gas, hot air heat; \$7,500; (o) G. J. Rickert, Bdush st, Glendale; (a) C. S. Clarke, 1756 Armand pl, Ridgewood (811).

GLENDAL.—Bertha pl, s e c & Queens av, two 2-sty fr dwgs, 20x55, slag rf, 2 fam, gas, steam heat; \$15,000; (o) Schnettenger & Oehler, 1821 Linden st, Ridgewood; (a) F. Wonnberger, 1125 Decatur st, Bklyn (1363).

JAMAICA.—Columbia av, e s, 100 n Park st, six 2-sty fr dwgs, 16x37, shingle rf, 1 fam, gas, steam heat; \$24,000; (o) Wm. Molitor, 163 3d st, Woodhaven; (a) A. Meissner, 44 79th st, Woodhaven (1319 to 1324 incl.).

JAMAICA.—143d st, e s, 95 s 87th, 6-2-sty fr dwgs, 19x53, shingle rf, 2 families, gas, steam heat; \$45,000; (o) Tesco Const. Co., 6 Shipley, Woodhaven; (a) Chas. Infanger & Son, 2634 Atlantic av, Bklyn (928-29-30).

MORRIS PARK.—Lambert st, e s, 190 n Hawtree av, two 2-sty fr dwgs, 16x36, shingle rf, 1 fam, gas, hot air heat; \$12,000; (o) H. Haufe, 32 Furman av, Middle Village; (a) Wm. Von Felde, 2188 Metropolitan av, Middle Village (1213-1214).

MORRIS PARK.—101st av, s s, 50 w 131st, 2-sty fr dwg, 21x50, tar & gravel rf, gas, 2 families, steam heat; \$8,500; (o) Salvatore Manfre, Water st, near Boyd av, Woodhaven; (a) J. Monda, 3917 Jerome av, Woodhaven (833).

RICHMOND HILL.—Liberty av, s w c 116th st, four 2-sty bk dwgs & strs, 20x70, slag & slag rf, 2 fam, gas, steam heat; \$35,000; (o) Jos. Miller & Sons, 10415 Church st, Richmond Hill; (a) L. Danancher, 328 Fulton st, Jamaica (1395 to 1400, inclusive).

RICHMOND HILL.—Sutter av, n e c 112th, two 2½-sty fr dwgs, 18x32, shingle rf, 1 family, gas, steam heat; \$8,000; (o) John Rockeas, 529 E 16, N. Y. C.; (a) Edward Jackson, Herri-man av, Jamaica (903-904).

RICHMOND HILL.—Lefferts av, e s, 30 s 101st av, 2½-sty fr dwg, 24x51, shingle rf, 2-family, gas, steam heat; \$9,500; (o) Jacob Mathels, Jr., 1819 Greene av, Ridgewood; (a) Wm. Von Felde, 2188 Metropolitan av, Middle Village (1501).

UNION COURSE.—74th pl, n e c 90 av, 2-sty fr dwg, 16x36, shingle rf, 1 family, gas, steam heat; \$5,000; (o) Gatehouse Bros., Inc., 57 Chestnut, Bklyn; (a) Geo. E. Crane, Richmond Hill; & 74th pl, e s, 42 n 90 av, 8-2-sty fr dwgs, 16x36, shingle rf, 1 family, gas, steam heat; \$40,000 (510-11-12-13-14-15-16-17-18-19).

WHITESTONE.—7th av, w s, 40 n 6th, 2-2-sty fr dwgs, 20x58, shingle rf, 2 families, gas, steam heat; \$13,000; (o) August Bindrim, 91 N Henry, Bklyn; (a) Jos. McKellop, 821 Manhattan av, Bklyn (872-3).

FACTORIES AND WAREHOUSES.

JAMAICA.—Sutphin rd, e s, 100 n Chichester av, 2-sty bk storage, 60x75, gravel rf; \$75,000; (o) Merkel Bros., Jamaica; (a) Feldblat & O'Donnell, 1416 Bway, N Y C (1958).

JAMAICA.—94th av, s s, 224 e Sutphin Blvd, 2-sty bk refrigerator warehouse, 25x100, slag rf; \$22,000; (o) Leo Tesser, Hillcrest av, Jamaica; (a) Irving Fenichel, 583 Bedford av, Bklyn (2205).

L. I. CITY.—13th st, s s, 115 w Ely av, 1-sty bk factory, 100x100, slag rf; \$12,000; (o & a) Nevel Realty Corp., 226 E 41st, Manhattan (2702).

L. I. CITY.—Ely av, n w c 13th, 1-sty bk factory, 84x116, slag rf; \$20,000; (o & a) Wm. Klein, 65 Bway, L. I. City (2663).

L. I. CITY.—Nelson av, s s, Rawson to Hill st, 2-sty bk factory, 200x200, slag rf, steam heat; \$200,000; (o) Underpinning & Foundation Co., 290 Bway, Manhattan; (a) Francis Pruyn, same address (2833).

STABLES AND GARAGES.

JAMAICA.—Fulton st, s s, 2,000 e Hamilton av, 2-sty bk stable, 105x40, shingle rf; \$15,000; (o) Jos. Stanbury, Inc., Jamaica; (a) W. H. Spaulding, 375 Fulton, Jamaica (2858).

STORES AND DWELLINGS.

EDGEWARE.—Edgemere av, s e cor and Bch 35th st, 3 2-sty fr stores and dwgs, 40x100, 2-fam, tar and gravel rf, elec; \$23,000; (o) Rose Baron, 422 De Kalb av, Bklyn; (a) Harry Dorf, 614 Kosciusko st, Bklyn (1776-7-8).

GLENDAL.—Metropolitan av, s s, 400 e Shaler st, 2-sty bk store and dwg, 24x45, gravel rf, 1-fam, gas; \$8,000; (o) John Haufe, 9 Audley pl, Kew, L. I.; (a) H. T. Jeffrey, Jr., Fulton st, Jamaica (1852).

MIDDLE VILLAGE.—Metropolitan av, s s, 100 w Funston pl, 2-sty bk store and dwg, 20x51, slag rf, 2-fam, gas, hot water, heat; \$9,000; (o) Jacob Amann, 1660 Metropolitan av, Middle Village; (a) Wm. Von Felde, 2188 Metropolitan av, Middle Village (1893).

SOUTH OZONE PARK.—Rockaway Plank rd, s s, 320 w Afield av, 2-sty bk store and dwg, 20x55, slag rf, 2-fam, gas, steam heat; \$9,000; (o) Michael Schella, 489 Liberty av, Bklyn; (a) Chas. P. Cannella, 1163 Herkimer st, Bklyn (1861).

SOUTH OZONE PARK.—Rockaway Blvd, s s, 21 w Brinkmeyer av, 3-sty bk store and dwg, 20x70, slag rf, 2-fam, gas, steam heat; \$8,000; (o) Matteo Zarcone, South Ozone Park; (a) A. P. Sorice, Jr., 363 Fulton st, Jamaica (2079).

STORES, OFFICES AND LOFTS.

JAMAICA.—Queens Blvd, n e cor and Hillside av, 1-sty bk show room, 200x30, slag rf, elec; \$70,000; (o) Jacob Slater, 175 Bay 25th st, Bklyn; (a) W. T. McCarthy, Frank Kelly Assn, 16 Court st, Bklyn (2052).

WOODHAVEN.—Jamaica av, s s, 500 e 80th st, 2-sty bk dwg and store, 25x53, tar and gravel rf, 1-fam, gas, steam heat; \$20,000; (o) Chas. Miller, 255 Irving av, Bklyn; (a) Fred Burmeister, 225 Stanhope st, Bklyn (2002).

Richmond.
CHURCHES.

TOTTENVILLE.—Amboy rd, s s, 150 e Main, 2-sty fr church & rectory, 40x75, rubberoid rf; \$9,000; (o) Church of St. Stephen, Tottenville; (a) Fred J. Poole, 25 Sprague av, Tottenville (261).

DWELLINGS.

ANNADALE.—Amboy rd, s s; also Clove av, e s, 2-sty fr dwg, 24x29, slag roof; \$6,000; (o) Mrs. Minnie Schaefer, 514 E 88th st, N. Y. C.; (a) Oscar Halminen, 793 Arden av, Annadale (192).

ANNADALE.—Pounrey av, s s Colcombe av, 2-sty bk dwg, 16x30; \$3,000; (o) John Edw. Vinis, Ereutan av & Annadale st; (a) same; (m) Jos. Perry, Lamont av. (186).

CLOVENA PARK, S. I.—Cayuga av, w s, 100 s Oswego, 2-sty fr dwg, 36x51, asphalt shingle rf; \$6,000; (o) Gustav Straudberg, 290 W. 147, N. Y. City; (a) Gustav Rydberg, 163 E 184, N. Y. City (152).

GIFFORDS.—Giffords la, s w c Arthur Kill rd, Gifford la & Fresh Kill rd, 2-sty bk dwg, shingle

rf, 30x28; \$7,000; (o) A. Gotteschaldt, 311 Tompson av, Stapleton, S. I.; (a & b) M. Gotteschaldt, 97 Osgood av, Stapleton, S. I. (53).

GRANT TER.—Adams av, e s, 88 s Railroad av, 2-sty fr dwg, shingle rf, 26x29; \$3,500; (o & b) Wm. A. Reynolds, 201 Jefferson av, Dongan Hills, S. I. (73).

GRYMES HILL, STAPLETON.—Eddy st, n s, 350 w Howard av, 2½-sty (attic used) fr bldg, 26x38x11x19, clay tile rf; \$12,000; (o) Henry O. Lindermann, Richmond tpke; (a) Henry J. Otto, 92 Beach, Stapleton, S. I.; (c) Carstensen & Co., 90 Vista av, Stapleton, S. I. (81).

HUGUENOT PARK.—Fourth st, n s, 140 w Huguenot av, 1-sty fr dwg, 20x32, shingle rf; \$4,000; (o) Effie Stewart, care (a); (a) Stanley Jahoda, 47 E 34, N. Y. City (164).

OAKWOOD.—14th st, w s, 125 n Guyon av, 2-sty fr dwg, shingle rf, 24x30; \$2,500; (o & a) Antonio Denardo, 385 Guyon av, Oakwood, S. I. (63).

PORT RICHMOND.—Cornell st, n s, 300 e Decker av, 2-sty fr dwg, shingle rf, 20x44; \$5,000; (o) Hans Larsen, 191 Lexington av; (a) T. Beasen, W. New Brighton, S. I. (46).

SOUTH NEW YORK, ADD. NO. 1, S. I.—Richmond tpke, s s, 320 w Highland av, 1½-sty fr dwg, 18x26, shingle rf; (o) James Houston, 228 E 35, N. Y. City; (s) S. Johansen 26 Glenwood av, South New York, Add No. 1 (148).

WEST BRIGHTON.—Richmond ext, e s, 140 s Henderson av, 1-sty fr dwg, rubberoid rf, 20 x34; \$2,900; (o) Wm. G. Willcox, 115 Davis av; (a) J. C. Twine, 103 Barker, West Brighton, S. I.; (m) King Jackson, 128 Clove rd (47).

WEST NEW BRIGHTON.—Aucila Court, n s, 200 e Bard av, 2-sty fr dwg, 24x24, shingle rf; \$4,600; (o) Mrs. D. Waiser, Livingston, S. I.; (a) Louis Larsen, 95 Egbert av, West New Brighton, S. I.; (m & c) Louis Larsen, 95 Egbert, West New Brighton, S. I. (138).

WEST NEW BRIGHTON.—Freeman pl, e s, 100 n Raleigh av, 1-sty fr dwg, 31x44, asbestos rf; \$6,500; (o) E. Greenfield, 111 Elizabeth st, West Brighton, S. I.; (a) F. W. Forsberg, Miami Harbor, S. I. (122).

WEST NEW BRIGHTON.—Mountain View av, e s, 240 s Puray pl, 2-sty fr dwg, shingle rf, 24x24; \$4,500; (o) James S. & Minnie Minogue, 115 Mountain View av; (a) Sears, Roebuck & Co., Chicago & Philadelphia (2584).

WESTERLEIGH.—Neal Dow av, ns, 140 e Lathrop av, 2-sty fr dwg, 20x26, shingle rf; \$4,500; (o) Albert Abramson, Post av; (a) H. Hermansen, 340 Oakland av (142).

WESTERLEIGH.—Livermore av, s s, corner Leonard av, 2½-sty fr dwg, 20x26, shingle rf; \$4,500; (o) F. G. Blafeld, 164 Catherine st; (a) J. P. From, Decker st. (2786).

WOODLAND TER.—15th st, w s, 400 Barnes av, 1-sty fr dwg, 24x34, shingle rf; \$2,500; (o) D. L. C. Work, 143 Montague st, Bklyn, N. Y.; (a) same; (m) A. Hawley (87).

FIRST WARD.—Fisk av, s w c Woodbridge pl, 2½-sty fr dwg, 22x26, shingle rf; \$4,300; (o & a) Otto Johnson, 8 Dubois av, West New Brighton, S. I. (93).

STORES AND DWELLINGS.

NEW DORP LA, s w c Weed av, 2-sty bk str & dwg, 28x60, tar & gravel rf; \$12,000; (o) Giusto La Barbera, 204 Av A, Manhattan; (a) Laspia & Samenfeld, 525 Grand, Bklyn (251).

MISCELLANEOUS.

ELTINGVILLE.—Southfield Blvd, e s Arden av, 2½-sty fr public bldg, 75x34, shingle rf; \$22,000; (o) N. Y. Assn. Impd. Cond. of Poor, 105 E 22d, Manhattan; (a) Delano & Aldrick, 126 E 38th, Manhattan (197).

PLANS FILED

FOR ALTERATIONS

Manhattan

BEDFORD ST, 25, remove toilet fixtures, plumbing, new toilet, plumbing, partitions in 4-sty str & apt; \$30,000; (o) Caudio Traders, Inc., 35 Nassau; (a) Jos. Weinstein, 40 Lexington av (485).

CANAL ST, 272, remove column, lower 1 tier beams in 3-sty bk store and show room; \$3,000; (o) Martin & Arthur Langer, Louis Gordon, 272 Canal st; (a) Philip Bardes, 230 Grand st (500).

DIVISION ST, 193, new beams in 5-sty bk store and show room; \$1,000; (o) Jacob Kaufman, 193 Division st; (a) Sidney Daub, 217 Bway (458).

ELDRIDGE ST, 111, shore up wall, remove piers, new stores, columns, beams, show windows, balconies, drop ladders on 6-sty bk stores and apart; \$1,500; (o) Lina Mintz, 25 E 99th st; (a) Michael Bernstein, 137 E 41st st (445).

ELIZABETH ST, 82, new elevator, bulkhead, raise floor in 5-sty bk storage; \$1,500; (o) (enr) W. C. Morris, 130 E 15th (487).

ELIZABETH ST, 163, new ext, rearrange stairs in 4-sty bk str & appts; \$17,000; (o) Jos. Paolantonio & Salvatore C. Fannelli, 1401

11 av, Bklyn.; (a) Ferd. Savignano, 6005 14 av, Bklyn. (491).

GREENWICH ST, 270-72, new add sty, skylight, wall on 4-sty bk str & storage; \$3,000; (o) Jos. S. Coward, 274 Greenwich; (a) Jeane Jaume, 231 W 18th (490).

GREENWICH ST, 299-301, rearrange partitions, new stairs in 5-sty bk stores and storage; \$1,500; (o) J. W. Kleuch & Co., 302 Greenwich st; (a) Geo. Dress, 116 W 39th st (503).

HUDSON ST, 106-110, remove elevator, new office partitions, pent house, stair hall, f. p. partitions, elevator, elevator entrance in 10-sty bk offices; \$15,000; \$15,000; (o) The Borden Co., 150 Madison av; (a) Buchman & Kahn, 56 W 45th (484).

JOHN ST, 29, new store front, rearrange booths, files, new wood rails, ceiling, lights in 16-sty bk store and offices; \$4,000; (o) Est John V. Cockroft, 73 Nassau st; (a) Chas. M. Hart, 331 Madison av (497).

UNION SQ, 4 and 6, raise floor, remove bake oven, mezzanine balcony, girders, new stairs in 4 and 6-sty stores and offices; \$20,000; (o) Danl. Brubacher, Portchester, N. Y.; (a) Bruno W. Berger & Son, 121 Bible House (450).

WASHINGTON SQ, 14-15-16, make 3 bldgs into 1, remove centre bldg, raise rf, new add 6-stys, stairs, fire escape, elevators in 3 4-sty bk dwgs; \$100,000; (o) Rhineland R. E. Co., 31 Nassau st; (a) Maynicke & Frank, 25 Madison Sq, N (449).

16TH ST, 408 W, 9TH AV, 85-87, s e c 9th av and 16th st, remove partitions, toilets, windows, store front, sidewalk, elevator, new walls, doors, windows, plaster ceiling, piers, columns, partitions, stairs, raise beams in 3 3 and 6-sty bk stores, offices, aparts; \$60,000; (o) National Biscuit Co., 409 W 15th st; (a) A. G. Zimmermann, 85 9th av (477).

22D ST, 150 E, new oven, flue in 2-sty bk bakery; \$3,000; (o) Robert P. Breece, 38 E 23d st; (a) Max Muller, 115 Nassau st (466).

22D ST, 130 E, enlarge Pent House, new fire balcony, raise skylights, elev, in 9-sty bk office bldg; \$15,000; (o) Russell Sage Foundations, 130 E 22d st; (a) Grosvenor Atterbury, 139 E 53d st (489).

23D ST, 39-41 W, 24TH ST, 20 W, remove stairs, new partitions, doors, stairs, window, conc footings, columns in 6-sty bk stores and offices; \$6,000; (o) Knapp Rlty. Co., 39 W 23d st; (a) N. K. Vanderbeck, 15 Maiden Lane (442).

26TH ST, 36 W, remove partitions, walls, new walls, partitions, shafts, stairs, raise beams in 5-sty bk; \$20,000; (o) Roth Bros., 36 W 26th st; (a) Rudolf C. P. Boehler, 116 W 39th st (468).

29TH ST, 216 E, remove wall, lower beams, new beams in 5-sty bk tnt; \$3,000; (o) Mary T. Greenthal, 237 E 86th st; (a) Philip Bardes, 230 Grand st (501).

30TH ST, 15 and 17 W, new fire escapes, extend stairs, fire retard, stair holds; \$5,000; (o) Est Isaac Walker, 31 Nassau st; (a) Chas. H. Gillespie, 1123 Bway (453).

42D ST, 13 to 21 W, rebuild front wall, raise beams in 5 & 6-sty bk str & offices; \$3,500; (o) Eugene Hoffman, 17 W 42d; (a) Jos. Kleinberger, 20 W 43d (483).

45TH ST, 133 W, remove partitions, new stairs, enclose stairs in 3-sty bk stores and aparts; \$1,000; (o) Isadore Kramer, 133 W 45th st; (a) John H. Kunkel, 305 W 43d st (495).

48TH ST, 168 W, extend basement, raise 1 floor beams, new bath rooms in 3-sty bk store and aparts; \$8,000; (o) Theresa Rosenberg, 830 Riverside Drive; (a) Jos. J. Reubel, 131 8th av (454).

51ST ST, 57 & 59 W, raise beams, new fire escape, stairs, rooms in 2 3-sty bk dwgs; \$15,000; (o) Est J. W. Cushman, care Ed. R. Greene, Columbia Trust Co., 60 Bway; (a) Jas. P. Whiskeman, 153 E 40th st (451).

104TH ST, 336-42 E, new add sty, tier beams, slag rf, partitions, stair enclosure, dumbwaiter shaft in 3-sty bk church and settlement house; \$13,000; (o) St. Lucy's R. C. Church, 336-42 E 104th st; (a) Duff & Froendhoff, 348 W 14th st (462).

122D ST, 319-21-25 E, new extension on 1-sty bk garage; \$2,000; (o) Austin Estate, 2406 1st av; (a) Saml. Cohen, 32 Union st (456).

125TH ST, 4-6 W, remove wall, columns, beams in 4-sty bk store and offices; \$1,500; (o) Saml. Licht, 214 6th av; (a) Louis A. Sheinart, 194 Bowery (472).

125TH ST, 302-4 W, 8TH AV, 2329-31, remove elevator shaft, stores, wall, new toilets, stairs, store fronts, elevator, enlarge window in 3 and 4 and 5-sty bk store and offices; \$12,000; (o) Michael Adrian Corp., 447 2d av; (a) Geo. and Edw. Blum and S. W. Katz, 505 5th av (502).

AMSTERDAM AV, 1340½, new extension on 1-sty bk Oyster House; \$1,050; (o) Morris Weinstein, 192 Bowery; (bldr) Jas. Staryen, 604 W 140th st (457).

BROADWAY, 4249-59, remove store fronts, bk wall, new partitions, toilets, store fronts, beams in 2-sty bk store and club rms; \$4,000; (o) Adolph Lewison, 61 Bway; (a) L. E. Denslow, 44 W 18th st (460).

BWAY, 692, new partitions in 12-sty bk store, show rooms and factory; \$3,000; (o) Bway and 4th St Bldg Co., 692 Bway; (a) Saml. Cohen, 32 Union Sq (482).

LEXINGTON AV, 115, remove pier in 3-sty bk store and aparts; \$1,000; (o) Geo. Rollwagen, 115 Lexington av; (a) Philip Bardes, 230 Grand st (498).

PARK AV, 341 to 351, rearrange bath room, new pipe shaft, doors, trim, oak saddles, lavatory in 17-sty bk hotel; \$30,000; (o) Ambassador Hotel Corp., 341-51 Park av; (a) Warren & Wetmore, 16 E 47th (486).

PARK ROW, 184, remove walls, beams, new show windows in 5-sty bk store and aparts; \$15,000; (o) Dora Schiller, 35 W 110th st; (a) Chas. B. Meyers, 31 Union Sq W (443).

ST. NICHOLAS AV, 1056, new add beams, store front, on 2-sty bk dwg; \$1,000; (o) John Mitchell, 120 Bway; (a) Sigmund Schuler, 1051 College av (463).

2d AV, 1140, enlarge show windows, shift stairs, new beams, toilets in 2, 4 and 1-sty bk stores and aparts; \$5,000; (o) Peter Doelger Brewing Co., 407 E 55th st; (a) Geo. Dress, 116 W 39th st (478).

3D AV, 1996-98, remove show windows, new steel wk, show windows in 4-sty bk tnt; \$1,500; (o) Geo. Weisenberg, 2030 3d av; (a) Saml. Cohen, 32 Union Sq (472).

3D AV, 462, remove store front, wall, new beams, girder, store front on 4-sty bk store and apart; \$5,000; (o) Jacob Wadler, 466 3d av; (a) Geo. H. Streton, 158 W 35th st (455).

6TH AV, 850, new windows, in 5-sty bk tnt, \$1,000; (o) Matilda Weinroth, 864 6th av; (a) John H. Kunkel, 305 W 43d st (480).

7TH AV, 722-30, new entrance, reinf conc and sti vault, stairs, floor (marble or conc); fire retard beams in 10-sty bk stores and offices; \$30,000; (o) S. & A. J. Cooper Rlty. Corp., 328 Wabash av, Chicago, Ill.; (a) John G. Stasse, 175 5th av (448).

7TH AV, 742, new stores, sills, pent house on 4-sty bk stores and offices; \$10,000; (o) Garfield Natl. Bank, 5th av and 23d st; (a) John S. Simpson, Essex Bldg, Newark, N. J. (446).

7TH AV, 439, remove wall, new columns, beams, partitions, show window in 4-sty bk stores and lofts; \$3,000; (o) Frank L. Sparks, 130 Bainbridge st, Bklyn.; (a) Alfred L. Kehoe & Co., 150 Nassau st (471).

7TH AV, 2301, 135TH ST, 187 W, remove walls, partitions, new wall, windows, floors in 2-sty bk bank and tnt; \$5,000; (o) St. Philips Church, 217 W 133d st; (a) Vertner W. Tandy, 1931 Bway (475).

11TH AV, 154-60, extend stairs, new plumbing, fire retard, stair hall in 3-sty bk stores and factory; \$3,000; (o) 22d St and 11th Av Corp., 315 Vanderbilt av, Bklyn.; (a) John H. Kunkel, 305 W 43d st (469).

RANDALLS ISLAND, opp E 125th st, remove plumbing fixt, extend mezzanine, firewalk, new plumbing fixt, partitions, steam trench, reconstruct stair case in 1-sty bk storehouse; \$11,000; (o) City of N. Y., Dept. Public Welfare, Municipal Bldg; (a) Sylvester A. Taggart, 860 Bushwick av, Bklyn (464).

Bronx

ALDUS ST, 944, new plumbing, new partition, 5-sty br str and tnt; \$5,000; (o) Aron Realty Corp., 1018 E 16th st; (a) Chas. P. Winkelman, 103 Park av (118).

134TH ST, s s, 104 W Willow av, 1-sty br ext, 21x42.8, 1-sty br fac; \$2,500; (o) Morel & Feldman, Inc., on prem; (a) De Rose & Cavallieri, 370 E 149th st (116).

144TH ST, 480 to 490, 1-sty br built upon 2-sty br fac; \$30,000; (o) Silk Finishing Co. of America, on prem; (a) Philip H. Gabel, 381 4th av (115).

161ST ST, 770, 2-sty br exten, 21x15, new plumbing, new partitions to 3-sty fr str and dwg; \$5,000; (o) Anna Savelson, 71 Eldridge st; (a) L. A. Sheinart, 194 Bowery pl (114).

163D ST, 799, 1-sty fr extension, 18x25.2, new plumbing, new partitions, 3-sty fr dwg; \$3,000; (o) Philip Soloway, on prem; (a) Earl J. Itzel, 1365 Prospect av (113).

MAYFLOWER AV, 1263, 1-sty fr exten, 21x22.4 to 1-sty fr dwg; \$1,200; (o) Palazzi Andrea, on prem; (a) Della Perma & Erickson, 289 E 149th st (119).

MATILDA AV, 4539, 2-sty fr ext, 18x20, to 2½-sty fr dwg; \$3,000; (o) John Pohonka, on prem; (a) Crumby & Skirwan, 355 E 149th (94).

WESTCHESTER AV, 857, 1-sty br exten, 20.3x2.8, new show windows, new partitions, 3-sty fr str and dwg; \$3,000; (o) Chas. and Dora Craft, 23 W 113th st; (a) M. J. Harrison, 110 E 31st st (121).

PELHAM BAY PARK, 1-sty fr exten, 12.6x10.6 and new partitions to 3-sty stone dwg and restaurant; \$6,000; (o) City of N. Y.; (a) Herts & Robertson, 331 Madison av (122).

Brooklyn

BERGEN ST, 925-35, n s, 153.9% w Franklin av, fire wall, 5-sty bk warehouse; \$1,450; (o)

Kemble Realty Co., 1042 Dean st; (a) Willard E. Tunison, 262 Greene av (3280).

CHESTNUT ST, 136, n w c Ridgewood av, ext, int & pl 3-sty bk st & 2 fam dwg; \$1,800; (o) Markus Schneider, premises; (a) Chas. Infanger & Son, 2634 Atlantic av (3302).

HERKIMER PL, 31-41, n s, 250 w Nostrand av, repair fire damage 2-sty bk factory; \$20,000; (o) Paul Uhlich, 11 Cliff st, N. Y.; (a) J. Sarsfield Kennedy, 157 Remsen st (2976).

JUNIUS ST, 232-6, w s, 100 s Belmont av, ext & int storage & shop; \$6,000; (o) Barnett Perlman, 99 Chester st; (a) E. M. Adelsohn, 1778 Pitkin av (3018).

KEAP ST, 345, n s, 39½ n So 4th st, st fts, int & pl 3-sty bk stn, 3 fam dwg; \$1,500; (o) Sarah Shieftetz, 347 Keap st; (a) Hy. M. Entlich, 413 South 5th st (2954).

RODNEY ST, 201, ns, 215 e Lee av, ext & int 3-sty bk 3 fam dwg; \$2,000; (o) J. Post, premises; (o) Irving M. Feinchel, 583 Bedford av (2930).

SOUTH 2D ST, 259, n s, 24½ e Havemeyer st, int & ext 3-sty bk store & 2 fam dwg; \$6,000; (o) Etta Winham, 294 Park pl; (a) Chas. O. Cannella, 1163 Herkimer st (3073).

49TH ST, 1173-83, n s, from 12th to New Utrecht avs, add 2 stys, 3-sty bk meeting rooms & stores; \$40,000; (o) Sarah Levine, 1217 50th st; (a) Francis X. Rousseau, 159 Remsen st (2974).

BLAKE AV, 642, s s, 39 w Penna av, ext & nt 3-sty bk str & 2 fam dwg; \$2,000; (o) Abraham Papier, premises; (a) Tobias Goldstone, 50 Graham av (3269).

EAST NEW YORK AV, 1274, s w c Howard av, st frt, int & plbg 4-sty bk stores & 6 fam dwg; \$2,500; (o) Abiegans Const. Co., 1311 East New York av; (a) Magnuson & Kleinert, 52 Vanderbilt av, N. Y. (3235).

FLATBUSH AV, 1266-8, w s, 64 n Stephens ct, ext, int & pl 2-3-sty bk str & 2 fam dwg; \$4,500; (o) Chris Kramer, premises; (a) John J. Carroll, 225 Greene av (3096).

HUDSON AV, 142, n w c Prospect st, str fts, int & ext 3-sty fr stores & 3 fam dwg; \$3,000; (o) Frank Caramenico, 367 Myrtle av; (a) Max Hirsch, 26 Court st (2934).

MANHATTAN AV, 52-60, s e c Seigel st, st frt, int, plbg & ext 3-sty bk store & 2 fam dwg; \$5,000; (o) Kopel Turroff, 75 Graham av; (a) Tobias Goldstone, 50 Graham av (3263).

MYRTLE AV, 620, s e c Kent av, st ft, oven, etc, 3-sty bk stores & 4 fam dwg; \$2,500; (o) Gracia Scotti, 605 Myrtle av; (a) A. White Pierce, 26 Court st (3015).

NEW UTRECHT AV, 4801-11, s e c 48th st, add sty 2-sty bk stores; \$15,000; (o) Sarah Levine, 1217 50th st; (a) Francis X. Rousseau, 159 Remsen st (2975).

SURF AV, 1232-48, s e c Strattons Walk, roof sign, 2-sty bk theatre; \$8,000; (o) Fred B. Henderson, California; (a) Seelig & Finkelstein, 44 Court st (2349).

TOMPKINS AV, 118, w s, 50 n Vernon av, move & alter bldg, 4-sty fr office, stores & 2 fam dwg; \$6,000; (o) Mathis Kirpassoff, premises; (a) Tobias Goldstone, 50 Graham av (2957).

5TH AV, 527, e s, 58 n 14th st, str ft & ext 3-sty bk str & 2 fam dwg; \$2,000; (o) Emma M. Schneider, 551 5th av; (a) Burke & Olsen, 32 Court st (3285).

Queens

ASTORIA.—Hoyt av, s s, 125 e Goodrich st, new 1st fr front tnt; \$3,000; (o) C. Mastrangelo, 56 Rapelye av, Corona (420).

EDGEMERE.—Rockaway Beach blvd, s w c Beach 44th st, raise roof, 1-sty, tar & gravel roof, to provide for 2 add families, int alt; \$8,000; (o) Annie Bryman, 506 Stone av, Bklyn (446).

EDGEMERE.—Rockaway Beach blvd, s s, 72 w Beach 44th st, raise roof, 1-sty, tar & gravel roof, to provide for 2 add families, int alt; \$8,000; (o) Annie Bryman, 506 Stone av, Bklyn (447).

ELMHURST.—Caldwell av, n w c Seabury st, 2-sty fr ext, 12x11, side, raise roof 1-sty changed to 2 fam house; \$3,000; (o) Jos. Kenyon, 174 Caldwell av, Maspeth (421).

FAR ROCKAWAY.—John st, e s, 115 s Wavecrest av, 1 & 2-sty fr ext, 19x10, side & rear bay windows, ext alt, int alt, ext to be used as garages; \$7,000; (o) Gertrude Rennyson Foster, Homestead Cottage, Far Rockaway (440).

LONG ISLAND CITY.—5th av, e s, 289 n Webster av, 2 sty fr ext, 20x15, front of dwg, int alt to provide for additional family; \$4,000; (o) Jas. Lorenzo, 84 5th av, L. I. City; (a) R. V. Petrolino, 228 Hoyt av, Astoria (427).

LITTLE NECK.—Jackson av, n s, 75 w Westmoreland av, 1-sty fr ext, 32x14, front; \$1,900; (o) Dalphine Schneider, Little Neck; (a) I. P. Robinson, Little Neck (426).

RIDGEWOOD.—Parkview av, n w c Myrtle av, stores, plng, new store fronts & entrances; \$1,000; (o) Vincent Chierello, 2679 Myrtle av, Ridgewood (388).

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; E. S. DODGE, Vice-President; J. W. FRANK, Secretary-Treasurer

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

Copyright, 1922, by The Record and Guide Company,

119 West 40th Street, New York (Telephone: Bryant 4800)

VOL. CIX
NO. 12 (2819)

NEW YORK, MARCH 25, 1922

25c. A COPY
\$12.00 A YEAR

Advertising Index	Page
A. B. See Electric Elevator,	4th Cover
Ackerly & Son, Orville B.	371
Adams & Co.	370
Adler, Ernest N.	371
American Bureau of R. E.	366
American Enameled Brick & Tile Co.	377
Ames & Co.	2d Cover
Amy & Co., A. V.	2d Cover
Anderson Brick & Supply Co.	4th Cover
Anderson & Co., James S.	2d Cover
Armstrong & Armstrong.	371
Ashforth & Co.	2d Cover
Athens Brick Lime & Cement Co.	4th Cover
Automatic Fire Alarm Co.	378
Balter, Alexander	370
Bauer, Milbank & Molloy.	370
Beckman, A. G.	372
Bell Co., H. W.	378
Benenson Realty Co.	364
Boyd, James	364
Boylan, John J.	2d Cover
Brener, Samuel	364
Brennan, Edmund M.	371
Brett & Goode Co.	Front Cover
Brooks & Momand	364
Brown, Frederick	364
Brown Co., J. Romaine.	Front Cover
Builders' Brick & Supply Co.	4th Cover
Bulkley & Horton Co.	372
Busher & Co., Eugene J.	2d Cover
Butler & Baldwin.	Front Cover
Cammann, Voorhees & Floyd.	2d Cover
Carpenter, Leonard J.	2d Cover
Chauncey Real Estate.	2d Cover
City Investing Co.	356
Classified Advertising	368
Coburn, Alfred P.	370
Consolidated Gas Co.	367
Corth & Co., George H.	371
Cross & Brown.	Front Cover
Cruikshank Co.	Front Cover
Cruikshank's Sons, Wm.	Front Cover
Cudner, R. E. Co.	2d Cover
Cusack Company	370
Cushman & Wakefield.	370
Cutler & Co., Arthur.	2d Cover
Cutner, Harry B.	2d Cover
Dailey, Clarke G.	356
Davies, J. Clarence.	372
Day, Joseph P.	2d Cover
Dean & Co., W. E.	2d Cover
Dike, O. D. & H. V.	2d Cover
Dodge Co., F. W.	383
Dowd, James A.	371
Dubois, Chas. A.	370
Duffy Co., J. P.	376
Dunlap & Loyd	370
Duross Co.	2d Cover
Edwards Co., Charles G.	2d Cover
Edwards, Dowdney & Richart.	356
Elliman Co., Douglas L.	364
Ely & Co., Horace S.	Front Cover
Empire Brick & Supply Co.	4th Cover
Empire Steel Partition Co.	381
English, J. B.	2d Cover

TABLE OF CONTENTS

Editorials	357
U. S. Supreme Court Again Upholds Emergency Rent Laws	359
Real Estate Broker Needs Nerve, Optimism and Enthusiasm	360
Will Not Call Special Session for Lockwood Bills.	361
Would Reduce City Expenditures \$58,750,000 Annually	362
Review of Real Estate Market for the Current Week	363
Private Sales of the Week.	363
Statistical Table of the Week.	372
Public Group Makes Final Effort to Avoid Building Strike	373
Saks & Co. Will Erect \$4,250,000 Store on Fifth Avenue	374
Marked Gains Noted in Commitments for Local Building	375
Personal and Trade Notes.	375
Trade and Technical Society Events.	375
Building Materials Market.	376
Current Building Operations.	376
Contemplated Construction.	378
Plans Filed for New Construction.	380

Page	Page
Finch & Co., Chas. H.	382
Finkelstein & Son, Jacob.	371
Fischer, J. Arthur.	2d Cover
Fisher, James B.	372
Fox & Co., Fredk.	2d Cover
Frey, William J.	372
Goodwin & Goodwin.	2d Cover
Gulden, Royal Scott.	370
Harris Exchange	371
Hecla Iron Works.	382
Heil & Stern.	364
Hess, M. & L., Inc.	Front Cover
Holmes Elec. Protective.	4th Cover
Holt & Merrill, Inc.	371
Home Title Insurance Co.	356
Hubbard, C. Bertram.	2d Cover
J. & E. Realty Corp.	371
Jackson, Daniel H.	Title Page
Jones & Son, William P.	371
Kane Co., John P.	4th Cover
Keller, Charles G.	370
Kelley, T. H.	370
Kelly, Albert E.	370
Kempner & Son, Inc.	Front Cover
Kilpatrick, Wm. D.	356
Kissling, J. P. & L. A.	370
Kloes, F. J.	378
Kohler, Chas. S.	356
Kopp & Co., H. C.	370
Kurz Co., Wm. F. A.	372
Lackman, Otto	372
Lawyers Mortgage Co.	368
Lawyers Title & Trust Co.	366
Lawrence, Blake & Jewell.	356
Lawrence Cement Co.	4th Cover
Leaycraft & Co., J. E.	Front Cover
Leisch, Henry G.	2d Cover
Lesch & Johnson.	378
Levers, Robert	370
Losere, L. G.	372
Manfing & Trunk.	2d Cover
Martin, Samuel H.	2d Cover
May Co., Lewis H.	2d Cover
McMahon, Joseph T.	Title Page
Metropolitan Life Insurance Co.	369
Milner, Joseph	371
Mississippi Wire Glass.	4th Cover
Monell, F. Bronson.	2d Cover

Advertising Index	Page
Moore, John Constable.	371
Moore's Sons, Morris, Inc.	2d Cover
Moors, J. K.	2d Cover
Morgan Co., Leonard.	371
Muhliker, Arthur G.	371
Murray & Sons, Inc., John A.	376
Murtha & Schmoel.	4th Cover
Nail & Parker.	356
Natanson, Max N.	Title Page
Nehring Bros.	2d Cover
New York Edison Co., The.	379
New York Title & Mortgage Co.	356
Niewenhous Co., Inc.	382
Noyes Co., Charles F.	Front Cover
Ogden & Clarkson Corp.	2d Cover
O'Hare, Geo. L.	356
Oppenheimer, Fred	371
O'Reilly & Dahn.	2d Cover
Payton, Jr., Co., Philip A.	366
Pease & Elliman.	Front Cover
Pell & Co., S. Osgood.	378
Pencoyd Steel & Iron Co.	376
Pendergast, John F., Jr.	372
Plomm, F. & G.	Front Cover
Phelps, Albert D.	372
Pomeroy Co., Inc., S. H.	378
Porter & Co.	Front Cover
Prudence Co., Inc.	366
Quell & Quell.	372
Read & Co., Geo. R.	Front Cover
Realty Co. of America.	356
Rinaldo, Hiram	370
Runk, Geo. S.	370
Ryan, George J.	2d Cover
Sansone Arena Co.	371
Schindler & Liebler.	370
Schweibert, Henry	372
Seaman & Pendergast.	370
Shaw, Arthur L.	371
Shaw, Rockwell & Sanford.	370
Simberg, A. J.	378
Sherman & Kirschner.	371
Smith, Malcolm E., Inc.	370
Smith, Gerritt, Mrs.	366
Spear & Co.	370
Speyers, Inc., James B.	371
Spotts & Starr.	2d Cover
Sterling Mortgage Co.	368
Straus & Co., S. W.	380
Tabolt, Jacob J.	370
Tankos, Smith & Co.	371
Title Guarantee & Trust Co.	356
Tyng & Co., Stephen H., Jr.	356
Union Store Works.	376
United Elec. L. & P. Co.	365
Van Valen, Chas. B.	364
Vorntrans, James, C.	378
Walden, Jones P.	370
Walsh, J. Irving.	2d Cover
Watson Elev. Co., Inc.	4th Cover
Weill Co., H. M.	364
Wells Architectural Iron Co.	382
Wells Sons, James N.	2d Cover
Westergren, Inc., M. F.	4th Cover
White & Sons, Wm. A.	Front Cover
Whiting & Co., Wm. H.	Front Cover
Whitney-Foster Corp.	370
Williams-Dexter Co.	371
Winter, Benjamin	364
Wood-Dolson Co.	Front Cover
Wyckoff, Walter C.	2d Cover
Zittel & Sons, Fredk.	2d Cover

\$2

12-Story Bldg.
6-8 E. 39th St.
at 5th Ave.

Square Foot

Showrooms

Offices

Full Commission to Brokers

Immediate Possession
or May 1st.
3,000 to
15,000 Ft.

Daniel H. Jackson, Owner
135 Broadway Tel. Rector 3569

Member Brooklyn Real Estate Board
Money to Loan on First Mortgage

Joseph T. McMahon

**REAL ESTATE and
MORTGAGE LOANS**

138 and 190 MONTAGUE STREET
BROOKLYN
Main 0834

SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

MAX N. NATANSON

**BUYS AND SELLS
IMPROVED
MANHATTAN
PROPERTY**

522 FIFTH AVE.

Suite 900 to 906 Vanderbilt 8586-7-8-9

REALTORS

Because of our strong affiliations and city-wide connections, there is hardly a realty need where we cannot advise or assist.

**NEW YORK
TITLE AND MORTGAGE
COMPANY**

Manhattan 135 Broadway
Brooklyn 203 Montague St.
Jamaica 375 Fulton St.
L. I. City Bridge Plaza
Staten Island 24 Bay St.
White Plains 163 Main St.

EDWARDS, DOWDNEY & RICHART REAL ESTATE AND MORTGAGE LOANS

156 Broadway, New York

Tel. Cortland 1571-1572
Member Real Estate Board, N. Y.

STEPHEN H. TYNG H. OAKLEY HALL

Stephen H. Tyng, Jr., & Co.

Incorporated

Member Real Estate Board, N. Y.

REAL ESTATE

MANAGEMENT OF
BUSINESS PROPERTY

41 Union Square West

22 EAST 17TH STREET
Telephone: Stuyvesant 4000

A Trust Fund That Cannot Shrink

NO. 8

People may ask how we dare to guarantee that a trust fund placed in our hands will be worth par at the expiration of the trust and that there will be no shrinkage.

We do this because we have had thirty years' experience with the mortgages guaranteed by the Bond & Mortgage Guarantee Company and we are satisfied that we risk little or nothing in adding our guarantee to theirs.

We have \$18,000,000 and they have \$12,000,000 in capital and surplus so that there is \$30,000,000 pledged to make the promise good.

TITLE GUARANTEE & TRUST CO

Capital \$7,500,000

Surplus \$11,000,000

176 BROADWAY, NEW YORK
175 REMSEN STREET, BROOKLYN
350 FULTON STREET, JAMAICA

Established 1887
CHAS. S. KOHLER, Inc.

Real Estate
Insurance

Broker and Manager of
Estates

MAIN OFFICE:
901 Columbus Ave.—Corner 104th St.
BRANCH OFFICE:
1428 St. Nicholas Ave.—Near 181st St.
NEW YORK

Lawrence, Blake & Jewell Mortgage Loans

115 Broadway

Tel. 4080 Rector

Member Real Estate Board, N. Y.

GEORGE L. O'HARE
MEMBER REAL ESTATE BOARD OF N. Y.

REAL ESTATE

EXCEPTIONAL INVESTMENTS

SELLING—RENTING—BUSINESS AND
APARTMENT BUILDINGS

SPECIALIZING IN LEASEHOLDS

MORTGAGE LOANS

FULL EQUIPPED DEPT. FOR EXCHANGING

489 FIFTH AVE.
TEL. VANDERBILT 5002-4441

Specialists in Harlem
and
Colored Tenement
Properties

NAIL & PARKER REAL ESTATE

145 West 135th Street
New York City

JOHN E. NAIL
HENRY C. PARKER

Telephone { 7682
Morningside { 7683

William D. Kilpatrick

REAL ESTATE
OPERATOR

149 BROADWAY

SAMUEL KILPATRICK

BROADWAY STORE

AT A

REASONABLE RENT

Located in Breslin Hotel, East Side
of Broadway, nr. 29th St.; size 15x50

For details apply to

CLARKE G. DAILEY

115 BROADWAY Rector 4300

Full Commission to Brokers

The Realty Company of America

FRANKLIN PETTIT
President

TRANSACTS A GEN-
ERAL BUSINESS IN
THE PURCHASE AND
SALE OF NEW YORK
CITY REAL ESTATE

2 WALL STREET, NEW YORK CITY
Rector 0275-0276

HOME TITLE INSURANCE CO.

HENRY J. DAVENPORT, President

Insures Titles Makes Loans
Sells Guaranteed Mortgages

Capital and Surplus over \$1,500,000

51 Willoughby Street
Brooklyn

Post Office Building
Jamaica

City Investing Company

61 Broadway, New York

Telephone: Bowling Green 6300

Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

Entering Its Fifty-fifth Year

The RECORD AND GUIDE completed with its last issue fifty-four years of continuous publication, and now enters upon its fifty-fifth year, still reflecting, it is hoped, the desire of its management that it improve in quality and usefulness with the passing of the years.

A great many publications established since 1868 have fallen by the wayside and have been forgotten, but The RECORD AND GUIDE has survived and grown strong because it always has been, and still is, one of those publications for which a definite need exists. Then, too, The RECORD AND GUIDE has pursued the only policy which makes for longevity, namely, sincere devotion to the particular clientele in whose interests it is published. Always striving in both editorial and news features to give the fullest news value, it yet presents this information in a conservative manner, without distortion, thus making its columns a trustworthy guide to its readers.

As a result of this policy, The RECORD AND GUIDE starts its fifty-fifth year with a larger and more representative circle of readers than ever, and with an advertising patronage which includes a great majority of the recognized leaders in its field. Its steady increase in circulation undoubtedly is due largely to the constant effort which is being made to improve the publication, in appearance, in quality, in timeliness of contents and in every direction which gives to a publication character and stability.

Employers Conciliatory; Labor Arbitrary

If New York City's ambitious program of construction for 1922 is halted or even hindered because of labor troubles, the resultant damage and loss to the industry must be directly charged to the arbitrary and unreasonable attitude of building labor. Employers in the building trades, with the co-operation of the public group representing interests closely affiliated with construction, have done everything within their power to focus the labor affairs of the industry to a point where all will be in a position to meet on neutral ground for discussion of disputed points.

Certainly the organized employers have not lagged in their efforts to readjust these differences upon a basis satisfactory to all involved. The Association officials have been untiring in their attempts to have the workmen realize that an active and prosperous building season can only be had by a revision of scales that will bring wages into closer relation with all other construction costs.

During all of the negotiations which have taken place since last autumn, when the subject of a new wage scale agreement for 1922 was first brought up for consideration, the employers have sought the co-operation of labor, realizing that unless this was obtained nothing definite could be accomplished. Labor interests, however, have been arbitrary and unreasonable in their attitude toward the overtures of the employers. Every plan submitted which would lead up to the discussion and formulation of a new agreement was rejected, or at least subjected to such

radical revisions as to make it entirely a one-sided proposition in favor of labor interests. The employers, during the past six months, have made every possible concession to the labor group consistent with good business judgment. They have presented plan after plan for a speedy ending of the impasse, only to see them either totally rejected or so changed as to make them unavailing.

Building employers have gone far more than half way to meet the labor interests in order to obtain an early solution of the wage scale problems which are adversely affecting the progress of the industry. They have, however, every right to reject any plan permitting notably partisan interests to participate in the proposed joint conferences on wage revisions and working conditions, and they are also perfectly justified in their refusal to enter into negotiations with the Building Trades' Council as an organization instead of with the union officials as direct representatives of the respective unions. The charter of the Building Trades' Council has been revoked by the Building Trades' Department of the American Federation of Labor because of its arrogant and arbitrary attitude towards the national organization. The Council, therefore, has no further standing with the parent body and cannot look to it for support. Furthermore, several of the important trade unions which will be affected by any wage scale revisions, notably the bricklayers and the plasterers, have never affiliated with the Council and hence these trades must be treated as separate cases.

In the opinion of the employers, conferences on wage scale revisions will be far more likely to result in better understanding and a more harmonious agreement if the pending negotiations are carried on between their representatives and the delegates from all trade unions identified with the industry, and with no participation from outside interests other than that of the public group, which is an impartial body, without a vote, and which is only concerned with bringing the local building industry back to a high plane of service to the general community.

Properly Rebuked by the Governor

If one were to judge from the amount of noise made by the Chief Counsel of the Lockwood Committee and some of its members, the recommendations of that committee received rough treatment in the closing hours of the legislative session at Albany. Such conclusions, however, are entirely unwarranted. The fact of the matter is that the Legislature adopted all of the Lockwood Committee's recommendations which were strictly within the province of the committee. The principal bills which failed of passage should have been designated as insurance bills, instead of housing bills—measures which might properly have come from a legislative committee appointed to investigate the fire and life insurance companies, a responsibility which the Legislature at no time gave to the Lockwood Committee.

Because the legislative leaders exercised their own judgment in determining which of the Lockwood bills should be

enacted at this time and which required further consideration, they have been made the objects of a verbal bombardment from Chief Counsel Untermeyer. Some of Mr. Untermeyer's heaviest words have been thundered at Governor Miller himself, and for days after the Legislature adjourned the Hudson Valley reverberated with the noise of the Untermeyerian attacks. The net result, however, has been no change in the situation, except the development of a first-class row in the camp of the Lockwoodites.

The RECORD AND GUIDE last week expressed the thought that the Lockwoodites, in making so much noise at Albany during the closing hours of the legislative session, might be hoping to get a little more of their program adopted by the lawmakers than they really had expected in the first place. But subsequent developments show that Chief Counsel Untermeyer, at least, is not satisfied. This first was shown by his impudent demand on Governor Miller to have the Legislature held in session until other of the Lockwood bills were passed, which prompted the Governor to administer a stinging rebuke. "It would be gross usurpation for me to attempt to exert the executive power and influence to hold the Legislature in session," the Governor advised Mr. Untermeyer, "and I shall not thus attempt to coerce a co-ordinate branch of the government."

This flat refusal by the Governor proved not to have put an end to the matter. On the contrary, soon after the Legislature had adjourned *sine die* Mr. Untermeyer made another amazing demand upon the Governor, this time asking him to reconvene the Legislature in Special Session to further consider the Lockwood bills which had failed

of passage. The Governor promptly replied that he did not consider the occasion justified such an unusual course.

Stated in another way, these incidents mean that Governor Miller very properly and very pointedly notified Mr. Untermeyer that he would not relinquish his authority or transfer his responsibility as Governor of the State to the chief counsel of a legislative committee or to anyone else. The Governor's attitude was such as any self-respecting, courageous executive could be expected to take.

Not only has Mr. Untermeyer found fault with Governor Miller, but he has made unwarranted attacks on Speaker Machold and other legislative leaders, besides accusing Chairman Lockwood of being "fooled" about his own bills, and Vice-Chairman McWhinney of ditching the committee's program in the Assembly. His attitude reminds one of the Quaker who said to his wife: "Everyone in the world is queer but Thee and Me, and sometimes Thee is a little queer."

Now that the din is subsiding, it is seen that the Legislature has extended the Emergency Rent Laws and the Tax Exemption Law for another year, has passed various amendments clearing up doubtful provisions of the Rent Laws, has passed the measure permitting life insurance companies to invest ten per cent. of their assets in housing projects, and has extended for another year the life of the Lockwood Committee itself. Something can be said in support of each phase of the Legislature's action in these respects, even though the public must now reconcile itself to the strain of another year of tiresome scolding from the committee's Chief Counsel.

Speaker Machold Declares Mr. Untermeyer's Charges Malicious

REPLYING to Samuel Untermeyer's charge that he had "insisted on putting to death without permitting them to be brought to a vote" certain bills advocated by the Lockwood Committee, E. H. Machold, Speaker of the Assembly, last Monday replied that when it was decided to bring about an early adjournment of the Legislature he had notified the Lockwood Committee on February 1 that the tentative day of adjournment was March 17. After repeatedly requesting that proposed legislation be introduced as early as possible Mr. Machold said:

"I repeatedly called the attention of the chairman of the committee to the fact that the report of the committee and the legislation were not forthcoming and was always informed that Mr. Untermeyer had full charge of the preparation of the report and the legislation, and that he was still working on them at his winter home in Florida. Consequently these bills, eighteen in number, were not introduced in the Legislature until March 1, and as was well known the standing committees went out of existence on March 7, almost as soon as the bills could be printed and placed on the files of the members.

"Many of these bills dealt with highly technical questions which could not be understood without very careful study, and for this reason the Assembly was inclined to be careful, believing that under such circumstances it was better to delay action than to enact measures of far reaching effect which they did not understand.

"I cannot condemn too strongly the unwarranted and malicious statements of Mr. Untermeyer about the activities of a lobby at Albany against the trade commission bill and one for supervision of insurance rates by the State Superintendent of Insurance. His charge that this latter bill was emasculated at the behest of a lobby in the last hour of the session is an absolute untruth.

"The changes were made only after a conference with Gov. Miller and Senator Lockwood, and all agreed to the changes,

which only made the law conform to the established practice of the reasonableness of fire insurance premiums which is followed in the entire nation, and here let me say that Mr. Untermeyer well knows that no changes were made in any of the Lockwood bills without consultation and agreement with the chairman of the committee, Senator Lockwood, who in most instances proposed the changes himself and in every instance agreed to whatever changes were made.

"The defeat of Mr. Untermeyer's proposal for the establishment of a trade commission was entirely due to the fact that the members did not have an opportunity to study and understand its provisions. This was a new and very important piece of legislation and the Assembly was asked in the last hours of the session to act on this proposal in amended form, which action, in my opinion, they very properly refused.

"The maliciousness of Mr. Untermeyer's statement is most apparent in his charges about Assemblyman McWhinney. The printed report of this committee, prepared by Mr. Untermeyer, contains a notation signed by Mr. McWhinney in which he disents from this proposal, and here let me ask how long has it been since men in our country have not had the right to have different views on public questions without being charged with base or malicious motives?

"Mr. Untermeyer seems to think that any one who appears at Albany to present his views on legislation is a crook, and it is past my understanding how he can mislead the public to even think that the Legislature should act on his suggestions and refuse to hear those of different ideas and opinions. If he knows of any crooked work in regard to these proposals he owes a duty to the public to prove his assertions.

"I know of no more dangerous man in our public life today than the one who attempts to coerce action by public officials by means of statements that there are secret influences at work to prevent such actions. Personally, I refuse to yield to any such unwarranted falsehoods about the action of the Assembly."

REAL ESTATE SECTION

U.S. Supreme Court Again Upholds Emergency Rent Laws

Constitutional Right of Legislature to Resort to Use of Police Powers in Regulating Rentals Sustained in New Decision on Which Court Divided 6 to 3

[Special to the RECORD AND GUIDE]

Washington, March 22.

THE United States Supreme Court for the second time upheld the constitutionality of the New York State emergency rent laws in a decision handed down last Monday by Justice Clarke, in which the court stood six to three, Justices McKenna, Van Devanter and McReynolds dissenting. This decision follows closely the former one, when on April 18, 1921, in an opinion handed down by Justice Holmes the court divided 5 to 4, Chief Justice White and Justices McKenna, Van Devanter and McReynolds dissenting. Since that decision Chief Justice Taft has taken the place of the late Chief Justice White, with the result that the court now stands 6 to 3 instead of 5 to 4 in taking the view that the New York Legislature did not exceed its constitutional authority in the enactment of the emergency legislation and the resort to police powers.

The decision a year ago was rendered in the case of the Marcus Brown Holding Company, Inc., appellant, vs. Marcus Feldman, Benjamin Schwartz, et al, in an appeal from the New York Federal District Court. Later, on May 31 last, Louis Marshall and Lewis M. Isaacs, counsel for the Edgar A. Levy Leasing Company, the Brixton Operating Company, and the No. 810 West End Avenue, Inc., submitted a joint memorandum to the United States Supreme Court, opposing motions of various tenants for dismissal of pending rent cases involving the New York rent laws and asking that such cases go to trial on their merits. The counsel contended that these cases contained considerations not determined by the court in the decision rendered. These cases involved the constitutionality of Chapter 944 of the Laws of 1920, enacted Sept. 27, 1920; of Chapter 942 and Chapter 947 of the Laws of 1920. The validity of these statutes was sustained by the New York Court of Appeals on March 8, 1921 (230 N. Y., 429). Thereafter writs of error were sued out and were allowed by Mr. Justice Brandeis on March 28, 1921. Motions to advance these causes were granted and hearing set for October 10, 1921. The defendants-in-error contended that the decision in the Marcus Brown Holding Company, Inc., vs. Feldman was determinative of the questions sought to be raised in the cases in which writs of error were allowed by Justice Brandeis and briefs were submitted by counsel denying the soundness of this contention. The court allowed the cases to remain on the calendar and new arguments attacking the constitutionality of the New York Emergency Rent Laws were made on Jan. 25, 1922, by Louis Marshall and for the defense by W. D. Guthrie and Julius Henry Cohen. It was in these cases that the court for the second time upheld the constitutional right of the State to the use of its police powers in the regulation of rentals. The cases just decided were the Edgar A. Levy Leasing Company, Inc., vs. Jerome Siegel, et al, and the 810 West End Avenue, Inc., Company vs. Henry R. Stern, plaintiffs in error under a writ from the New York Supreme Court.

In the Levy-Siegel case it was set forth that an apartment was rented to Mr. Siegel for 1918-1920 at \$1,450 a year, and that he signed another lease in June, 1920, providing that his new contract should be for \$2,160. He refused under the new law to pay the instalment due Oct. 1, 1920, at the new price, holding that the second lease was signed under coercion

through threats of eviction and that the new rental was unjust, unreasonable and oppressive. He offered to pay his old monthly rental on condition that he be allowed to remain in the apartment. The State court upheld Siegel's contention.

In the other case it was asserted that Stern was a tenant holding over after the expiration of his lease and that he refused to surrender possession, maintaining that such was his right under the housing laws. The State Court upheld this contention also.

Commenting on the New York housing laws, Justice Clarke said:

"By these acts a number of changes were made in the substantive law and a number of amendments to remedial statutes of the State for the purpose of securing to tenants in possession of houses or apartments occupied for dwelling purposes in described cities the legal right to continue in possession until Nov. 1, 1922, by the payment, or securing the payment of a reasonable rental to be determined by the courts, and for the purpose also of encouraging the building of dwellings by providing under specified conditions for their exemption from local taxation."

"In terms the acts involved are 'emergency' statutes and, designed as they were by the Legislature to promote the health, morality, comfort and peace of the people of the State, they are obviously a resort to the police power to promote the public welfare," declared Justice Clarke. "They are a consistent interrelated group of acts essential to accomplish their professed purpose."

"The warrant for this legislative resort to the police power was the conviction on the part of the State Legislature that there existed in the larger cities of the State a social emergency, caused by an insufficient supply of dwelling houses and apartments, so grave that it constituted a serious menace to the health, morality and comfort and even to the peace of a large part of the people in the State. That such an emergency, if it really existed, would sustain a resort to the police power for the purpose of dealing with it cannot be doubted, for, unless relieved, the public welfare would suffer in respects which constitute the primary and undisputed, as well as the most usual, basis and justification for the exercise of that power."

"In the enactment of these laws the Legislature of New York did not depend solely on the knowledge which its members had of the existence of the crisis. In January, 1919, almost two years before the laws complained of were enacted, the Governor of the State appointed a reconstruction commission, and about the same time the Legislature appointed a committee known as the Joint Legislative Committee on Housing, to investigate and report upon housing conditions in the cities of the State, and a few months later the Mayor of New York appointed a similar committee."

"The membership of these committees comprised many men and women representative of the best intelligence, character and public service in the State and of the nation. Their investigations were elaborate and thorough, and in their reports placed before the Legislature all agree:

"That there was a very great shortage in dwelling house accommodations in the cities of the State to which the acts apply; that this condition was causing widespread distress; that extortion in oppressive forms was flagrant in rent profiteering; that, for the purpose of increasing rents, legal process was being abused and eviction was being resorted to as never before, and that unreasonable and extortionate increases of rent had frequently resulted in two or more families being obliged to occupy an apartment adequate only for one family, with a consequent overcrowding, which was resulting in insanitary conditions, disease, immorality, discomfort and widespread social discontent."

"If this Court were disposed, as it is not, to ignore the notorious fact that a grave social problem has arisen from the insufficient supply of dwellings in all large cities of this and other countries, resulting from the cessation of building activities incident to the war, nevertheless, these reports and the very great respect which courts must give to the legislative declaration that an emergency existed would be amply sufficient to sustain an appropriate resort to the police power for the purpose of dealing with it in the public interest."

"The argument heard in these cases and further examination of the subject confirms us in the assumption made in the Marcus Brown Company case that the emergency declared existed when the acts were passed."

"It is strenuously argued that the relation of landlord and tenant is a private one and is not so affected by a public inter-

(Continued on page 361)

Real Estate Broker Needs Nerve, Optimism and Enthusiasm

Lawrence B. Elliman Relates His Own Experiences on the Road to Success to Stimulate Members of Y. M. C. A. Realty Class

DISCUSSING the selling of apartment houses and residences before the Real Estate Class of the West Side Branch of the Y. M. C. A., on Tuesday evening, Lawrence B. Elliman, one of the most widely known brokers in that field of real estate activity, told some interesting experiences and observations based on twenty-five years as a broker primarily in the Fifth, Madison and Park avenue neighborhoods. Mr. Elliman was introduced by J. Irving Walsh, treasurer of the Real Estate Board of New York, in the absence of William B. Cardozo, vice-president of the Farmers' Loan & Trust Company, who was ill.

Beginning in a reminiscent vein, Mr. Elliman said: "It will be twenty-five years next month since I started in business for myself, when the firm of Pease & Elliman was formed. It has been, most of the time, a very busy quarter of a century. There is no royal road to real estate success in this town of ours. It is all up to the man to make or unmake a good business here. I have seen men come and go, some most interesting and some most uninteresting. It has been my humble portion to witness many phases of this city's market for realty and the varied phases of it demonstrate the great changes, usually for the better, that happen to real estate here.

"Without desiring to boost number one, perhaps some of my early experiences as a broker may interest you gentlemen, most of whom, I take it, are just beginning your march along the highway of real estate success. Perhaps I may be an inspiration to you. I would rather be that than a discouragement. The late S. Osgood Pell, a mighty fine gentleman, who met an untimely end in a railroad accident at Long Beach a few years ago, was my early mentor and guide in the business which I have made my life work. He was a man of whose personality one felt the force whether in business or otherwise. In those days the name of his firm was Pell & Graves. He always used to say to me: 'Lawrence, if you are going to knock an apple off the tree, be sure and aim high and hit a good one.' Well, gentlemen, I have always aimed high and I must confess that I have obtained some pretty good apples.

"When I entered the real estate business," Mr. Elliman continued, "I was a young fellow who had not reached maturity. My family thought that it was awful, terrible, for me to cast my lot that way. What they thought a real estate man was akin to I do not know, but you can imagine. My first work in life was as a clerk in the bacteriological department of the tubercular division of the Board of Health of this city. There I was under the direction and supervision of the famous physician, Dr. Hermann Biggs. He taught me business system so thoroughly that it has been invaluable to me through life. And here I desire to allude to a phase of my work that had a bearing on my later work in the real estate field. Dr. Biggs maintained a card index system in the tubercular division that kept him in touch with the address of every tubercular case in the city. It was my duty to record new cases and tabulate them, with all particulars, in the office. I became an expert student of microbes and of men as well. One study went with the other.

"When we embarked in the real estate business Mr. Pease and myself took over the business of the firm of Riker & Sons. It was an old and conservative firm. They had no easy method of referring to names of owners of real estate, of given properties or given neighborhoods. They had no quick method of finding out all the particulars of any parcel. We were younger than our business forbears and perhaps we had some ideas that they did not have. At any rate, I thought that it would be a valuable reference system if I installed in our office a card index method of finding the full particulars of properties in this city. So I applied the Board of Health system to real estate and instead of keeping track of tubercular cases we kept track of live real estate cases. It proved invaluable from the start and enabled us to get quick action.

"The size and value of apartment houses, especially in the best neighborhoods," said Mr. Elliman, "have changed markedly during the last twenty years. It has been said that apartment houses degenerate in twenty years and that others spring up, with time and structural improvements, that surpass them. Neighborhoods change. No one can surely tell what will happen. Living conditions change within a generation or less. There is now under way a larger and stronger appeal for living in the country.

"There are few if any individual builders of large apartment houses now. Corporations are usually formed for the purpose or co-operative syndicates. In the better neighborhoods the group or co-operative plan is supplanting even the building corporation. Some call it roof ownership. Some question the advisability of it. I want to state that if the financing is on sound principles there is no danger whatever from co-operative apartment house owning

or construction. When properly carried out it is a cheap way to live. Twenty years ago it was a big apartment house that cost \$500,000 and was covered by a five-year mortgage. Now, apartment houses range in cost from \$1,000,000 to \$3,000,000 and more and with mortgages of much longer terms and sizes. The government figures an annual depreciation of two per cent. on apartment houses. It should be a larger sum in the light of constantly changing conditions in this city and the cost of upkeep.

"This year and next will witness great apartment house construction in this city. Already eleven large buildings are under way in the premier Park avenue section alone. More are planned for and many are under way in other parts of the municipality. There is one statement that I here desire to emphasize. Speculative builders, corporate and individual, have got to be educated up to new plot prices. There are a scarcity of good plots unless there be many in the outer reaches of town. Let me say that an increase of \$50,000 on the cost of a plot is not much on a property improvement to cost \$1,000,000 and more. Nowadays, the builder has to be helped to finance his operation. Obtaining the loan from the lending institution on the best terms possible and fixing all the phases of it is part of the day's work. It has become so that in the finer neighborhoods the rich seller of a property to a builder often helps in the financing.

"The exchanging and trading of property is gradually coming again into favor. This is a branch of the business that requires great caution and technical knowledge and ability to satisfy each party to the deal that he is well within the line of safety. Much tact must be exercised in the bringing of the two minds together for final action.

"It is an essential part of a real estate broker's business to make up people's minds for them. It is a solemn fact that many persons do not know their own minds. Perhaps I don't know mine on some subject extraneous from real estate. Make it your business never to let a buyer talk you down. Hold him up on your argument as you would hold a drowning man to a life line. Acquaint yourself thoroughly with and believe in your proposition. During the first six months I was in business I did not make a nickel. Nevertheless, I made up my mind I would stick and offset the loss. I am glad I stuck. I learned a whole lot during that six months. Among other things I learned why I did not make a nickel. Don't lose your nerve nor your optimism. Above all keep your enthusiasm up to strong tension. I wish to say that a real estate man may possess practically all of the combined qualities that bring success; but, if he lacks enthusiasm, the quality that carries conviction home to the buyer, then he might as well be an ignoramus or a graven image. Never give up while there is a sign of life. One of our brokers recently sold a million dollar country estate after working six years on the proposition. It was a glorious triumph and a nice piece of business.

"Study your business thoroughly. Know all of its ramifications. Read the RECORD AND GUIDE thoroughly. It will keep you in touch with much that you should know. The men who make big money in the real estate business, as in every other, are those who think constructively along big lines. You must bring to the big fellow the big propositions that show big opportunities. Establish the confidence of the big fellows in your capacity. It takes time, as all things real do. You grow as you go along. Unless a man be keen he will not thrive largely. Encourage a love for your business; just for the love of it. It helps wondrously. I love the game whether I make money or not. I love to match the minds of the fellows playing for the big real estate stakes. It is one of the joys of living, a mental tonic. Sometimes the game is long drawn out, but go on undaunted to success. It is a real man's work and worthy of all his powers to endure and accomplish. Above all things be absolutely honest. No man except a fool is dishonest. Use your brains. The first time you approach a principal be brief and to the point. Be sincere. You have then made the right impression. A broker, however, should never let an owner know more about real estate than he does. So, therefore, keep well informed on neighborhoods and changing conditions.

"I would say to a beginner in the selling of real estate to get into the canvassing department of a first-class real estate concern. There you learn to obtain and keep all the details of particular properties, such as whether a house is American basement or high stoop, the number of rooms and their layout, the heating apparatus, the mortgage and the lease upon it, if any, and everything about its general condition. In this department your mind gets in the habit of grasping essentials. A salesman should always tell a

(Continued on page 374)

Will Not Call Special Session for Lockwood Bills

Governor Miller Turns Down Counsel Untermeyer's Demand That Legislature Be Reconvened to Further Consider Measures Which Failed of Passage

(Special to the RECORD AND GUIDE)

Albany, March 23.

SOME measure of the work accomplished by the Legislature in the session which came to an end last Friday may be had by taking into account the fact that 780 bills are now awaiting action, favorable or otherwise, by Governor Miller. The chief executive of the State has announced that public hearings will be held on any of these bills if requests are made.

All prospect of a special session to consider the Lockwood bills that failed of passage was emphatically set at rest by the Governor early this week when he replied to Samuel Untermeyer's appeal for the convening of an extraordinary session.

The chief counsel for the Lockwood Committee had thrown aspersions upon Speaker Machold, Assemblyman McWhinney, even upon Senator Charles C. Lockwood himself in respect to what happened in the final hours of the session to many of the bills fathered by the Lockwood Committee. The Governor has not as yet indicated what action he will take upon the housing bills which ran the gauntlet of both legislative chambers but he took Mr. Untermeyer severely to task for criticising the Legislature for not passing bills which were not introduced until March 2, although the date of adjournment was definitely fixed by concurrent resolution adopted by both houses on February 13, and was tentatively announced much earlier.

In his letter to Mr. Untermeyer the Governor declared:

"You and Senator Lockwood called on me in December and outlined the legislative program which you proposed to recommend. Yet, notwithstanding your great ability and the fact you had been giving intensive study to the subject for a long time, you were unable to prepare the bills for introduction until the Assembly committees had practically ceased to hold hearings, and even then amendments were required which you yourself thought necessary.

"I do not intend to imply any criticism whatever from the delay in introducing the bills until just before adjournment, but on the other hand you should not indulge in unwarranted assaults upon the Legislature for not accepting out of hand measures of far reaching importance, which had taken you so long to prepare.

"You charge others with inserting 'jokers' in the rate regulation bill. Does it not occur to you that in a matter involving a new departure in State policy of such great consequence as the establishment of a State trade commission the Legislature might wish ample time to carefully consider a measure which it had taken you so long to draft, not from any suspicion that you might have 'jokers' in the bill but in order to be sure that your views as to what the bill should provide were in accordance with the views of the Legislature? It is not an uncommon thing for the recommendations of a legislature committee involving a comprehensive program to be laid over for a year for a full consideration, and that course was followed with respect to the recommendations of the Davenport committee on taxation this year.

"If the trade commission bill had been passed there would have been, as you admit, no reason for continuing the Lockwood committee, and whilst as you say the Lockwood committee has not got jurisdiction to inquire into all of the matters that would have been within the jurisdiction of the proposed commission, yet I do not think it is unwise to allow ample time for the consideration of such a measure, and I do not think you are justified in getting excited or making reckless charges because the Assembly wanted more time to consider it, especially in view of the fact that the Lockwood committee itself, which had been considering the subject for a long time, was unable to make a recommendation on the subject and only reported the bill for the consideration of the Legislature.

"I do not hesitate to say that with certain changes suggested by me on the night of adjournment, which Senator Lockwood himself thought it wise to make, the trade commission bill appears to me to be a sound measure, and whilst, generally speaking, I am opposed to the creation of more regulatory bodies, State or Federal, I did reach the conclusion

that in view of the disclosures of the Lockwood committee of illegal practices, the proven inadequacy of the ordinary machinery of justice to uncover such practices, and the growth in recent years of associations having the power and the inevitable tendency to fall into unlawful ways, there was sufficient reason to justify the establishment of a commission with power to investigate unlawful acts and to license associations of competitors, so that business men could know what they could lawfully do, such associations could be kept within lawful purposes and unlawful practices could be uncovered, but I am unwilling to coerce the Legislature into taking hasty action upon a measure of such vast importance by calling an extraordinary session. You have been studying this subject for months, and as a result of this study you have produced a bill just before the Legislature adjourned. I think the Legislature is entitled to ample time to study your production.

"Meanwhile the Lockwood committee has been continued in existence.

"I am glad to see you retract the hasty charge which you made against Superintendent Stoddard in your interview published in yesterday's papers. You ought to retract the equally unjustifiable charge against Speaker Machold which you reiterated in your letter to me.

"The two so-called 'jokers,' which you charged to have been inserted in the rate regulation bill at the behest of a wicked lobby, were inserted as the result of a conference between Senator Lockwood, Speaker Machold and myself. Senator Lockwood thought they were unnecessary because they were based on such sound and universally followed practice that the Superintendent of Insurance would observe them in any case. As you well know, when the Legislature delegates authority to an administrative body it must set up some standard. In my opinion, it is the wise policy for the Legislature to incorporate sound and established principles in measures of that kind and not to leave it to the discretion of administrative officers to observe them or not as they might see fit. We have too much government at discretion now, and wherever it is possible, law, not individual will or discretion, should govern.

"The foregoing disposes of two or three purposes which you specified for calling an extraordinary session. The other matters referred to by you do not by themselves justify such an unusual course."

While the Governor's letter might reasonably be expected to dispel signs of friction within the Lockwood Committee and between some members of the committee and its chief counsel echoes of the disturbance created by the diatribes of Mr. Untermeyer are still heard at the Capitol. Assemblyman McWhinney is understood to have demanded an apology from Mr. Untermeyer, Speaker Machold has denied accusations made by the Lockwood Committee's chief counsel and Mr. Untermeyer himself has retracted the charges he made against Superintendent of Insurance Stoddard but reiterated his protestations against the Insurance Lobby and other evil influences which he alleged had helped to kill some of his pet measures, while Senator Lockwood himself is still smarting under the accusation that he was "fooled" into allowing "jokers" to be incorporated at the last moment in the measures that passed. What effect all this will have on the future work of the committee is problematical.

Governor Miller is expected to sign the Gibbs bill licensing real estate brokers which passed in the last days of the Legislature. He vetoed a similar measure last year. The various real estate boards of the State are strongly in favor of the bill and are urging the Governor to approve it. Under this bill, which was introduced by Senator Gibbs, the State tax commission is made the licensing body. In cities of the first class the fees shall be \$25 for a real estate broker and \$5 for a real estate salesman. In second class cities, brokers, \$15; salesmen, \$3; in all other places brokers, \$10 salesmen, \$2.

U. S. Supreme Court Again Upholds Emergency Rent Laws

(Continued from page 359)

est as to render it subject to regulations by the exercise of the police power," continued the court.

"It is not necessary to discuss this contention at length, for so early as 1906, when the constitutionality of the Tenement House Act of New York, enacted in 1901, was assailed as an unconstitutional interference with the right of property in land on substantially all of the grounds now urged against the Emergency Housing Laws, this court affirmed a decree of the Court of Appeals of New York, sustaining regulations requiring large expenditures by landlords as a valid exercise of the police power."

Justice Clarke's opinion continued:

"To require uncompensated expenditures very certainly affects the right of property in land as definitely and often as seriously as regulation of

the amount of rent that may be charged for it can do. Many decisions of this court were cited as sufficient to justify the summary disposition there made of the question, as one even then so settled by authority as not to be longer open to discussion."

Justice Clarke cited several precedents used in the Block case on this same point. He said that the authorities showed that for a generation the Supreme Court had held "that there is no such inherent difference in property in land from that in tangible and intangible personal property as exempts it from the operation of the police power in appropriate cases, and in both the Marcus Brown and Block cases it was held in terms that the existing circumstances clothe the letting of buildings for dwelling purposes with a public interest sufficient to justify restricting property rights in them to the extent provided for in the laws in those cases objected to."

(Concluded on page 362)

Would Reduce City Expenditures \$58,750,000 Annually

Meyer Committee Suggests Making Docks, Ferries and Subways Self-Supporting and Advocates Other Reforms in Conduct of Municipal Finances

BY making the city's investments in its docks, ferries and subways pay their own way instead of being run at a loss, together with other changes in municipal administration, the Meyer Committee in its report to the Legislature last Monday expressed the belief that \$58,750,000 annually could be saved for the taxpayers. The report severely criticises the present methods of conducting the finances of the city, especially the issue of short-term securities to care for its floating debt. "As the debt is never redeemed, but met by the issue of new papers," says the report, "temporary" is a misnomer. It is as 'permanent' as any part of the debt, but not a limitation to incurring further debts." The total debt of the city on December 31, 1921, is given as \$1,224,475,347.51, of which \$1,110,795,697.51 is funded and \$113,679,650 floating debt.

Taking up the question of revenue from the docks, ferries and subways the report declares that the city is getting \$17,000,000 less than a fair rental value for its docks, that the city's subways, instead of costing it \$7,500,000 in interest as they did last year, should bring a return, and that the city's ferries showed a loss of at least \$2,000,000 last year, which should be wiped out.

The proposed economies or increased revenues, making the total of \$58,750,000, as outlined by the committee, are as follows:

Docks	\$17,000,000
Subways (amortization and interest on bonds).....	7,250,000
Ferries	2,000,000
Actuarial payment of funded debt.....	4,000,000
Retrenchment from 3% to 10% on city's expenses of administration (3%)	5,500,000
Saving by advancing the tax dates.....	5,500,000
Saving by bringing County Government under the jurisdiction of the city	2,500,000
Additional State appropriation for schools.....	15,000,000
Total	\$58,750,000

The committee makes the following recommendations:

1. Changing the tax dates from May 1 and Nov. 1 to Jan. 1 and July 1, under a system of gradual change to the prior month, and annex a copy of the proposed bill for that purpose.
2. Restoration of the "Pay-as-you-go" policy, as enacted in 1916.
3. Abolition of the sinking funds at the earliest day practicable and of the Sinking Fund Commission. Care of the funds to be vested in the Comptroller.
4. Repeal of the general fund bond legislation, and the application of

all sinking fund receipts to the payment of interest and reduction of the city debt, and specifically of the application of funds received from income-paying property to the debts created for the acquisition of such properties.

5. Placing public utilities on a self-supporting and independent basis, with separate profit and loss accounts.

6. Inauguration of an actuarial system of payments to provide for the existing debt, and the inauguration of a new serial bond system on the same basis to provide for new debt.

7. Amending Section 10, Article 8, of the Constitution in accordance with the recommendations of this report.

8. Simplification of government through such constitutional amendment and enactment of statutes in accordance with the terms of this report.

Three recommendations, previously made, are resubmitted, as follows: Establishment of a finance board to consist of nine members, three to be elected every other year.

A Dock Commission of three members, to be appointed by the Mayor, one from a list submitted by maritime interests; one from nominees of the New York Chamber of Commerce, and a chairman with an eight-year term.

A Board of Education appointed on non-political lines with complete autonomy.

The report declares that the city has run in debt approximately \$100,000 a day since Greater New York was incorporated.

"The funded debt has fluctuated around the constitutional debt limit for ten years," the report says. "The tax rate has risen until it has reached, if not passed, the constitutional tax limit. The power of assessment has been resorted to by the city administration, which controls the Department of Taxes and Assessments, until the assessment has reached approximately 94 per cent. of the actual value, a rate much higher than the rest of the State.

"The net debt of the city as of December 31, 1921, was \$1,224,475,347.51, of which \$1,110,795,697.51 was funded and \$113,679,650 floating debt represented by revenue bonds, special revenue bonds and tax notes. The total net debt as of December 31, 1911, was \$809,353,129.29, of which \$756,711,343.05 was funded and \$52,641,786.24 floating debt. The present debt amounts to \$217.64 per capital of the population. The budget for 1921 was \$345,530,049.77 and for 1911 \$173,967,835.16."

Abolition of the three sinking funds, the City of New York, rapid transit and water sinking funds, and of the Sinking Fund Commission, is another recommendation. The report says: "The total amount held by the sinking funds on December 31, 1921, was \$605,590,922. Taxes have been increased by taking funds which should be applied to keep down debt service for expenses of administration, this in effect increasing to that extent the 2 per cent. constitutional tax limitation and by adding instead of deducting the amount of such funds to debt service which has no constitutional limitation."

U. S. Supreme Court Again Upholds Emergency Rent Laws

(Continued from page 361)

In the West End Avenue-Stern case the Court held that the Marcus Brown case must be followed. In both the cases the tenant insisted on possession after his lease expired.

The assertion of Mr. Siegel, that the second lease which he signed was forced by threats of eviction, was said by Justice Clarke to fall within the terms of Chapter 944 of the Emergency Housing laws which allowed action to be brought on the ground that "such rent is unjust and unreasonable and that the agreement under which the same is sought to be recorded is oppressive."

Mr. Siegel had offered to pay his old rent, and Justice Clarke's opinion pointed out that the Emergency Housing laws provided that "nothing therein contained shall prevent a plaintiff from pleading and proving in such action a fair and reasonable rent for the premises and recovering judgment therefor."

The contention was made before the Court that the validity of Chapter 944 was not directly presented in the Marcus Brown case and that the impairment of contracts clause of the constitution was not considered or decided in that case as it had to be in the Levy and Siegel cases.

"The first answer," said Justice Clarke, "is that the defense sustained in this case by the court below was provided for by Chapter 136 of the Laws of New York in effect when the lease involved was executed. The provision was simply carried into Chapter 944 when that chapter was amended in September, 1920.

"As far as the second point, the Court cited its opinion in the Block vs.

Hirsch case, and said that 'in the present case more emphasis is laid upon the impairment of the obligation of the contract of the lessees to surrender possession and of the new lease which was to have gone into effect upon October 1 of last year. But contracts are made subject to this exercise of the power of the State when otherwise justified as we have held this to be.'"

One of the arguments made in the Siegel case was that the housing law provision allowing suit on the ground of unjust and unreasonable rent was too indefinite a standard to satisfy the due process of law clause of the Constitution.

"While the act is in force there is little to decide except as to whether the rent allowed is reasonable, and upon that question the courts are given the last word," said Justice Clarke's opinion. "The standard of the statute is as definite as the 'just compensation' standard adopted in the Fifth Amendment to the Constitution, and therefore ought to be sufficiently definite to satisfy the Constitution."

In conclusion Justice Clarke said:

"Several other contentions are pressed upon the attention of the Court, chiefly with respect to the modifications of the remedial statutes, but such as were not specifically dealt with in the Marcus Brown Company and Block cases impress us as quite unimportant. Given a constitutional substantive statute, enacted to give effect to a constitutional purpose, the States have a wide discretion as to the remedies which may be deemed necessary to achieve such a result and it is very clear that that discretion has not been exceeded in this instance by the State of New York.

"It results that judgments of the State court must be affirmed."

Review of Real Estate Market for the Current Week

Large Apartment Houses Formed a Prime Factor of Dealing, While the Sale of Business Leaseholds and Loft Buildings Were Features

THERE were enough good sized transactions in the market this week, to give tone and character to it. In its general trend the week was as good as the several weeks that preceded it. Of marked interest was the sale of a large Madison avenue corner site, a few doors from the Carnegie mansion, for reimprovement with a 12-story apartment house of the best class. In fact, elevator apartment house sales gave body to the dealing. Two such buildings, that overlook Central Park, were sold at an aggregate sum of half a million dollars; while other similar buildings in the northern parts of the city also changed hands. Upper Park avenue apartment house sites were conspicuous among the sales of the week.

A sale that attracted some attention was that of the northern corner of Third avenue and 59th street, a part of town whose business and traffic importance is steadily growing. The sale of the fee of a one thousand year leasehold, made 72 years ago, to the tenant of the building was a striking feature of activity downtown. Another interesting fee that passed to the occupant of the building, was that of 1819 Broadway, which is part of

the site of the new Gotham National Bank building, the bank being the buyer.

Some fine private dwellings were bought in various parts of the city and several of them were acquired by the tenants. The activity of tenants in the investment field appears to be growing. A Riverside Drive corner dwelling was among the sales, as well as some near Fifth avenue.

There was a healthy demand for small loft and mercantile buildings from 59th street southward. In the light of the fact that the buyers will occupy them it shows that there is abundant investment money among merchants. It all shows a tendency to secure permanency of business location in given districts. There were also numerous leases of entire loft buildings to single tenants, for long terms. The lines of business are varied as are the neighborhoods.

Walk-up apartment houses in both Manhattan and the Bronx were in good demand. Washington Heights and upper Harlem, especially, are contributing much of this kind of dealing, with the prospects of more as Spring approaches.

PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week, was 77 as against 83 last week and 117 a year ago.

The number of sales south of 59th st was 28 as compared with 22 last week and 47 a year ago.

The number of sales north of 59th st was 49 as compared with 61 last week and 70 a year ago.

From the Bronx 21 sales at private contract were reported, as against 41 last week and 36 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 372.

Will Reimprove Madison Av. Corner

Pease & Elliman, in conjunction with Harris, Vought & Co. sold for the Daiiada Realty Co. to Dr. Philip Meirowitz, builder, 1240-1242 Madison av and 17-25 East 89th st, forming the northwest corner of the two thoroughfares, five 5-sty brick apartment houses, on a plot, 164x100.8½, the larger measurement being in the street. The buyer will reimprove the site with a 12-sty apartment house. The property adjoins the residence of Lawrence L. Gillespie and it is in the rear of the property owned by the late Andrew Carnegie.

Broadway Parcel Resold

Charles F. Noyes Co. resold for Schulte Realty Co. to Denison Realty Corporation, 384-386 Broadway, a 6-sty basement and sub-cellar building extending through to Cortlandt Alley and covering a plot of about 8,000 square feet. The sale was made subject to a lease to the Schulte organization to May 1, 1938, on a net rental basis. The property is assessed for taxes at \$210,000, and the transaction, including the lease, aggregates \$497,000.

Another 125th Street Corner Sold

Alexander Henschel sold for the Roanoke Realty Co., Edward Nicholson, president, to the Gruber Lunch Co., Sam Gruber, president, the southeast corner of 125th st and St. Nicholas av, a site 100x90, improved with 5-sty apartment houses with stores. They rent for \$50,000 and were held at \$400,000. It was an all cash transaction, the seller being represented by Bernard Gluck, attorney, and the buyer by Engel Bros.

This completes the sale of the four corners at this point within a year. G. L. Lawrence sold the southwest corner, a 2-sty taxpayer, for about \$350,000; Benenson Bros. sold the northwest corner for \$390,000, and the Gantz estate disposed of the northeast corner, a vacant site, for \$140,000.

Operator in Numerous Deals

Isidore B. Geller has closed numerous transactions, valued at \$750,000. He purchased 151 Vermilyea av, a 5-sty and basement brick apartment house, on a plot, 50x150, and immediately resold it to Mabel Dryer through O'Reilly & Dahn, brokers. It rents for \$16,000 and was held at \$90,000.

Mr. Geller sold 227 to 233 East 98th st, two 6-sty brick tenement houses with stores, on a plot 75x100.11, to Nathan Lieber through Jo-

seph P. Day and J. Reich. The property rents for \$16,000 and was held at \$100,000. He also resold 525 West 135th st, a 5-sty brick apartment house, on a plot 40x99.11, to Augusta L. Haaker, a client of Coughlan & Co. The property rents for \$13,000 and was held at \$75,000.

Recently Mr. Geller purchased 517 and 519 West 135th st, each 40x100, and sold 519 to a client of Zachary M. Delman, and 517 to Jules Cabourg through H. T. Woods. Each house was held at \$70,000. He also sold 521 West 135th st, 40x100, to the Perlestein Realty Co. through Mehlich & Co.

Park Ave. Corner in New Hands

Julian T. Saxe sold for Edward S. McLaughlin to Samuel A. Herzog the two 5-sty apartment houses at 933-935 Park av, southeast corner of 81st st, on a site fronting 51 feet on the avenue and 100 feet on the street, and valued at \$250,000. The new owner has been prominently identified with the erection of several big apartment structures on the east and west sides. He plans next year to reimprove the property with a 14-sty structure, which it is estimated will cost \$600,000.

Cass Ledyard Jr. Sells Home

Lewis Cass Ledyard, Jr., sold the 5-sty American basement dwelling, 20x100.5, at 40 East 74th st, between Park and Madison avs, to a well-known New Yorker, who will occupy. The property was held at \$140,000. It has permanent side light west of the extension. The house adjoins the new 40-foot home of George Whitney of the firm of J. P. Morgan & Co. Douglas Gibbons & Co. were the brokers. Mr. Ledyard bought the property in 1916 from Charles MacVeagh, who rebuilt it several years previously.

Gotham Bank Buys Leasehold

Estate of Amos R. Eno sold to the Gotham National Bank 1819 Broadway, containing 2,300 square feet and being part of the site of the bank's new 25-sty building at the northwest corner of Broadway and 59th st. It had been leased from the Eno estate by the buyer and the term would have expired in a few years. The price was \$400,000.

Application to sell the property for the above price has been made by the temporary executors, Lucius H. Beers and William P. Eno, to the Surrogate's Court, and the parties to the will are said to have consented to the sale at this figure. The city assesses the parcel for taxation purposes at \$245,000.

The End of a 1,000-Year Lease

Joseph F. Cullman sold to L. C. Gillespie & Sons (John F. Gillespie) the fee to the plot located on Maiden la, Front and Fletcher sts; also, the adjoining plot 153 Maiden la, through to Fletcher st, 20x50. This gives Gillespie Bros. a plot 60 feet on Maiden la, with a similar frontage on Fletcher st and 50 feet on Front st, on which they are to construct a 7-sty office building, plans of which have been drawn by Delano & Aldrich, to house their various enterprises.

In 1920 Gillespie Bros. bought the 1,000-year lease on the Front st and Maiden la plot from Robert P. Lister, but in perfecting their building plans found that the plot was too small and negotiations have just been completed for the sale of the fee to the leasehold and the adjoining property which Mr. Cullman bought in 1919. The interesting feature to this lease was that

it was made in 1850 and was for a straight period of 1,000 years without renewals or increased rentals. Thus, as Gillespie Bros. take title to this fee and merge the fee and the lease, it will automatically bring to a close the lease which has over 900 years to run. Butler & Baldwin, Inc., were the brokers in the transaction.

Overlooking Central Park

Abraham Saffir sold for A. E. Jawer, of Philadelphia, Pa., to the Stalwart Realty Corporation the Ashford, a 6-sty elevator apartment house at 131 West 110th st, on plot 150x71. This property, which is arranged for 48 families, was held at \$325,000. It faces upper Central Park and was erected a few years ago by the Merritt Ferguson Construction Co., who immediately sold it to the present seller.

Sells Riverside Drive Dwelling

Designed by Stanford White, the 4-sty brick and stone American basement dwelling, on a plot 35.8½x75, at 187 Riverside dr, south corner of 91st st, has been sold by the New York Trust Co. through William R. Ware to Florence de G. Shaw. The buyer will occupy the premises.

Tenant Buys 59th Street Parcel

Cammann, Voorhees & Floyd sold for the Raynham Realty Co 43 East 59th st, a 4-sty brick remodeled building used for stores and apartments, on a lot 16.8x100.5, to Mrs. Mary C. Flynn, a tenant in possession, who will continue to occupy the premises.

Good East Side Corner Sold

Manning & Trunk sold for Milton M. Dryfoos to W. J. Daniel, for cash, 991 Third av, northeast corner of 59th st, a 5-sty brick building, on a lot 20.1x80. It adjoins the Queens Theatre. The parcel is assessed at \$85,000.

The United Cigar Stores Co. hold the premises under a net lease having several years still to run, and the ground floor is occupied by the United Retail Candy Stores, Inc.

Brewers Sell Second Ave. Corner

Folsom Bros., Inc., sold for the F. & M. Schaeffer Brewing Co. to the Seventy-ninth Street Amusement Corporation 1515-1519 Second av, southwest corner of 79th st, three 2-sty brick flats with stores, on a plot 51x105. On the site the buyer will erect a motion picture theatre.

Buys New Windsor Apartments

Slawson & Hobbs sold for the Orinoco Building Co. to an investor 294-295 Central Park West, a 7-sty and basement elevator apartment house, known as the New Windsor, on a plot 50.4x100.

Tenant Buys Fine Dwelling

Pease & Elliman sold for Mrs. George I. Malcolm to Stanley J. Halle, present lessee and tenant, 52 East 52d st, a 5-sty American basement brick and stone dwelling, on a lot 18x100.5.

Choice Fordham Corner Sold

Richard H. Scobie sold for the Occidental Holding Corporation to Ferdinand Sieghardt, the 5-sty apartment house, with stores, at the southwest corner of Fordham rd and Thibout

Douglas L. Elliman & Co.**Real Estate Brokers**

Fifth and Park Avenue Districts
Efficient Property Management
Plaza, 9200 15 East 49th St.

JAMES BOYD

Member Real Estate Board, N. Y.

Real Estate—Mortgage Loans

135 BROADWAY
Phone: Rector 8658-8659

BROOKS & MOMAND

Member of Real Estate Board

Real Estate Mortgages

115 BROADWAY Phone 2267 Rector
2268

CHARLES B. VAN VALEN, INC.

Member Real Estate Board of N. Y.

REAL ESTATE**MORTGAGE LOANS—INSURANCE**

110 WILLIAM STREET
Phone: 6000 Beekman

**SPECIALISTS IN
PENN. TERMINAL SECTION
REAL ESTATE**

AGENTS—BROKERS—APPRAISERS

H. M. Weill Co.

Tel. Longacre 2290-2817 221 West 33rd St.

FREDERICK BROWN**Real Estate Operator**

OFFERINGS SOLICITED
FROM BROKERS

565 5th Ave. Phone Vanderbilt 8725

BENJAMIN WINTER**BUY AND SELL HIGH-CLASS
MANHATTAN PROPERTY**

BROKERS ARE INVITED TO SUBMIT
PROPOSITIONS—Quick Decision Given.

Lansing Building

2299 BROADWAY, AT 82nd STREET
Suite 6 Phone: Schuyler 2897

SAMUEL BRENER**REAL ESTATE OPERATOR**

50 EAST 42nd STREET

Vanderbilt 3918-19

BENENSON REALTY CO.**BUY and SELL****HIGH CLASS BRONX AND
MANHATTAN PROPERTY**

Columbia Trust Bldg., 509 WILLIS AVE.
Phone: Mott Haven 5212-5213

HEIL & STERN**Real Estate****Business Property Specialists**

Member of Real Estate Board, N. Y.

1165-1167 BROADWAY (n. w. cor. 27th St.)

Telephone: Watkins 4280

av, on a plot 31.5x102, and known as 272 East Fordham rd, adjoining the new Aeolian Building, opposite the Valentine theatre and opposite the large plot leased by the Kress 5 and 10 cent store for a long term of years, which will be improved shortly. This is one of the choicest corners in Fordham. The sale of this corner completes the sale of the entire block by the same broker. It was held at \$110,000 and was a cash transaction.

Kendall Estate Sells Tenements

Estate of Isaac C. Kendall sold to Lowenfeld & Prager, operators, the seven 5-sty brick front and rear tenement houses 224 to 230 West 18th st, on a plot 100x144.6x100.4x142.6. The street front tenements have stores in the ground floors.

Sells Co-operative Apartment

Douglas L. Elliman & Co. sold a co-operative apartment, consisting of 9 rooms and 3 baths, known as 10th floor south, in 876 Park av, southwest corner of 78th st, for the Edgar A. Levy Construction Co. to Louis Berizzi.

Davies Buys Bronx Block

The Bronx Heights Development Corporation, John D. Beals, president, sold to J. Clarence Davies the vacant block front on the east side of White Plains av, from 232d to 233d st. It has a frontage of 180 feet on White Plains av, 180 feet on 233d st and 130 feet on 232d st. Mr. Davies will improve the plot with 1-sty brick stores.

Builder Buys Bronx Sites

Charles Edelson sold for the estate of Florence V. Frazee to James J. Lamb the vacant plot, 50x114, on the south side of East 221st st, 100 feet east of Carpenter av; also for Anna M. Winters to Anthony Carella plot on Carpenter av, 208 feet north of 222d st. This is the first sale of the parcels in 40 years. The buyer will improve with dwellings.

A Big Brooklyn Sale

An improvement representing more than \$1,000,000 is about to be made in the part of Flatbush close to Prospect Park and Prospect Park station of the Brighton subway. Cruikshank Co. sold for former Congressman Richard Young to the Prospect Park Homes Co., Inc., Harold N. Wittmann, president, represented by William H. Goldey, 70 lots having a frontage of 726 feet on Lefferts st and 674 feet on Sterling st, between Bedford and Flatbush av. About 70 high class 1 and 2-family houses, with garages, will be erected and sold.

This property is a part of the John A. Lefferts farm and has been in the possession of Mr. Young for a number of years.

Buys Long Island City Block Front

Franklin Pettit bought from Frank Kops and others the block front on the north side of Nelson av, from Buckley to Hulst sts, Long Island City, having dimensions 200x100. Negotiations are now on for the resale of this property by Mr. Pettit to a builder, who will improve the same with apartments similar to those now being erected on the Queens boulevard adjoining.

Sell Broadway Corner Leasehold

Meister Builders, Inc., resold to Morris Iazar the ground lease of the 5-sty brick elevator apartment house with stores, at the southwest corner of Broadway and 75th st, a plot 50.5½x95.11¼x48.6x81.2. Also, sold to the same buyer the ground lease of the adjoining properties, 228-234 West 75th st, four 4-sty and basement brick dwellings, a plot 67x102.2. The combined leasehold is for a term of 18 years and 8 months at an aggregate rental of \$500,000. Ascher Strauss was the broker.

Congressman Hicks in Deal

Henry A. Rogers, of the Wheatley Hills Real Estate Corporation, sold to Henry Hill Anderson a tract of about 20 acres of land at Roslyn, Nassau County, L. I. Property is south of and adjoining the country estate of John H. Love and is north of and opposite the large country estate of Henry D. Walbridge. The tract was collected from three owners—1¼ acres were purchased from Thomas Mott and the balance was purchased from Congressman Frederick C. Hicks and the Frederick Eastman estate. The purchaser will improve the property with a modern house and garage for all year occupancy. This is the fifth sale made by the same broker in this part of Roslyn.

New Apartment House for Park Avenue

Bing & Bing bought the site, 76.6x82.2, at 1009-1013 Park av, adjoining the southeast corner of 85th st, which it will improve with a 14-sty elevator apartment house. The total outlay will be \$1,000,000. To be composed of small suites, the building will be ready for occupancy in the autumn of 1923. The site for the new building was assembled by Electus T. Backus as broker. The adjoining 85th st corner is improved with a modern dwelling and garage, 25.6x82.2. No. 1009 contains a 3-sty building, and was sold by James Murray. The two adjoining parcels at

Nos. 1011 and 1013, old 5-sty flats, were sold by the Combined Real Estate Interests, Inc., which had owned them for several years.

Residence Near Fifth Avenue Sold

Mrs. Lillian S. Thomas purchased the 4-sty and basement brick and stone building at 4 East 67th st, from Fernando Wood, who acquired it about a year ago. The property, which adjoins the residence of Judge Elbert H. Gary, is on a plot 27x90.3. It is nearly opposite the home of George J. Gould at the northeast corner of Fifth av and 67th st. Francis B. Robert was the broker.

Tailer Residence Bought

Douglas Gibbons & Co. sold for Mrs. T. Suffern Tailor to a buyer, for occupancy, 11 East 61st st, a 5-sty brick American basement dwelling, on a lot 25x100.5. It contains a passenger and service elevator. The name of the buyer stands at present as the 11 East 51st Street Corporation. The house, which was designed by the late Stanford White, was built by the Marquis of Queensberry and was purchased from him by John T. Pratt, who eventually built his residence at No. 8, adjoining. The new owner of the Tailor house will have as his neighbors, besides Mr. Pratt, Pembroke Jones, Moses Taylor Pyne, Charles Sabin and Frederick Watruss.

MORTGAGE LOANS

Lawrence, Blake & Jewell placed for the Title Guarantee & Trust Co. a loan of \$500,000 to the Fred F. French Co. on the new building, covering a plot 100x70, at the north corner of Fifth av and 95th st.

Ruland & Benjamin negotiated a first mortgage loan of \$200,000 on the 10-sty business building 17-19 West 45th st, and a first mortgage loan of \$5,000 on a 2-family house at 2034 Morris av, Bronx.

Two loans totaling \$1,500,000 have been placed by S. W. Straus & Co. on the new apartment houses to be erected at 300 Riverside dr, northeast corner of 102d st, by Albert and Harris Sokolski from plans by George F. Pelham, architect. The loan on the structure, which will contain 111 apartments, is \$1,240,000. The smaller building, 9 stories high, to contain 26 apartments, gets a loan of \$260,000. This structure adjoins the large one and will have a frontage of 55 feet on West 102d st and a depth of 100.11 feet. The total valuation of the land and buildings is placed at \$2,200,000. Together they will house 137 families in suites of from 4 to 6 rooms.

Harry Sugarman placed for James H. Cruikshank a first mortgage loan of \$18,000 at 6 per cent., for 5 years, with a savings bank, on premises 513 West End av.

Title Guarantee & Trust Co. loaned, on first mortgage, to 1140 Fifth Avenue, Inc., \$500,000 on the building in course of construction at the northeast corner of Fifth av and 95th st, for a term of 5 years, at 6 per cent. per annum. The plot is 70.6x100.

Edwards, Dowdney & Richart placed for the Sunrise Realty Corporation a building and permanent loan of \$180,000 on the northwest corner of Grand Boulevard and Concourse and 178th st with the Lawyers' Mortgage Co. They also placed a first mortgage of \$30,000 on 876-878 Prospect av.

Brooks & Momand placed a first mortgage loan of \$1,100,000 for the Eighth Ave. Railway Co., covering their property on both the east and west sides of Eighth av. Of this amount \$800,000 was placed with the Farmers Loan & Trust Co. and \$300,000 with the Domestic & Foreign Mission Society of the Protestant Episcopal Church.

MANHATTAN SALES**South of 59th Street**

PROSPECT PL.—Joseph W. Mitchell sold through Robert E. Kelly to Charles Severn 52 Prospect pl, a 3-sty and basement brownstone dwelling, on a lot 16.8x73.

WEST BROADWAY.—Brown, Wheelock Co., Inc., and Leopold Porrens sold for Ronald Thomas of Geneva, Switzerland, a 5-sty brick tenement house with stores, on a lot 25x100, at 490 West Broadway.

16TH ST.—Louis Schrag sold for Laura K. Bayo of Washington, D. C., 105 West 16th st, a 3-sty brick loft building, on a lot 25x69, adjoining the northwest corner of Sixth av.

16TH ST.—James L. Van Sant sold to Mrs. Maria Freito Alvarez, 138 East 16th st, a 4-sty and basement brownstone dwelling, on a lot 25x103.3. The purchaser will occupy. The brokers were Leon W. Elbersson and Frank Ricart.

18TH ST.—Hudson P. Rose Co. resold to Morris Flynn 415 West 18th st, a 4-sty brick building, on a lot 21x92.

29TH ST.—B. C. Varzimer sold for a client of Ames & Co. 325 West 29th st, a 4-sty and basement brick dwelling, on a lot 22x98.9. This is the second sale of the property within the last 3 weeks.

43D ST.—Edward C. H. Vogler resold for Mrs. Elizabeth Ewald the 5-sty and basement brick apartment house, 325 West 43d st, on lot 25x100.5. This property was acquired through the same brokers a few weeks ago. The buyer is Philip Schneider.

44TH ST.—Ryan & Co. sold for the Fackler estate, of Rochester, N. Y., 450 West 44th st, a 3-sty and basement 3-family dwelling, on a lot 20x100.5. It is the first sale of the premises since 1889.

46TH ST.—John J. Hoeckh, Inc., sold for the McDonald Realty Co. to a buyer, for occupancy, 363 West 46th st, a 3-sty and basement brownstone dwelling, on a lot 16.6x100.5.

52D ST.—Albert H. Stout sold for Abner T. Bowen 110 West 52d st, a 4-sty brick building, on a lot 20x79.10x irregular. The buyer will remodel the premises for his business use.

54TH ST.—Medical Chambers, Inc., has provided for the enlargement of its present quarters at 114 to 116 East 54th st through the purchase of the adjoining flat at 112. Harris Vought & Co. were the brokers in the deal. The organization purchased the two flats at 114-116 in December, 1920. It now controls a frontage of 74 feet and facilities for the accommodation of 50 doctors. The house at 112 occupies a plot 25x100.

NINTH AV.—The property at 199 Ninth av and 401-403 West 22d st, northwest corner, has been sold to operators. Title stands in the name of Walter M. B. Hartley. It consists of two 4-sty brick and stone flats with stores, fronting 98.9 feet on the avenue and 50 feet on the street.

THIRD AV.—Robert E. Kelly sold for John P. Pils to Margaret M. Flanagan 630 Third av, a 4-sty brick flat with store, on a lot 18.6x75.

North of 59th Street.

DYCKMAN ST.—Frank Volz sold for Moris Bienenstock the 2-sty brick store building, 124 Dyckman st, 258 feet west of Nagle av, on a lot 16.4x100, to Saul Berman, for a tailoring establishment.

61ST ST.—George R. Read & Co. sold for Mrs. Margaret M. Wyckoff to a buyer, for occupancy, 217 East 61st st, a 3-sty and basement stone dwelling, on a lot 18x100.5.

67TH ST.—William Bondy sold 32 East 67th st, a 5-sty stone American basement dwelling, on a lot 25x100.5½. It is the first change of ownership in 44 years. The parcel adjoins the southeast corner of Madison av.

77TH ST.—Coughlan & Co., Inc., sold for William D. Kilpatrick the 4-sty and basement stone dwelling, on a lot 19x100.8, at 117 West 77th st. It was held at \$45,000.

78TH ST.—I. N. Phelps Stokes sold the 4-sty stone American basement dwelling, 129 East 78th st, to John P. H. Perry, vice-president of the Turner Construction Co. The property was held at \$50,000. It occupies a lot 16.8x102.2 between Park and Lexington avs. Douglas L. Elliman & Co., Inc., were the brokers.

79TH ST.—Douglas L. Elliman & Co. sold for Col. William J. Wilgus the 4-sty and basement stone dwelling, on a lot 16x102.2 at 79 East 79th st. The property was held at \$60,000 and was purchased by Col. Wilgus through the same brokers.

80TH ST.—Schindler & Liebler resold for Ottilia Gessner to George Faas 330 East 80th st, a 4-sty brownstone flat, on a lot 25x102.2.

81ST ST.—The Haggstrom-Callen Co. sold for Annie Field the 3-sty and basement brick dwelling 165 West 81st st, on a lot 18.6x100.2. The purchaser will remodel and occupy.

88TH ST.—M. L. & C. Ernst sold to S. H. Bloom 119 East 88th st, a 5-sty brick tenement house with stores, on a lot 25x100.8½. F. Picker & Son negotiated the sale.

88TH ST.—F. Picker & Sons sold for the Canebrake Realty Co. the 5-sty brick tenement house with stores, on a lot 25x100.8½, at 119 East 88th st.

93D ST.—George S. Runk sold for Christina Singer to a buyer, for occupancy, 180 East 93d st, a 4-sty stone American basement dwelling, on a lot 16.8x100.8½.

105TH ST.—Sherman & Kirschner sold for Annie Strauss 64 East 105th st, a 5-sty brownstone apartment house, on a lot 25x100.11.

108TH ST.—The Algeria, an 8-sty and basement brick and stone apartment house, 75x100.11, at 241 to 245 West 108th st, adjoining the northeast corner of Broadway, has been purchased by the newly formed 241 West 108th Street Corporation, having for directors M. Wolkenberg, R. Schneider and I. Gettlinger. It is arranged for 48 families, and was acquired by Frank Angeilili in February, 1921. The new company is represented by Gettlinger & Weinman, attorneys.

112TH ST.—Edward N. Crosby & Co. sold for Benjamin Kaufman 165 East 112th st, a 5-sty brick tenement house, on a plot 30x100.11.

112TH ST.—Sharp & Co. sold for a client to an investor residing in Rochester, N. Y., the St.

John, a 6-sty and basement elevator apartment house at 511 West 112th st, on a plot 66x100.11. The house contains accommodations for 24 families and was held at \$200,000.

115TH ST.—E. K. Van Winkle sold for the estate of Margaret Diamond the 4-sty brick tenement house at 158 East 115th st, on a plot 27x100.11.

116TH ST.—William A. White & Sons sold for the estate of Annie S. Schwarzenbach, 24 East 116th st, 25x100, to Irving Stolzenberg. The property was recently damaged by fire and the purchaser will immediately start work reconstructing it into a 5-sty hot water tenement house. Abraham Saffir was associated as broker.

117TH ST.—Mrs. Ida Murphy sold through E. V. Pescia & Co. 446-448 East 117th st, a 6-sty brick tenement house with stores, on a plot 42x100.11.

120TH ST.—James H. Cruikshank bought through Harry Sugarman from William A. Hentze 241 East 120th st, a 5-sty brick double flat with stores, on a lot 25x100.11.

123D ST.—Pio De Lara sold through Harry Sugarman to James H. Cruikshank 123 East 123d st, a 3-sty and basement stone dwelling, on a lot 15x100.11.

123D ST.—A. V. Amy & Co. sold for the 449

West 123d Street Corporation to the Ahl Co., A. H. Levy, president, the 6-sty and basement elevator apartment house, known as the Benmore, on a plot 75x100.11, at 449-453 West 123d st, overlooking Morningside Park. It contains 35 apartments and was held at \$175,000.

124TH ST.—Manhattan & Bronx Co. sold for F. Carvutto 334 East 124th st, a 3-sty and basement brownstone 3-family house, on a lot 18x100.11.

131ST ST.—Porter & Co. sold for William Macneven Purdy to Leonard Weill 236-238 West 131st st, two 3-sty and basement stone dwellings, each on a lot 16.1x99.11.

133D ST.—Cusack Co. sold for a client to J. J. Gallagher, operator, 545 West 133d st, a 5-sty brick double flat, on a lot 2.5x99.11.

135TH ST.—Mary D. Quinlan sold to David Leavitt 527 West 135th st, a 5-sty brick apartment house, on a plot 40x99.11.

172D ST.—G. L. Lawrence resold the vacant plot, 125x94.6, on the north side of 172d st, 125 feet east of St. Nicholas av, to Ennis & Sinnott. M. I. Strunsky was the broker.

184TH ST.—Ward Belknap & Son sold for Louis Hildenstein to Patrick A. Carney the two 5-sty brick apartment houses 554-556 West 184th st, each on a plot 37.6x74.11.

United Electric Service is supplied to the



HECKSCHER BUILDING
57th STREET & FIFTH AVENUE

The twenty-six-story office building of magnificent proportions that establishes a new and imposing landmark on Fifth Avenue.

The owners are the Heckscher Building Corporation, August Heckscher, President; the architects, Warren & Wetmore; the builders, George Backer, Inc., and the electrical contractor, Johnston Livingston.

When in need of Electric Light or Power Service, call Stuyvesant 4980. Your requirements, whether large or small, will receive the prompt attention of our Commercial Department representatives.

The United Electric Light and Power Co.

130 East 15th St., New York.

MONEY TO LEND ON BOND & MORTGAGE

LAWYERS MORTGAGE CO.

Capital and surplus \$9,000,000

59 Liberty Street, New York
184 Montague St., Brooklyn
4 Herriman Avenue, Jamaica

CO-OPERATION OF RELIABLE BROKERS INVITED OFFERED

246,936 Acres. Ranches in Texas (S-E)
14-sty Office Bldg., \$1,750,000, City Hall Sec (S-E)
1-sty Bldg., 75x180, 30-ft. Ceiling, Eastside (R)
532,511 Acres. Ranches in New Mexico (S-E)
16-sty Loft and Office Bldg., Midtown, \$1,500,000 (S-E)
5-sty F. P. Bldg., 55,000 s. f., West 60's (R)
1-sty Garage, 100x100, S. Brooklyn (S-R)
4-sty Semi F. P. Bldg., 17,500 s. f., Westchester (R)

WANTED

5,000-10,000 s. f. Cheap Warehouse Floor, Bronx (R)
Good Second Mortgages to Discount, G. N. Y. (M)

AMERICAN BUREAU OF REAL ESTATE

All About Real Estate Everywhere—Everywhere
MODERN "A" SYSTEM

18-20 W. 34th St. (Astor-Court Bldg.), New York
Telephones 0396-0397 Pennsylvania
Explanation: E—Exchange; M—Mortgage; R—Rent; S—Sell.

ALL ITEMS TREATED STRICTLY CONFIDENTIAL
(See Previous Weekly Ads.)

Applications wanted for

First Mortgage Loans

(Building and Permanent)

Amounts from \$100,000 up on
improved property in Greater
New York.

(Send full details)

The PRUDENCE COMPANY, Inc.

162 Remsen Street

Brooklyn

Philip A. Payton, Jr., Company

REAL ESTATE AGENTS AND BROKERS

New York's Pioneer Negro
Real Estate Agents

127 West 141st Street

Between Lenox and Seventh Avenues
Telephone: Audubon 0245

MRS. GERRIT SMITH

Member Real Estate Board of New York

42 EAST 40th STREET

CITY DEPARTMENT

APARTMENTS AND HOUSES

SOUND SHORE PROPERTY A SPECIALTY

AV A.—Froman & Taubert sold for John and William Hilgenberg to Thomas W. Gillam 1595 Av A, a 5-sty brick tenement house with stores, on a lot 26x75, adjoining the northwest corner of 84th st. It is the first sale of the parcel in 40 years.

FIRST AV.—Manhattan & Bronx Co., operator, resold to the tenant 2323 First av, southwest corner of 119th st, a 4-sty frame tenement house with store, on a lot 25.2x90.

LEXINGTON AV.—Brett & Goode Co. sold for the estate of William Laing to a physician, for occupancy, 1659 Lexington av, a 3-sty and basement brownstone dwelling, on a lot 15.10x70. It is the first sale of the parcel since 1892.

THIRD AV.—George W. Brettell sold for Harry C. Hart Realty Co. to Julius Reich 2131 Third av, a 5-sty brick tenement house with stores, on a lot 26x65.

RIVERSIDE DR.—The New York Trust Co. sold 62 Riverside dr, a 4-sty and basement brick and stone dwelling, on a lot 21.3½x72.10x irregular, to a client of H. B. Davis.

WEST END AV.—Slawson & Hobbs sold for Margaret Merritt Lee 669 West End av, a 5-sty stone American basement dwelling, on a lot 15x100, to a client who will occupy. The property was held at \$35,000.

BRONX SALES

172D ST.—Frederick Misfeldt sold through Richard Dickson 1010 East 172d st, a 2-sty and basement frame 3-family house, on a lot 25x100.

BROADWAY.—Richard Dickson sold for Lawrence Davies 5222 Broadway, a 4-sty brick flat with store, on a lot 20x85.

BROOK AV.—Sarah A. Williamson sold to Louis Brown 1012 Brook av, a 4-sty brick flat with store, on a lot 28.6x93x irreg, adjoining the southeast corner of 165th st.

BROWN PL.—Felman Realty Co. sold to Rebecca Silverman the 5-sty brick flat with stores, on a lot 25x100, at 150 Brown pl, southeast corner of 135th st.

CONCORD AV.—J. Hyman sold through Richard Dickson to a buyer, for occupancy, 460 Concord av, a 2-sty and basement frame dwelling, on a lot 25x100.

CRESTON AV.—S. J. Taylor sold for Annie T. McDevitt and Katherine Kiernan the vacant plot, 50x120, on the west side of Creston av, 172 feet north of East 182d st, to a builder for improvement.

FULTON AV.—Maurice Rosen sold to Camillo Rollo, for occupancy, 1240 Fulton av, a 2-sty and basement frame dwelling, on a lot 14x108.

PARKSIDE PL.—Estate of Henry O'Neill sold to Samuel A. Addis the southwest corner of Parkside pl and 207th st, a vacant plot 65x90, on which the buyer will build an apartment house.

PROSPECT AV.—Benjamin Alexander sold to the Leon & Herman Beeker Co. the 5-sty and basement brick flat, on a plot 37.8x144.9x irregular, at 1053-1055 Prospect av.

TINTON AV.—William Krone resold for a client of Charles Siegel Levy to Max Eidlin 708 Tinton av, a 3-sty and basement frame 3-family house, on a lot 18.8x85.

VALENTINE AV.—Armstrong Bros. resold for Samuel J. Wood, president of Wood's Business School, the 5-sty brick apartment house, on a plot 45x100, at 2698 Valentine av.

THIRD AV.—Richard Dickson bought 3295 Third av, a 4-sty brick flat with store, on a lot 25x101.9. The buyer will equip the store as an up-to-date real estate office and remove his real estate business there.

THIRD AV.—Richard Dickson sold for Thomas F. Somers 3344-3346 Third av and 1046 Franklin av, at junction of the two thoroughfares, two brick apartment houses with stores, on a plot 49.6x102.8x irregular. This property was owned by the seller since 1904.

TINTON AV.—S. A. H. Realty Corporation bought 851 Tinton av, northwest corner of East 160th st, a 5-sty brick flat with store, on a lot 30x145.

VALENTINE AV.—Mrs. E. Finner sold to Robert Johnston 2112 Valentine av, a 2-sty and basement frame 2-family house, on a lot 25.1x101.3.

WEEKS AV.—Robert Foley sold for T. Winters and J. Trainer to E. Platt 1801-1805 Weeks av, northwest corner of 175th st, two 2½-sty and basement frame detached dwellings, on a plot 76x90.9.

72D ST.—Bulkeley & Horton Co. sold for H. Schwanewede to a builder, for improvement, a vacant plot, 40x100, on the north side of 72d st, between Shore rd and Narrows av, Bay Ridge.

EAST 23D ST.—Samuel Galitzka sold from plans for the Farragut Construction Co., Inc., to Herman Rothstein the 2-sty detached house, with garage, on the west side of East 23d st, 100 feet north of Av J.

EAST 29TH ST.—Knox Realty Co. sold for Charles Hohl to a buyer, for occupancy, 526 East 29th st, a stucco 2-family house.

EAST 29TH ST.—Knox Realty Co. sold for Charles Hohl to a buyer, for occupancy, 534 East 29th st, a stucco 2-family house.

AV. I.—J. Lacov sold for William E. Harmon the southeast corner of East 9th st and Av I. The buyer will erect a 12-room detached dwelling.

AV O.—Bulkeley & Horton Co. sold for Mrs. Julia Harris to a builder, for improvement, the vacant plot, 100x260, at the southeast corner of Av O and East 13th st.

ELEVENTH AV.—Realty Associates sold to A. A. Golding the vacant plot, 250x100, at the northeast corner of Eleventh av and 55th st, Borough Park, which the purchaser will improve by erecting 1 and 2-family houses. The brokers in the transaction were George Sloan and Solomon Michael.

NOSTRAND AV.—McInerney-Klinck Realty Co. sold for Charles G. Reynolds 567 Nostrand av, a 3-sty brick and stone apartment house with store, on a lot 20x100.

OCEAN AV.—J. Lacov sold for J. Arnold Kahl to John Hastie the vacant plot, 100x151.6, on the west side of Ocean av, 350 feet north of Av J. The purchaser will build two 2-family houses.

PARK AV.—A. J. Shannon, Inc., sold for Hartley Long to a buyer, for occupancy, 192 Park pl, a 3-sty and basement brownstone dwelling.

QUEENS SALES

ASTORIA.—Manhattan operators purchased the vacant block front on the west side of Third av from Grand to Newtown av, Astoria, from Henry Honeck, of Batavia, N. Y. Minor L. Platt, the broker, announces that the entire site will be improved with 5-sty apartment houses, with stores on the avenue frontage. The property is one block east of the Grand av station of the Astoria subway extension.

FAR ROCKAWAY.—Lewis H. May Co. sold for Benjamin R. Lummis 78 Central av, Far Rockaway, a dwelling, on a plot 116x105, to Herman Schrader, for occupancy.

FAR ROCKAWAY.—Lewis H. May Co. sold for Mary J. Duncan to Rose Brunner 1204 Seneca st, Far Rockaway, a 2½-sty detached stucco dwelling, on a plot 100x100.

FAR ROCKAWAY.—The Lewis H. May Co. sold for Miss Emma L. Walsh a plot of lots fronting on Watjean Hill, Wave Crest, Far Rockaway, to Abraham Tannenbaum, who will erect three all year dwellings.

FAR ROCKAWAY.—Lewis H. May Co. sold for Eva Foster the property known as "The Breakers," at Wave Crest, Far Rockaway, to Joseph Abramson. The property was originally constructed by the Foster family, occupies an acre of land and is one of the prominent residences in this section.

FLUSHING.—J. Albert Johntra sold for Paul Rom his 9-room dwelling, on a plot 50x100, at 305 Madison av, in the Murray Hill section of Flushing, to Joseph Bertram, of Brooklyn.

FLUSHING.—Drury & Gosette, Inc., builders, purchased the southwest corner of Broadway and Lawrence st, Flushing, 66x102, from the Isaac Peck estate and will improve with a 2-sty garage. The Halleran Agency and Peter Harper were the brokers.

FLUSHING.—Halleran Agency sold for Clara P. Lewis to John Bruce the Peck estate plot, 50x150, on the south side of Mitchell av, 200 feet east of Brewster av, Flushing. He will improve the plot with a 7-room dwelling and occupy it.

LONG ISLAND CITY.—Leicestershire Realty Co., Franklin Pettit, president, sold to Herman Kuthe and others the property, 100x200, on the southeast corner of Queens boulevard and Harold av, Long Island City. The property is an unrestricted plot adjoining the new Queens boulevard apartment house development. The purchasers will erect a garage with showrooms on the Queens boulevard frontage.

BROOKLYN SALES

BERKELEY PL.—John Pullman Real Estate Co. sold 49 Berkeley pl, a 3-sty stone dwelling, on a lot 25x100, for Mrs. Sarah E. Hunter to Catherine Moran.

CUMBERLAND ST.—Harry M. Lewis sold for Adelheid Schwacke to Herman Wieckhost, for occupancy, 246 Cumberland st, a 3-sty and basement brick dwelling, on a lot 20x100.

RECENT LEASES.

Sells Sailors Snug Harbor Leasehold

Brown, Wheelock Co., Inc., sold the Sailors Snug Harbor Leasehold at 89 Water st for William R. Willcox and Herman Eggers, as receivers of William J. Farrell, to George W. Wallen Co., coffee brokers, who will occupy the premises. The lot is 23.9x85.7.

FOR THE GREATER CONVENIENCE
OF OUR CUSTOMERS WE HAVE
JUST ORGANIZED A

Water Heating and House Heating Division

AT No. 130 EAST FIFTEENTH STREET

TELEPHONE STUYVESANT 4900

HERE will be experts who will give prompt attention to those who are considering the use of Gas either for Heating Water or the Heating of a House, Apartment, Loft or Large Building.

Architects and Builders, with advantage to themselves and their clients, should ask for the services of one of our highly qualified Experts. His services are *gratis*.

As to Gas Water Heating: There are Gas Water Heaters for use in the Home, Office or Factory. Then again we install a Gas Water Heating System that will furnish a large building with an instantaneous, uninterrupted, Summer or all-year-round supply of hot water.

Many private houses are using this System, as well as many large buildings. One of the latter requires nearly 40,000 gallons of hot water every week. Another large building requires nearly 6,000 gallons a day, every drop of which is Gas heated.

After the Gas Boiler is installed it requires no attention. The Boiler regulates itself automatically.

Every person interested in a newly constructed building, or one under construction or contemplated, or in a building being or about to be remodeled, should consider the advantages of Gas Water Heating.

Consolidated Gas Company of New York

GEO. B. CORTELYOU, President

Bookseller in \$125,000 Lease

Alfred Somborn and Herbert Jacques Morris leased for Mayer L. Half the 4-sty and basement building, on lot 18.9x75, at 804 Sixth av. east side, between 45th and 46th sts., to Chagnon & Co. (Felix Long, proprietor), dealers in French books and periodicals. The lease is for a term of 21 years from May 1, 1922, and the rental aggregates \$125,000.

Trinity Leasehold Bought

Ruland & Benjamin, Inc., sold for the Nestle's Food Co. the Trinity Church leasehold at 65-67 North Moore st., a 6-sty and basement brick building, on a plot 45x87.10. After extensive alterations the building will be occupied by J. L. Kraft & Bros. Co., the buyers.

Another Chain Lunch Branch

Tankos, Smith & Co. leased for the United Cigar Stores Co. to the Capitol Lunch System, Samuel L. Bickford, president, for a long term of years, at a rental aggregating approximately \$50,000, the large 9th st ground floor store in the building at the northwest corner of Fifth av and 9th st, Brooklyn. The premises will be altered from plans of F. R. Stuckert Co., architects, of Philadelphia, and upon completion of the work the Capitol Lunch will operate a branch establishment.

Fifth Avenue Apartment Leased

Douglas L. Elliman & Co. leased a large special duplex apartment of 14 rooms and 4

baths in the new building being erected at 920 Fifth av, south corner of 73d st, by J. E. R. Carpenter, to Mrs. Walter Gibb, a prominent resident of Brooklyn. Mrs. Gibb has occupied her large residence at 201 Columbia Heights for many years.

Club Leases Dwellings

The New York Alumni of the University of Pennsylvania leased the two 5-sty dwellings, 35-37 East 50th st, which the membership has been using for some time for meetings, dinners, &c. The lease is to be taken in the name of the Pennsylvania Alumni Realty Corporation, formed at Albany by Redding & Greeley, attorneys, and having a capital of \$100,000. One identified with the plan has said that it would require but little alteration to convert the houses into a sizeable clubhouse. The buildings now contain 30 bedrooms. No. 35 is the home of Col. William Barclay Parsons, engineer. The two dwellings occupy a site 45x100 between Madison and Park av.

Prominent Lawyers to Move Uptown

The old buildings adjoining the Bar Association, on the site of the Bar Building which is to be erected at 36 West 44th st, through to 43d st, have been completely demolished and the foundation work for the new structure has started. The contractor, Charles L. Fraser, expects to be setting steel within 3 weeks. The structure will be completed and ready for occupancy next October.

Some of the largest and best known law firms

and individual attorneys of the city are negotiating for space. Among those with whom leases have been closed are the following: Clarence DeWitt Rogers, Sullivan & Cromwell (branch office), Walter A. Hall, John B. Doyle, Charles P. Latting, Richard D. Eyre and Cadwalader, Wickersham & Taft (branch office).

Long West Side Lease

Frederick Fox & Co., Inc., leased for the estate of James Herrman to Sheppard Knapp Co., Inc., and the Associated Furniture Manufacturers, Inc., the entire 5-sty and basement building, 108-110 West 38th st. The property was formerly occupied by Maxim's restaurant. After extensive alterations the building will be used as a display-room for the sale of furniture, carpets and rugs.

Lease Lexington Av. Corner Store

Ruland & Benjamin, Inc., leased the large double store in the new building at the southeast corner of Lexington av and 90th st for the Rhinelander Realty Co. to the New York Telephone Co. Upon completion of the building the premises will be occupied by the telephone company for a commercial office.

Lease Opposite Flatbush Av. Terminal

Tankos, Smith & Co. leased to the Capitol Lunch System, Samuel L. Bickford, president, for a long term of years, at a rental aggregating approximately \$250,000, the entire building owned by McLaughlin & Stern at 596 Atlantic av, facing the Flatbush av terminal of the Long Island Railroad. The lessee, from plans of F. R. Stuckert Co., architects, of Philadelphia, will thoroughly renovate the premises, and upon completion of same the ground floor and basement will be occupied as a branch establishment of the Capitol Lunch, who now own and operate stores throughout New York, Brooklyn, Pennsylvania and New England. Negotiations are pending through Tankos, Smith & Co. to sublease the entire upper portion of the building.

ADAMS & CO. leased for the John H. Taylor estate a floor in 20-26 West 22d st, containing 10,000 square feet, to the Hamilton Garment Co.; for the Harwitt Realty Co. a store in 835 Broadway to Max Harris, cotton goods and linings; and for William Wallach a store in 37-39 East 28th st to William Reiss & Co.

LEON S. ALTMAYER and Chr. Volzing & Son leased for a client the store in 925 Third av to The Great Atlantic & Pacific Tea Co., for a term of years.

ALBERT B. ASHFORTH, INC., leased an entire additional floor in the Ashforth Building, 12 East 44th st, to the New York Life Insurance Co., for a term of years.

DANIEL BIRDSALL & CO., INC., leased, for clients, the 3-sty brick building 499 Greenwich st to George C. Leuthner, for a term of years; the second loft of 466-468 Broadway to D. M. Gregory Manufacturing Co.; and the first loft of 302 Church st to the Central Children's Clothing Co.

BRET & GOODE CO. leased the entire 10th floor in the new Wurlitzer Building, 120 West 42d st, for the General Motors Corporation to the National Bureau of Casualty and Surety Underwriters, for a long term of years, at an aggregate rental of about \$175,000; also leased a floor in the Hicks Building, 675 Fifth av, to Frank Imandt, tailor, for a term of years; floor in 150-156 Lafayette st to Dienhoffers Bros., manufacturing jewelers, for a long term of years; space in 7-11 West 45th st to Steele-Gelb-Gorn, Inc., and the Bamache-Dubrowin, Inc., manufacturing jewelers; space in the Textile Building, 295 Fifth av, to Bachner, Moses & Louis, Inc.; space in 211-215 Centre st to Nev-A-Hone Razor Strop Co.; and building at 44-46 Tiffany pl, Brooklyn, to the French Fur Dyeing Co., for a term of years.

BURTON BROS. & CO., one of the principal cotton goods houses in this country, leased the large warehouse 61-63 Vandam st, running through to 74-76 Charlton st, in which to carry their stocks of merchandise. Burton Bros. & Co. have leased 6 floors in their Fifth av building for offices, and this new move on their part will enable them to rent 3 additional floors, making the entire upper part of their building an office building for the textile trade; and Burton Bros. & Co. will permanently occupy their second floor and street floor for their own office and showroom. Brett & Goode were the brokers.

BUTLER & BALDWIN, INC., leased for a client for a term of years the store at 21 West 47th st to James Moore.

JOSEPH CAINE & CO. leased for the Alpine Restaurant the 3d floor in 42 West 34th st to Linetzky & Wais; also, for Klepper Bros. the portion of the 10th floor in 144 West 27th st to Sepersky & Kaiser. Both of these tenants were formerly located in 155 West 34th st, which building is to be demolished in connection with the enlargement of the Macy store.

P. M. CLEAR & CO. leased for Daniel J. Mangan the 3-sty and basement factory building 419 East 162 st, for a term of years, to C. L. Schleomer, Inc., outdoor advertisers.

P. M. CLEAR & CO. leased for Etta Rosenberg the store and first loft at 375 Seventh av to

"REAL PROPERTY"

LAND and buildings are "Real Property." Clear titles protect the land and insurance the buildings.

The soundest investments you can make are in First Mortgage Participation Certificates guaranteed by us, and issued in any amounts from \$200 up, as most convenient to you.

You are cordially invited to consult

LAWYERS TITLE & TRUST CO.

188 Montague Street, Brooklyn
160 Broadway, New York
44 Court Street, Brooklyn

367 Fulton Street, Jamaica, N. Y.
383 East 149th Street, New York
1354 Broadway, Brooklyn
160 Main Street, White Plains, N. Y.

MONEY TO LOAN

on-Mortgages

Building Alterations

Leaseholds

Building Loans

BROKERS PROTECTED

Sterling Mortgage Company Inc.

135 Broadway, New York

TELEPHONE RECTOR 1228-3447

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 25c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

SITUATIONS WANTED

REAL ESTATE MANAGER
YOUNG MAN, age 26, having eight years' experience. Thoroughly competent to take entire charge of property. Highest credentials. Open for engagement. Box 877, Record & Guide.

TACTFUL, responsible young lady desires position with reputable firm. Several years' diverse experience. Thoroughly familiar with realty matters, Notary public. All credentials. Box 874, Record & Guide.

WANTS AND OFFERS

WANTED RECORD & GUIDE ANNUALS FOR THE YEAR 1918. STATE PRICE AND CONDITION. ADDRESS BOX C, RECORD & GUIDE.

LARGE BROMLEY Manhattan atlas for sale cheap. Will buy Trow City directory. Box 879, Record & Guide.

FOR SALE—A set of Record & Guide Quart-erlies from 1900-1915, inclusive. Best offer takes it. George Neiman, 522 Fifth Avenue.

**The Company OF the People, FOR the People—made BY the People
The Greatest Life Insurance Company in the World.**

Greatest {
In Assets
In Income
In Gain of Each

Greatest {
In Business Placed
In Business Gained
In Business In Force

Greatest {
In Service to the Public
In Reduction of Mortality
In Health and Welfare Work

METROPOLITAN LIFE INSURANCE COMPANY

(INCORPORATED BY THE STATE OF NEW YORK)

HALEY FISKE, President

FREDERICK H. ECKER, Vice-President

Business Statement, December 31, 1921

Assets - - - - - \$1,115,583,024.54

Larger than those of any other Insurance Company in the World.

Increase in Assets during 1921 - - - - - \$134,669,937.37

Larger than that of any other Insurance Company in the World.

Liabilities - - - - - \$1,068,341,845.04

Surplus - - - - - \$47,241,179.50

Ordinary (annual premium) Life Insurance paid for
in 1921 - - - - - \$897,949.212

More than has ever been placed in one year by any other Company in the World.

Industrial (weekly premium) Insurance paid for in
1921 - - - - - \$666,840,395

Total Insurance placed and paid for in 1921 - - - \$1,564,789,607

A larger amount placed in one year than by any other Company in the World.

Gain in Insurance in Force in 1921 - - - - - \$625,695,325

A larger gain than that made by any other Insurance Company in the World.

Total Amount of Outstanding Insurance - - - - - \$7,005,707,839

Larger than that of any other Company in the World.

Ordinary (that is exclusive of Industrial) Insurance in Force - \$3,892,267,274

Larger than that of any other Company in the World.

Number of Policies in Force December 31, 1921 - - - 25,542,422

Larger than that of any other Company in America.

Gain in Number of Outstanding Policies - - - - - 1,642,425

Number of Claims paid in 1921 - - - - - 323,531

Averaging one claim paid for every 27 seconds of each business day of 8 hours.

Amount paid to Policy-holders in 1921 - - - - - \$91,348,472.98

Payments to policy-holders averaged \$630.16 a minute of each business day of 8 hours.

Reduction in Industrial mortality in 10 years, 31.9 per cent.

*Typhoid Fever reduction, 71 per cent.; Tuberculosis, 49 per cent.; Heart disease, 19 per cent.;
Bright's disease, nearly 30 per cent.; Infectious diseases of children, nearly 37 per cent.*

Death Rate for 1921 on the Industrial business lowest in history of
Company.

Dividends declared payable in 1922, nearly - - - - - \$16,000,000

Metropolitan Nurses made 2,116,875 visits in 1921, free of charge to
sick Industrial Policy-holders, and 18,984 visits to persons insured
under Group policies.

Metropolitan men distributed over Twenty-five Millions of pieces of
literature on health—

*Bringing the total distribution to over 238,000,000 exclusive of Company's health
magazine, of which over 18,000,000 are annually distributed.*

the Chapkewitz Fur Co., Inc., for a term of years.

CORNWALL & STEVENS leased, for a long term of years, half of the 8th floor in the North River Insurance Co. Building, 110 William st. Charles B. Van Valen, Inc., with William F. Constant & Co. were the brokers.

CROSS & BROWN CO. leased to Charles J. Levy Co., a well-known millinery house, now at Broadway and Bleecker st, the store, basement and mezzanine floor of the new building 29 to 33 West 36th st, which they will occupy as soon as it has been fitted for their business. They will displace the Y. W. C. A. cafeteria.

CROSS & BROWN CO. leased for Harry C. Horton the store and basement of 137 West 125th st to the Ground Gripper Stores, Inc. This lease is for a term of years and the Ground Gripper people will take possession in the early fall, at which time the store will be remodeled and opened. This is the first venture of the Ground Gripper stores in a neighborhood location.

A. A. DECKER, with Cruikshank & Co., leased for the estate of Wheeler Peckham the 5-sty altered building at 718 Madison av; also the parlor floor in 718 Madison av to Gabriel Weil, dealer in antiques.

DONEMAR, INC., which has been organized to take over the American distribution of Donemar tweeds and homespun and other hand woven fabrics of Irish Cottage Industries, introduced from Ireland by James A. Doyle, overseas sales agent, has leased for a term of years a suite of offices, for sales and show rooms, on the 4th floor of the Knox Building, 452 Fifth av, southwest corner of 40th st. Harris, Vought & Co. represented the lessee and Cushman & Wakefield, Inc., represented the lessor.

J. B. ENGLISH leased for S. J. Weaver to Hager & Wiederhorn 163 West 49th st, a 3-sty and basement brown-stone dwelling, on a lot 20.10x100.5, 4 doors east of Seventh av. The lessees will remodel the structure extensively and use it for restaurant purposes.

J. ARTHUR FISCHER leased for D. L. Durra to the Progressive Grocery Stores, Inc., the store and basement of 794 Third av, to be used for a grocery.

FOLSOM BROTHERS, INC., leased for the

Keystone Grains Products Corporation the 2-sty brick store building 225 Lexington av for a term of years, to Louis W. Meyer, for the furniture business.

FREDERICK FOX & CO., INC., leased for Jacob Werner, the 3d loft in 736 Broadway to Carl Siraty and the 7th loft to Benjamin Fauster, each for a term of years.

FREDERICK FOX & CO., INC., leased for Louis Klein the 3d floor in 119 Mercer st to W. & W. Leather Co.; and, in conjunction with Heil & Stern, the 5th and 6th floors in 547 Broadway to Reizer Bros.

FREDERICK FOX & CO., INC., leased for the Arpee Real Estate Co. the store in 41 West 39th st to the Metropolitan Library, Inc.; and for Charles A. Munn the sixth loft in 12-16 East 22nd st to S. Glemby's Sons Co., Inc., both for a term of years.

ISADORE B. GELLER leased through Morris Moore & Sons from James Rensselaer, Inc., 2449-2455 Seventh av and 152-154 West 143d st, forming the southeast corner of the two thoroughfares, three 6-sty brick apartment houses with stores, for a term of years at an aggregate rental of \$250,000.

F. J. GUILFOYLE & Co. leased for a client the 5-sty building 70 Franklin st to Stull, MacCallum, Wilcox Co., for a term of years.

HENRY HOF leased for J. J. Reynolds the 4-sty loft building 243 East 35th st to the Browning Painting Co., who after alterations will use same for their own occupancy; also one loft in 205 East 12th st for Hup Realty Co., Inc., to the Schuler Printing Co.

HOUGHTON CO. leased for Charles E. Bigelow the two connecting 3-sty high stoop dwellings 140-142 West 97th st to John W. and Minnie M. Castle, for a term of years.

ROBERT E. KELLY leased for J. W. Mitchell to Ferdinand Schaprian the store in 203 East 38th st, for a term of years, and for Patrick Conroy to John Phillips, two lofts in 147 East 41st st, for a term of years.

ARTHUR G. MUHLER leased the store at 1132 Park av for Charles Dietz to the Great Atlantic and Pacific Tea Co.; also leased the store in 1273 Madison av for William G. Alger to Nicholas Peto.

CHARLES F. NOYES CO. leased for a client to the McCarthy Aniline & Extract Co., Inc., the store and basement of 72 Cliff st, for a term of years.

CHARLES F. NOYES CO. leased for Eugene Higgins the store, basement and first loft of 440 Pearl st to Fantis & Gustogeorge and the store and basement of 124 Maiden la to the Electric Silicon Co.; a floor in 34 Warren st for William Cruikshank & Sons, agents, to Eichen & Apple; and a floor in 71-73 Murray st to Chicago Belting Co.

CHARLES F. NOYES CO. leased for William Cruikshank's Sons the 4-sty brick building 203 Pearl st to Moses & Co., Inc.; store and basement in 26 Frankfort st to Abraham Cohen and Sol Leventer; store and basement in 101 Varick st to the Great Notch Paper Co., and floor in 130 Water st to Domestic Sugar Producers, Inc.

PEASE & ELLIMAN leased offices in the Grand Central Terminal to the Royal Consulate-General of Sweden.

PEASE & ELLIMAN, in conjunction with Hill & Krygier, leased for the National District Telegraph Co. part of the 17th floor in the Hudson Terminal building, 30 Church st, to William A. Sealey and William F. Kelly.

MARK RAFALSKY & Co. leased the store and basement in the northwest corner of Broadway and 145th st to David K. Moses. Duff & Brown Co. represented the owners.

RICE & HILL leased for D. J. Faour & Bros. to the Savage Equipment Co., office desks and supplies, the entire store and basement at 103 Greenwich st, for a long term of years.

ROSENBERG-COLT CO. leased for Klepper & Korostoff 3,500 square feet of space in 144-150 West 27th st to Eckstein & Kass; for Silbowitz & Nisnevitz 3,000 square feet in 119-25 West 25th st to Max Seamon.

ROY SCHERICK leased for the Magoba Construction Co. the store and basement of 162 Madison av to the Fromberg Silk Co., silk manufacturers, for a long term of years, at an aggregate rental of \$50,000; also for the Streton Co. entire 10th floor 70-74 West 40th st to H. Nordlinger Sons, precious and imitation stones, for a long term, at an aggregate rental of \$77,000; also space in 38-42 West 32d st to Clauson & Wilson Co., furs.

MEMBERS REAL ESTATE BOARD OF NEW YORK

ADAMS & CO., INC.

Real Estate Tel. Gramercy 1092
170 5TH AVE. SPECIALIST IN BUSINESS PROPERTY

ALEX. BALTER, INC.

REAL ESTATE & INSURANCE
Management of Property a Specialty
152 W. 42nd St., Knickerbocker Bldg. Bryant 2042-3

BAUER, MILBANK & MOLLOY, INC.

REAL ESTATE

51 East 42nd Street Murray Hill 1936

CUSHMAN & WAKEFIELD, INC.

RENTING AND MANAGEMENT OF
BUSINESS BUILDINGS

50 EAST 42d ST. Murray Hill 7820

ALFRED P. COBURN

Real Estate—Appraisals—Insurance
Management of Estate a Specialty
159 W. 72nd ST. Phones: Columbus 4356-2548

CUSACK COMPANY

Real Estate and Insurance Brokers
Specialists in West Side Properties
176 WEST 72nd STREET
Telephones: Columbus 6947-8179

CHAS. A. DUBOIS

REAL ESTATE
3551 BROADWAY
At 146th St. Established 1894

DUNLAP & LLOYD

INCORPORATED
Real Estate—Insurance
80 GROVE STREET Phone Spring 5518

ROYAL SCOTT GULDEN

REAL ESTATE, FIFTH AVE. SECTION
680 FIFTH AVENUE Phone: Circle 8315

CHARLES G. KELLER

Real Estate and Insurance
109 WEST 23RD STREET
Watkins 5336

ALBERT E. KELLY

Successor to Fredk. A. Booth
REAL ESTATE AND INSURANCE
50 Union Square Tel. Stuyvesant 1125

T. H. KELLEY

Specialist in Fordham Heights Property
158 East 188th St., at Grand Concourse
Phone: Fordham 2509

J. P. & L. A. KISSLING

Sales—Management—Appraisals
896 8TH AVE., NEAR 54TH ST.
Established 1870 Circle 0591 to 5

H. C. KOPP & COMPANY

Specialists in Retail Store Locations
MANAGEMENT and BROKERAGE
402 Madison Avenue Vanderbilt 4900

ROBERT LEVERS

Real Estate—Insurance
THE KNICKERBOCKER, 152 West 42nd Street
Uptown Office: 376 Lenox Avenue. Phone Connections.

HIRAM RINALDO

Specializing in the Sale and Leasing of
East Side Property
230 GRAND ST. Bowery Bank Bldg.

GEORGE S. RUNK

REAL ESTATE BROKER
Mortgage Loans—Management
1252 LEXINGTON AVENUE

SCHINDLER & LIEBLER

Real Estate and Insurance
1393 THIRD AVE., at 79th St

SEAMAN & PENDERGAST

RENTALS — SALES — MANAGEMENT
RESIDENTIAL PROPERTIES
542 FIFTH AVENUE Vanderbilt 1309

Manhattan Office Bronx Office
1 WEST 125th STREET 1972 JEROME AVENUE
Tel. Harlem 8400 Tel. Connection

SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE

Successors to

SHAW & CO.

MALCOLM E. SMITH, INC.

Real Estate Agents and Brokers
185 MADISON AVE. Vanderbilt 7393

COMMERCIAL PROPERTY MANAGEMENT

Rentals—Sales—Appraisals—Insurance
Industrial Locations

Spear & Lee
REAL ESTATE

840 BROADWAY 1261 BROADWAY
Stuyvesant 0627

JACOB J. TABOLT

REAL ESTATE
558 EIGHTH AVE. Phone:
Above 37th St. Fitz Roy 1366

JAMES P. WALDEN

REAL ESTATE
Specialist in West Side Dwellings
1966 Broadway at 66th St., Columbus 9006

WHITNEY-FOSTER CORP.

Real Estate Administrator
150 WEST 72nd ST. Columbus 6409

E. SHARUM leased space at 122 Fifth av to the following firms: Air-O-Phone Corporation, Cohn & Paley, Empire Lighting Fixture Co., Empire Furniture Co., Ezekiel Bros., Max Grab Fashion Co., L. W. S. Shirt Co., Philip J. Pellar & Co., Perfect Kimona Co., Presto Cigarette Ejector Co., A. & J. Pincus, Sarkees Bros., James N. Tzibides, Unit Trading Corporation and the U. S. Music Co. This completes the leasing of the entire building, two floors of which containing 18,000 square feet each, were recently sub-divided and rented into small units.

MRS. C. F. SMITH leased to a tenant, for a term of 21 years, the 4-sty and basement stone dwelling 599 West End av, southwest corner of 89th st, on a lot 23x80. The parcel was to have been sold at auction on March 1, but it was withdrawn on account of leasing.

SPEAR & CO. leased for clients the store and basement at 419 Broadway to Porman & Mates, who will open a sporting goods store; also the 6th floor at 153-159 West 15th st to Nager & Polsky; and the store and basement at 30-32 West 24th st to Kienzler Co., dealers in olive oil. Heil & Stern represented the lessee.

SPEAR & CO. leased for Herring Bros. the front two-thirds of the 7th floor at 442-448 Fourth av. A. Hamburger & Sons, proprietors of one of the largest Los Angeles department stores, have taken this space for their New York office. This lease, which was for a term of years, is at an aggregate rental of \$30,000. Carstein & Linnekin represented the owners.

SPOTTS & STARR, INC., leased for a client the store and basement in 866 Broadway to the New York Telephone Co., to be used as a branch office of their commercial department. The lease calls for an aggregate rental of \$32,500.

STEPHEN H. TYNG, JR., & CO., INC., leased store and basement at 24 East 17th st to Morris Lowe; store and basement at 100-102 Worth st to Forney & Co., Inc., cotton goods, and the second floor to the Codet Corporation. Also, space to Brown & Sorensen and G. K. Benson & Co., Inc., in the same building. Space at 30 Irving pl to Willich Embroidery Studios. Loft at 16 East 17th st to Great Northern Import Co., Inc. Loft at 19 East 17th st for D. Birdsall & Co. to Manhattan Brief Case Co. Space at 106 East 19th st to Julius Tannenblatt. Large floor and basement space at 1140 Broadway to Seidner & Hitzgrath. Store and basement at 37-39 East 21st st to F. Kirsch Co., Inc. Loft at 15-17 Waverly pl to Samuel Elgart & Son, for a long

term. Offices at 381 Fourth av to Arthur Kreeger Co., Waldorf Silk Mills, Yano & Joko Co. and Eugene Forker.

HENRY TRENMANN leased for a client to The Royal Machinery Co. store and basement in 239 Centre st, for a term of years.

G. TUOTI & CO. leased for Marazzi Construction Co. the new 2-sty garage at the northwest corner of 140th st and Mott av, size 84x91, for a term of 10 years, at an aggregate rental of \$95,000.

G. TUOTI & CO. leased for the Marazzi Construction Co. 231-235 East 150th st, two 6-sty tenement houses, each on a plot 50x105x118, with 28 rooms on a floor of each building, for a term of 3 years, at an aggregate rental of \$67,000.

CHARLES B. VAN VALEN, INC., leased, as broker, offices on the 13th floor of 110 William st to Austin and Frank Crehore; also, in conjunction with William A. White & Sons, large offices on the 6th floor of the "Reserve Court" building, 51-53 Maiden Lane, to W. B. Kellogg Co., Inc.

FRANK VOLZ sold for the Keppler Co. the northeast corner of Dyckman st and Vermilyea av, a vacant plot 100x100, to J. M. Felson, a builder.

WILLIAM R. WARE leased the following stores: In 2161 Broadway, to Shama & Ades; in 235 West 76th st, to Morris Sussman; in 2163 Broadway, to Lantieri Brothers, and in 2169 Broadway, to Maison Yetta.

H. M. WEILL CO. leased for the estate of N. Levy to Leon Rosen the store at 522 Seventh av, for a term of years.

WELD & SUYDAM leased for a client to the Manhattan Piggly Wiggly Corporation, for a self-service grocery, the store in the northeast corner of Ninth av and 49th st, for a term of years, at an aggregate rental of \$50,000.

MAURICE WERTHEIM leased, for a long term, for Emil Hantsche, Jr., to Gustave E. Watler the 3 and 4-sty factory buildings, 302 E 45th st and 303 East 44th st, on lot 20x200.

MAURICE WERTHEIM leased for the Young Women's Christian Association a store on the Lexington av front of the "Tatham House," southwest corner of 38th st and Lexington av, to Harry Weiss, for electrical supplies.

WILLIAM A. WHITE & SONS leased for a client to Richard A. Braun and Charles F. Rutherford the 5-sty brick building 92 Broad st and the 3d, 4th and 5th floors at 94 Broad

st; to Harry Levine the store and basement of 48 Hudson st; and to E. E. Meissner, Inc., the store in 90 Thomas st.

WILLIAM A. WHITE & SONS leased for S. Charles Walsh to the California Central Creameries, Inc., the 6-sty brick building 175 Franklin st, on a lot 25x87.6.

WILLIAM A. WHITE & SONS, with Charles F. Noyes, leased for a client to Charles Shogood the store, basement and sub-basement at 552 and 554 Broadway, running through to Crosby st.

WILLIAM A. WHITE & SONS leased for Seth Sprague Terry and Charles C. Nadal to the California Perfume Co. the 3d loft in 33 Park pl. This tenant has been, for years, located at 29-31 Park pl, and it has been necessary, due to the expansion of its business, to take this additional space. The lease of the entire premises runs for a term of years and the rental aggregates \$30,000. The same brokers leased for the Seventh Avenue Property Co. to Max Eisenstein, Samuel Levy and Best Maid Dress Co. a floor in 245-251 Seventh av.

WILLIAM A. WHITE & SONS leased for Eleanor R. McCormick, of the Trotteur Hat Co., an additional floor at 26 West 58th st; also leased for Hatasatah Realty Co. to Joseph Greenbaum the store and basement in 141 Dyckman st; for Smyth, Sanford & Gerard to the Radiant Oil Co. offices in 68 William st; and for the estate of Robert Winthrop to Hess & Rosenstein a loft in 78 Greene st.

WHITE-GOODMAN leased for clients the 5th loft at 20 West 17th st to Simon Clock Co.; the store and basement at 130 Church st to Charles H. Brinkman; the 1st loft at 145-147 Bowery to the National Soda Fountain Co.; the 3d loft at 503 Eighth av to Nigdal & Schwadel, all for a term of years.

WHITE GOODMAN leased for clients 1st loft at 30 East 18th st to Arline Novelty Co. and the 3d loft in the same building to the Universal Knit Goods Co.; for Life Realty, Inc., the 1st loft in 37 West 19th st to William Mosher & Co. and the 4th loft in the same building to Samuel Kunstadt; also, in conjunction with Stephen H. Tyng, the store and basement at 11 East 17th st to William Shalland.

MARGARET W. AND MARY H. WILEY are the lessees of the one-time home of Mrs. Thos. F. Ryan at 26 East 54th st, recently reported leased. They will pay a net graduating rental of from \$8,000 to \$12,000 annually throughout the term of their lease, which is for 21 years.

MANHATTAN BROKERS

ORVILLE B. ACKERLY & SON
Brokers and Appraisers
LONG ISLAND REAL ESTATE
Phone: Longacre 2280
243 West 34th St., New York City

ERNEST N. ADLER

Upper East Side Property a Specialty

1506 FIRST AVE., at 79th St.

Established 1908

Phone: Rhineclander 6125

ARMSTRONG & ARMSTRONG

Real Estate Agents and Brokers

212 ST. NICHOLAS AVE.—Near Eighth Ave. and 121st Street
Phone: Morningside 1376

EDMUND M. BRENNAN

INCORPORATED

Real Estate—Insurance

11 EAST 56th ST. Plaza 7604

GEORGE H. CORTH & CO.

ECONOMICAL and EFFICIENT
MANAGEMENT OF PROPERTIES

342 MADISON AVENUE, NEW YORK
Telephone: Vanderbilt 9494

JAMES A. DOWD

Real Estate—Insurance
Renting—Management

874 SIXTH AVENUE, above 49th Street

JACOB FINKELSTEIN & SON

Real Estate—Mortgages

Specialists in the Bowery Section

42 BOWERY Phone: Franklin 1810

HARRIS EXCHANGE

Real Estate—Mortgages

Renting and Leasing of Stores and Lofts
Times Building Broadway at 42d Street
Phone: Bryant 310-1124

HOLT & MERRALL, Inc.

Industrial Real Estate

342 MADISON AVE. Tel. Vanderbilt 4699

J. & E. REALTY CORPORATION

SELLING—LEASING—MANAGEMENT

5 COLUMBUS CIRCLE Columbus 7094

WM. P. JONES & SON

Real Estate & Insurance

1358 BROADWAY ESTABLISHED 1895
Corner 86th St. Phone: Fitz Roy 0207

JOSEPH MILNER CO., Inc.

Real Estate

505 FIFTH AVE., NEW YORK
Vanderbilt 3607

LEONARD MORGAN CO.

Real Estate—Insurance—Estates Managed
Gotham Bank Building, Columbus Circle
Suite 504-5 Phone: Columbus 1646

ARTHUR G. MUHLKER

Real Estate—Insurance

1112 PARK AVE., NEAR 90TH ST.
Phone: Lenox 3335

FRED. OPPENHEIMER

Real Estate—Mortgage Loans

540 Bergen Av., at 149th St.
Phone: MELROSE 5907

JOHN CONSTABLE MOORE

REAL ESTATE

15 EAST 40th ST. Vanderbilt 8189

SANSONE-ARENA CO.

Real Estate Insurance

Specializing in Italian Properties
320 EAST 34TH ST., NEW YORK
Tel. Vanderbilt 4218

ARTHUR L. SHAW

Washington Heights Specialist

4032 BROADWAY, ABOVE 169TH STREET
Wadsworth 4150-4151

SHERMAN & KIRSCHNER

Real Estate and Insurance

54 E. 109th STREET

NEW YORK

Tel. Harlem 9028-5863

JAMES B. SPEYERS, INC.

Real Estate

CANADIAN PACIFIC BUILDING
342 Madison Ave. Suite 814-816

TANKOOS, SMITH & CO.

REAL ESTATE

11 JOHN STREET, CORNER BWAY
Cortlandt 6938-2372-1306

WILLIAMS-DEXTER CO., INC.

Greenwich Village Real Estate
Insurance

72 GREENWICH AVE. Chelsea 8096

REAL ESTATE NOTES.

M. S. AMES will, on April 2, remove his real estate office from 7 East 42d st to Suite 1105 at 50 East 42d st.

ZETA PSI FRATERNITY is the buyer of the 5-sty dwelling 31 East 39th st, sold by Mrs. Katherine Davenport.

HOLBORN REALTY CO. (Bing & Bing) is the purchaser of the plot on the north side of 109th st, 100 feet west of Broadway, sold recently by Robert E. Dowling.

NEW YORK TITLE & MORTGAGE CO. has declared a regular dividend of two per cent, payable April 1, 1922, to stockholders of record as at March 22, 1922.

H. W. STERNBURGH has opened offices at 50 East 42d st, where he will carry on a general real estate business. He also represents the Julius Wielar syndicate, which will operate in Manhattan.

WHITNEY KERNOCHAN, of William J. Roome & Co., Inc., represented Raoul H. Fleisch-

mann, treasurer of the General Baking Co., who is the purchaser of 151 East 74th st from Joseph E. Willard, former Ambassador to Spain, the sale of which was recently reported. The new owner will remodel and occupy.

CHARLES GALEWSKI, real estate operator, located for 5 years in 51 Chambers st, has leased a large suite of offices in the new S. W. Straus & Co. building at Fifth av and 46th st. The new offices are on the Fifth av side of the building and Mr. Galewski expects to occupy them on April 15.

MISS GRACE HUMISTON, who recently bought the 4 and 5-sty dwellings at 147 to 151 East 21st st, across from Gramercy Park, in which to establish a social club for girls, has sold that property and will lease it back from the new owner, Jessie W. Day, after necessary alterations have been made to the buildings for the occupancy of 72 girls. Deeds have been placed on record in the sale, the transfer being made subject to a mortgage of \$72,000. Miss Humiston, who operates another club at 222 Madison av, opposite the J. P. Morgan residence, bought the 21st st property a month ago from the Land Map Realty Corporation.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Mar. 15 to Mar. 21	1921 Mar. 16 to Mar. 22	1922 Mar. 15 to Mar. 21	1921 Mar. 16 to Mar. 22	1922 Mar. 14 to Mar. 20	1921 Mar. 15 to Mar. 21
Total No.....	231	201	223	162	759	668
Assessed Value.....	\$11,459,200	\$7,203,900	.....	.....	.....	.....
No. with consideration	17	18	23	8	34	41
Consideration	\$887,575	\$492,750	\$124,767	\$61,275	\$675,941	\$497,515
Assessed Value.....	\$844,800	\$473,500	.....	.....	.....	.....
	1922 Jan. 1 to Mar. 21	1921 Jan. 1 to Mar. 22	1922 Jan. 1 to Mar. 21	1921 Jan. 1 to Mar. 22	1922 Jan. 1 to Mar. 20	1921 Jan. 1 to Mar. 21
Total No.....	2,548	2,173	2,600	1,523	8,210	6,083
Assessed Value.....	\$184,877,350	\$117,458,583	.....	.....	.....	.....
No. with consideration	236	212	298	98	372	367
Consideration	\$11,076,083	\$13,112,876	\$2,627,886	\$688,319	\$5,108,340	\$4,545,712
Assessed Value.....	\$10,978,050	\$10,448,400	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Mar. 15 to Mar. 21	1921 Mar. 16 to Mar. 22	1922 Mar. 15 to Mar. 21	1921 Mar. 16 to Mar. 22	1922 Mar. 14 to Mar. 20	1921 Mar. 15 to Mar. 21
Total No.....	201	164	208	92	830	564
Amount	\$9,517,132	\$2,112,481	\$2,799,858	\$952,814	\$4,226,116	\$2,996,106
To Banks & Ins. Co.	24	24	30	10	163	95
Amount	\$3,634,000	\$481,500	\$1,071,170	\$244,000	\$1,455,900	\$701,850
No. at 6%	170	122	187	72	797	527
Amount	\$4,315,055	\$1,566,428	\$2,728,248	\$830,477	\$3,888,476	\$2,802,234
No. at 5 1/4%	5	13	4	5	17	20
Amount	\$1,157,500	\$187,400	\$4,480	\$50,300	\$99,650	\$123,800
No. at 5%	1	1	2	1	3	5
Amount	\$30,000	\$4,000	\$11,500	\$1,500	\$8,000	\$33,347
No. at 4 1/2% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
Unusual Rates.....	4	1	.....	.....	3	2
Amount	\$3,753,633	\$1,553	.....	.....	\$3,890	\$4,000
Interest not given..	21	27	15	13	10	10
Amount	\$260,944	\$353,100	\$55,630	\$70,537	\$226,100	\$32,725
	1922 Jan. 1 to Mar. 21	1921 Jan. 1 to Mar. 22	1922 Jan. 1 to Mar. 21	1921 Jan. 1 to Mar. 22	1922 Jan. 1 to Mar. 20	1921 Jan. 1 to Mar. 21
Total No.....	2,064	1,658	2,112	876	8,450	4,961
Amount	\$64,784,995	\$55,066,919	\$23,245,072	\$6,751,667	\$48,227,366	\$27,181,055
To Banks & Ins. Co.	275	284	165	45	1,660	761
Amount	\$19,346,478	\$23,166,150	\$3,711,780	\$991,795	\$14,126,592	\$7,643,864

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX		BROOKLYN	
	1922 Mar. 15 to Mar. 21	1921 Mar. 16 to Mar. 22	1922 Mar. 15 to Mar. 21	1921 Mar. 16 to Mar. 22	1922 Mar. 15 to Mar. 21	1921 Mar. 16 to Mar. 22
Total No.....	37	33	.....	.....	22	25
Amount	\$2,760,000	\$1,975,050	.....	.....	\$583,200	\$536,200
To Banks & Ins. Companies...	21	16	.....	.....	11	12
Amount	\$2,438,500	\$1,341,250	.....	.....	\$340,000	\$271,800
	1922 Jan. 1 to Mar. 21	1921 Jan. 1 to Mar. 22	1922 Jan. 1 to Mar. 21	1921 Jan. 1 to Mar. 22	1922 Jan. 1 to Mar. 21	1921 Jan. 1 to Mar. 22
Total No.....	597	528	.....	.....	217	169
Amount	\$47,108,998	\$36,521,786	.....	.....	\$7,001,600	\$3,428,021
To Banks & Ins. Companies...	415	330	.....	.....	142	77
Amount	\$35,183,200	\$29,415,889	.....	.....	\$4,908,700	\$2,018,500

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 Mar. 15 to Mar. 21	1921 Mar. 16 to Mar. 22	1922 Mar. 15 to Mar. 21	1921 Mar. 16 to Mar. 22	1922 Mar. 15 to Mar. 21	1921 Mar. 16 to Mar. 22	1922 Mar. 15 to Mar. 21	1921 Mar. 16 to Mar. 22	1922 Mar. 15 to Mar. 21	1921 Mar. 16 to Mar. 22
New Buildings...	21	29	177	54	396	149	666	233	55	24
Cost	\$3,025,800	\$5,275,800	\$4,790,812	\$1,631,700	\$4,654,235	\$1,803,770	\$4,056,130	\$1,272,495	\$254,666	\$53,296
Alterations	\$510,355	\$721,100	\$76,850	\$93,100	\$47,075	\$139,375	\$34,525	\$233,920	\$8,625	\$9,325
	1922 Jan. 1 to Mar. 21	1921 Jan. 1 to Mar. 22	1922 Jan. 1 to Mar. 21	1921 Jan. 1 to Mar. 22	1922 Jan. 1 to Mar. 21	1921 Jan. 1 to Mar. 22	1922 Jan. 1 to Mar. 21	1921 Jan. 1 to Mar. 22	1922 Jan. 1 to Mar. 21	1921 Jan. 1 to Mar. 22
New Buildings...	189	147	1,202	253	3,136	1,142	5,160	1,218	524	259
Cost	\$33,811,620	\$19,773,135	\$36,635,622	\$9,617,920	\$33,903,245	\$12,875,125	\$33,170,385	\$7,292,239	\$1,879,751	\$473,016
Alterations	\$5,883,000	\$4,745,160	\$970,200	\$322,630	\$1,005,000	\$1,916,895	\$832,015	\$627,449	\$118,245	\$52,762

J. CLARENCE DAVIES

Member Real Estate Board, N. Y.

BRONX REAL ESTATE

AUCTIONEER—BROKER
APPRAISER—MORTGAGE LOANS

Main Office: 149th St. and Third Ave.

BRANCHES:

32 Nassau Street

51 East 42nd Street

Phone Connections

Bronx Brokers

A. G. BECHMANN

Real Estate and Insurance
Tel. Intervale 556 1065 SO. BOULEVARD
One block from Simpson Street Subway Station

WILLIAM J. FREY

Real Estate and Insurance
370 EAST 149th ST.
George J. Frey Mott Haven 5404

WM. F. KURZ CO.

Bronx Real Estate
370 EAST 149TH STREET
Established 1897 Phone: Mott Haven 4910-4911

OTTO LACKMAN

Management of Properties my Specialty
2514 Grand Concourse, near Fordham Road
Phone: Fordham 5799

L. G. LOSERE

REAL ESTATE
Entire Charge Taken of Property
871 Brook Ave., at 161st St. Established 1898

JOHN F. PENDERGAST, Jr.

Real Estate—Estates Managed
340 WILLIS AVENUE
Phone Melrose 7223

ALBERT D. PHELPS

BRONX REAL ESTATE
554 Melrose Ave., near 149th St. and 3rd Ave.
PHONE MELROSE 4371

HENRY SCHWIEBERT

Real Estate—Insurance
261 EAST FORDHAM ROAD
Near Valentine Avenue Fordham 9345

Brooklyn Brokers

REAL ESTATE MUST BE SOLD

Under present conditions, real energetic salesmanship is necessary to sell real estate. Our large organization and 50 years' experience assures efficient selling service.

BULKLEY & HORTON CO.

"Established Over Half a Century"
585 Nostrand Avenue, near Dean Street
414 Myrtle Avenue, near Clinton Avenue
7520 Third Avenue, near 76th Street
1214 Flatbush Avenue, near Ditmas Avenue
BROOKLYN
Bank of Manhattan Bldg., Jamaica, L. I.

JAMES B. FISHER

Member of Brooklyn Real Estate Board
REAL ESTATE
174 MONTAGUE ST. Main 7267

QUELL & QUELL

REAL ESTATE INVESTMENTS
MANAGEMENT
318 Patchen Avenue Brooklyn, N. Y.
Telephone: Decatur 4981

BUILDING SECTION

Public Group Makes Final Effort to Avoid Building Strike

Neutral Committee of Financial and Civic Bodies Suggests Conference on March 28th Between Employers and Union Representatives

AS the result of the announcement made last Monday by the Building Trades Employers' Associations that it would refuse to make a new agreement with the Building Trades' Council, the Public Group Committee, representing financial, civic and business organizations, held a meeting in the Metropolitan Tower on Tuesday afternoon, at which it made a final effort to prevent the halting of local building programs by a strike on April 1.

Among those present at this meeting were Walter Stabler, of the Metropolitan Life Insurance Co.; R. H. Shreve and Charles Butler, of the American Institute of Architects; Clarence H. Kelsey of the Title Guarantee & Trust Company; Martin Dodge, Lincoln Cromwell and C. S. Ching of the Merchants' Association; Lewis B. Gawtry of the Bank for Savings; W. R. Burgess of the Federal Reserve Bank and Messrs. Smith of the Bronx Board of Trade, Ledue of the Greenwich Savings Bank, Tighe of the New York Trust Company, Milliken of the Queensborough Chamber of Commerce and Wilson of the Bronx Board of Trade.

After a long discussion of the local labor situation this committee decided to make one further effort to bring the employers and union leaders together in conference for consideration of wage scale revisions prior to April 1. A letter was drafted and sent to Chairman C. C. Lockwood, of the Lockwood Joint Legislative Committee; Patrick Crowley, president of the Building Trades' Council and C. G. Norman, chairman of the Board of Governors of the Building Trades Employers' Association. This letter contained an invitation to each of the organizations to send a committee of three to meet three representatives of the public group at a meeting to be held in the Metropolitan Tower on Tuesday, March 28, at 3 o'clock.

According to the resolution adopted at the meeting last Monday afternoon, none of the groups is to be represented at the forthcoming meeting by counsel. This would eliminate Mr. Untermeyer, who is claimed by the public group to be the real stumbling block in the building trades negotiations.

The letter sent by the Public Group Committee to Senator Lockwood, President Crowley and Chairman Norman, was signed by Walter Stabler, Robert D. Kohn and Robert E. Simon, said:

"As you will recall, a meeting of some twenty civic commercial banking and insurance organizations interested in the building industry was held under the auspices of the Building Trades Employers' Association at the Engineers' Club on Jan. 4, 1922. As an outcome of the meeting a committee of five was appointed to confer with the officers of the Building Trades Council and the Employers' Association for the purpose of establishing some method of negotiation which would permit the representation of the public and thereby safe-guard the primary interest which the public has in this industry.

"After a consideration today of the report of this special committee, the Citizens Conference adopted the following preambles and resolutions:

"Whereas, after more than two months of negotiations conducted by the Committee of the Citizens' Conference in an effort to bring the Building Trades Employers' Association and the Building Trades Council together with representatives of the public in an attempt to have a working agreement reached by the two bodies in the present of the public, and

"Whereas, if some agreement is not reached we are reliably

informed that building operations in the city are liable to be discontinued about April 1.

"Now, therefore, be it resolved that as a final effort to bring together the two parties to this difference, we now formally and publicly invite a committee of three each from the Lockwood committee, the Building Trades Council and the Building Trades Employers' Association to meet the undersigned three members of the public group, none of the groups to be represented by counsel at this conference.

"Believing that only good can come from a round table discussion at this time we urge you respectfully to take the necessary steps to see that this invitation is accepted."

In Mr. Norman's statement to the Public Group he recalled that the reason the employers made an agreement in 1919 with the council for all the unions and all the employers was that the unions were out of hand and were violating existing agreements.

"The Lockwood committee is a political body," he said, "which has disqualified itself from acting as a conciliator or arbitrator. Its counsel has for some time been a legal adviser of the unions in the clothing industry, and has unqualifiedly committed himself on the question of wages and of conditions of employment which should prevail in the building industry. He is a prejudiced partisan, who is now acting in an advisory capacity to the Building Trades Council."

Chairman Norman of the Building Trades Employers' Association, stated that the proposal of the Public Group Committee would undoubtedly be acceptable to his organization, notwithstanding the objections raised to treating with the Council as a body.

President Crowley of the Building Trades' Council, however, stated in an interview that he would endeavor if necessary to have Samuel Untermeyer made a delegate of the Marble Cutters' union so that the employers would find it difficult to refuse to meet him.

The stipulation of the Public Group Committee that none of the groups is to be represented by counsel in the forthcoming meeting was the result of a letter received by the committee from the Building Trades Employers' Association, signed by C. G. Norman as Chairman of the Board of Governors, in which that body definitely committed itself as follows:

1.—Refusal to make a new wage and working agreement with the Building Trades Council.

2.—Favoring the exclusion of Mr. Untermeyer and the Lockwood committee from all deliberations bearing on the adjustment of wages and working conditions in the local building industry.

3.—Suggesting, as a plan of procedure in the interest of a new agreement, "that a committee of the public (Stabler) group meet with the representatives of the employers and employees to advise and agree upon a set of principles as a basis for all new trade agreements. When principles upon which trade agreements should be based are agreed upon meetings shall then be held of the agreement committees representing the employers and employees in each trade to formulate a trade agreement and suggest a wage scale for approval by a general conference in which the public shall be represented. Should the employers and employees in any trade fail to come to an agreement, the matters upon which they fail to agree can then be referred to the committee representing the public group, the employers and the employees."

After receiving this communication the Public Group Committee recognized that it had reached an impasse after endeavoring for more than two months to bring employers and labor representatives together in conference. The employers refused to have Samuel Untermeyer or the Lockwood Committee officially at this conference but were disposed to permit sub-committees of the Lockwood Committee to be present as individuals.

Saks & Co. Will Erect \$4,250,000 Store on Fifth Avenue

Projected Structure, From Plans by Starret & Van Vleck, Will Become Notable Addition to City's Famous Shopping District

SAKS & CO., retail dry goods merchants, have announced their plans for the construction of a notable addition to the Fifth Avenue shopping district. This firm has commissioned Starrett & Van Vleck to prepare the designs and specifications for a modern fireproof department store building, eleven stories in height, with basement and sub-basement, which will be erected on the east side of Fifth Avenue, from Forty-ninth Street to Fiftieth Street, at a cost of about \$4,250,000 for building and equipment.

The plot to be improved was leased by Saks & Co., some time ago from the Kemp Realty Company for a period of 105 years. The lease actually calls for a twenty-one year term with four renewals of similar duration and the lessors bind themselves to pay approximately \$35,000,000 in rent for the use of this property during the next century. The site of the projected structure involves frontages of 158 feet on Fifth Avenue and of 200 feet and 208 feet in Forty-ninth and Fiftieth Streets respectively. The avenue frontage takes in the entire block with the exception of the 42-foot plot owned by the Democratic Club and which Saks & Co. have been unable to obtain by either purchase or lease under favorable terms.

The new Saks Building will cover a plot having an area of 400,000 square feet, and in design and construction will be one of the finest structures on the Nation's most famous thoroughfare, in addition to being the first large retail department store to seek a permanent location on the avenue north of Forty-second Street. The plans provide for 500 feet of show windows.

The facades will be constructed of face brick and limestone and will be divided by four main entrances. Two of these will be located on the Fifth Avenue front, on either side of the Democratic Club, and one each on the Forty-ninth and Fiftieth Street sides. Plans for this building call for many improve-



Starrett & Van Vleck, Architects.

ments making for greater service and convenience to both customers and employees. On the eighth floor there will be rest rooms, silence rooms, a hospital, a restaurant and other features specifically designed for the welfare of the hundreds of workers who will be employed in this store. The setback at the eighth floor, required under the provisions of the Zoning Law, will be utilized as a hanging garden for the employees. Twenty electric elevators will be an important part of the equipment for handling traffic, both passenger and merchandise, within the building, and experts say this service will be sufficient to move 2,000 persons every five minutes.

Real Estate Broker Needs Nerve, Optimism and Enthusiasm

(Continued from page 360)

seller what is a fair price and should be in a position to know what is a fair price.

"There are various ways of getting buyers and tenants. We follow up the expiration of our own leases and those of other brokers as far as we can. Six months before a lease expires we see the tenant and we try either to renew his lease, or make a new and better lease or sell him the property. This is a fruitful source of dealing. Another source is signs on properties. They work night and day and unlike some brokers they never sleep. Newspapers are valuable mediums. They often attract persons who otherwise would never think of buying. They are campaigners for victory.

"It may seem strange to you but we even follow up marriage and death notices in the newspapers. We even follow up proceedings

in the divorce courts. Out of the mill of death, marriage and divorce come numerous sales of real property. Real estate is a very personal business so far as private houses are concerned. It is often a business with a social phase. We always see both parties to a marriage. We have gotten so we know family histories pretty well. They have a bearing on the market. We break in our brokers in the canvassing department. There they are sure to learn.

"Never fail to treat either buyer, seller or tenant fairly and squarely," said Mr. Elliman in conclusion. "Every customer has friends and tells others of his treatment. The first year we were in business we did none with our own friends, but we did with friends of our friends, who told our friends how we had treated them. Fair treatment is the most satisfactory to everybody."

Marked Gains Noted in Commitments for Local Building

Residential Construction Dominating All Other Types According to Figures
Tabulated from Statistics Gathered by F. W. Dodge Company

CONSTRUCTION statistics for the past few weeks indicate that the building industry is rapidly forging ahead and that within the next few weeks the 1922 building program will be well under way. There has been a rapid gain in the volume of new work for which plans are reported and the record of contracts actually placed during the past few weeks bears out all predictions that the coming spring will be a season of more than normal activity in the building industry.

According to figures tabulated by the F. W. Dodge Company for the territory including all of New York State and New Jersey, north of Trenton, there was reported a total of 817 building and engineering operations for which plans were in progress in the week of March 10 to 17 inclusive. During the same period contracts placed for new construction projects numbered 402 and represented a total valuation of \$24,370,100.

Every one familiar with the construction industry now agrees that no matter how much commercial, industrial and miscellaneous construction is undertaken during the coming season, residential building will continue to dominate in both volume and cost. The program of speculative building in Greater New York is far greater in volume and more diversified in character

than it was last year, and builders are of the opinion that it will be responsible for maintaining unusually high levels in material and labor costs during the forthcoming season.

The list of 817 projects for which plans were reported during the eleventh week of this year includes 78 business operations, such as stores, offices, lofts, commercial garages, etc., \$3,635,500; 16 educational buildings of one type or another, \$1,964,000; 4 hospitals and institutions, \$67,300; 11 industrial projects, \$404,000; 6 public buildings, \$120,000; 21 public works and public utilities, \$806,400; 3 religious and memorial structures, \$113,000; 673 residential operations, including apartments, flats and tenements and one- and two-family dwellings, \$28,868,900, and 5 social and recreational operations, \$247,000.

Among the 402 operations for which contracts were reported during the week of March 10 to 17 inclusive were 46 commercial projects of various types, \$7,870,500; 7 educational buildings, \$492,200; 1 hospital, \$132,000; 5 factory and industrial operations, \$204,000; 1 public building, \$22,000; 17 public works and public utilities, \$919,900; 3 religious and memorial structures, \$73,000; 319 residential operations, including multi-family dwellings and one- and two-family houses, \$14,506,500, and 3 social and recreational projects, \$150,000.

PERSONAL AND TRADE NOTES.

W. H. Deacy, architect, formerly practicing at 11 East 47th street, is now located at 681 Fifth avenue.

Samuel Sass, architect, has moved his office from 32 Union Square to 366 Fifth avenue.

J. W. Johnson, assistant general manager, Portland Cement Association, has been transferred from the Chicago headquarters to New York City.

Lathrop Finlayson, architect, announces the removal of his office from 142 Montague street, Brooklyn, to 42 Charlton street, Manhattan.

Col. George L. Watson, consulting engineer, has incorporated his practice with that of the George A. Johnson Co., 159 Nassau street.

Richard Lane, heretofore covering the New York and New Jersey territories for the Thomas Maddock's Sons Co., Trenton, manufacturer of sanitary wares, has been assigned to the New England territory.

Foundation Co., 120 Liberty street, has leased offices in the Canadian Pacific Building, 342 Madison avenue, and will move as soon as the necessary alterations are completed.

Marcus Contracting Co., Inc., 305 Broadway, has the contract for excavating work in connection with the construction of a modern fireproof store and loft building at 242 West 36th street, for Max Aronson, owner.

Sealmastic Paint Co., W. A. Sealey, president, announces the removal of its offices from 2 Rector street to 30 Church street. This company handles a line of linseed oil paints, waterproofing and roofing materials.

Durst Manufacturing Co., 117 Chambers street, dealing in rubber hose, plumbing specialties, etc., is offering to the retail and jobbing trade a co-operative plan which permits the purchase of preferred stock. The plan includes an additional discount on purchases of the company's products as well as interest for the dealer stockholders.

Col. William Barclay Parsons, Engr. O. R. C., has been appointed deputy chief engineer of G. H. Q. Engineer Headquarters of the organized reserves, U. S. Army. During the organization of the reserve forces following the World War, Col.

Parsons commanded the 363rd Engineers, from which duty he has been relieved to take up the broader duties involved in his new assignment.

Report on Theatre Collapse

Collapse of the roof the Knickerbocker Theatre, in Washington, was due to weaknesses in the design of the structural steel supporting the roof and of the Columbia Road wall, according to the report of the committee appointed by the Associated General Contractors of America made public this week. The direct cause was attributed to the unseating of the north end of the main truss, principally through failure of the northernmost top gusset plate of that truss and the bottom chord where it rested on the Columbia Road wall.

The responsibility for these weaknesses is placed upon the architect who accepted a faulty design from the fabricator. The contractor is not held responsible by reason of the quality of his work or by any non-compliance with the design, specifications, and contract, nor for the alternate design, but is held jointly responsible with the building department of the District for failure to apprehend the violations of the building code in detecting that the design did not provide for anchoring trusses to the walls to prevent their slipping from their bearings.

The committee of the Associated General Contractors, representing engineers, contractors, and the public, is composed of Rudolph P. Miller, consulting engineer, formerly Superintendent of the Bureau of Buildings of New York City, James Baird, Vice-president of George A. Fuller Company, Washington, D. C., and Guy Mason, of Mason & Spaulding, Attorneys, Washington, D. C.. W. P. Christie, Research Engineer of the Associated General Contractors, served as secretary and technical assistant to the committee.

Plans for Large Brooklyn Project.

Shampan & Shampan, 50 Court street, Brooklyn, have been retained to prepare the plans and supervise the construction of a large housing development project at the northeast corner of Ocean Parkway and Church avenue. This operation, which will involve an outlay of approximately \$600,000, will include two high-class multi-family houses. The plot to be improved measures 194 x 265 feet and includes the entire Church avenue frontage, from Eastern Parkway to East 7th street. Work will be started as soon as the plans are completed.

TRADE AND TECHNICAL SOCIETY EVENTS.

American Society of Mechanical Engineers will hold its annual spring meeting at Atlanta, Ga., May 8 to 11 inclusive.

American Society for Testing Materials will hold its twenty-fifth annual meeting at the Chalfonte-Haddon Hall Hotel, Atlantic City, June 26 to July 1, inclusive.

American Lumber Congress is scheduled to hold its fourth annual meeting in Chicago, April 6 and 7, inclusive. Interesting programs are being prepared for all sessions of this convention.

American Iron, Steel and Heavy Hardware Association will hold its annual convention in Washington, D. C., May 23 to 25 inclusive. Headquarters will be located at the Hotel Washington. Secretary, A. H. Chamberlain, 1328 Broadway.

National Metal Trades Association will hold its annual convention at the Hotel Astor, April 17 to 20 inclusive. The program for this meeting provides for the executive committee meeting, a meeting of the local branch secretaries and a dinner of the local branch secretaries will be held on Monday. There will also be included a meeting of the administrative council and the so-called alumni dinner on Tuesday with the regular convention sessions on Wednesday and Thursday. The annual banquet of the association will be held Wednesday evening.

New York Building Superintendents' Association will hold a smoker in the east ballroom of the Hotel Commodore Saturday evening, April 8. M. F. Godfrey is chairman of the committee in charge of the program for this event, and he promises a most interesting program. Members are urged to keep this date in mind or they will miss a notable event.

Building Officials Conference for 1922 will be held at Indianapolis, April 25 to 28, inclusive. The meetings will be held at the Hotel Lincoln and the committee arranging the program promises extremely interesting sessions. Details of the program will be available later.

Building Managers' and Owners' Association of New York will hold its regular monthly dinner meeting at the Advertising Club, 47 East 25th street, Tuesday evening, April 11. The name of the speaker will be announced later.

CURRENT BUILDING OPERATIONS

THE pending conferences on a new agreement with the building trade unions has been one of the principal topics of discussion among local building interests during the past week. There is little doubt but that a decided change in the construction outlook will occur just as soon as this important matter is settled as there is considerable projected construction being held in abeyance until wage scales are definitely determined for the remainder of the year.

The passage of the tax exemption measure by the Legislature has improved the prospects for residential construction during the coming months and in addition it has stopped the rush to get operations now planned, on their foundations before April 1. Undoubtedly the Board of Estimate and Apportionment will act favorably upon continuing local exemption and with this in mind speculative builders are going slower than they were on many of their important operations.

Common Brick—Business in the New York wholesale market for common brick has been fairly active during the past week. Considerable brick has been brought down the river and there is now sufficient on hand for all immediate requirements. The Hudson is entirely open to navigation now and it is reported that the first tow of brick from Kingston is due to arrive within the next day or so. There is every likelihood that there will be a minimum of twenty cargoes of brick brought into the New York market from now on and this is adequate for current demands. Prices, while not changed since last week appear to be firming up to some extent and there is less brick available at \$16 a thousand than there was a week ago.

Summary—Transactions in the North River brick market for the week ending Thursday, March 23, 1922. Condition of market: Demand good; prices firm and unchanged. Quotations: Hudson Rivers, \$16 to \$16.50 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 23; sales, 32. Distribution: Manhattan, 12; Brooklyn, 8; New Jersey, 1; Astoria, 1; Yonkers, 1.

Lumber—Business in the lumber industry is slowly gaining momentum and both wholesale and retail departments are looking forward to a season of excellent progress. Sales are steadily increasing and production is improving to a considerable degree. There are prospects of a tremendous building movement this coming spring and summer and lumber manufacturers and dealers are making active preparations for handling the business

that will come as a result of the large volume of new construction now scheduled. Lumber experts are of the opinion that stocks are not quite up to the normal for this season, but many of the manufacturers have been able to increase production sufficiently to keep it approximately level with orders. There is little being held in reserve, however, for increased demand in the future. During the past few weeks shipments have been somewhat below both orders and production because of the most important of the recent orders are for future delivery.

Lumber prices are very firm and in certain lines there is a decided tightening of values. Builders are generally of the opinion that lumber prices are likely to advance rapidly as soon as the buying movement starts in earnest because of the great volume of new construction in prospect and the admitted relatively low ratio of production.

Structural Steel—Interest in the local market for fabricated structural steel has improved considerably during the past week with quite some new business placed on the books and a notable in-

BUILDING COMMODITY PRICES

CURRENT prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York.

Note—Price changes are indicated by bold-face type.

Brick (Wholesale, on Dock, N. Y.), per thousand:
For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

Hudson River best grades...\$16.00 to \$16.50
Raritan...16.50 to 17.00
Second-hand brick, per load of 3,000, delivered...\$45.00 to —

Face Brick—Delivered on job in New York:

Rough Red.....	\$45.00 to —
Smooth Red.....	45.00 to —
Rough Buff.....	50.00 to —
Smooth Buff.....	50.00 to —
Rough Gray.....	53.00 to —
Smooth Gray.....	53.00 to —
Colonials.....	45.00 to —

Cement—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
Domestic Portland cement, per bbl..\$2.80
Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd.....	\$4.25
Bronx deliveries.....	4.25
¾-in., Manhattan deliveries.....	4.25
Bronx deliveries.....	4.25

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water front, in which case prices will be slightly higher.

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries.....	\$3.50
Bronx deliveries.....	3.50

Hollow Tile—

Exterior—Not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring.....	\$0.12 per sq. ft.
3x12x12.....	0.12 per sq. ft.
4x12x12.....	0.17 per sq. ft.
6x12x12.....	0.19 per sq. ft.

Note—For deliveries north of 125th st., Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens.....\$10.50 per 1,000

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Finishing Lime (Standard in 300-lb. barrel).....\$4.50 per bbl.

Common Lime (Standard 300-lb. barrel).....3.75 per bbl.

Finishing Lime (Standard in Hydrate Finishing, in paper bags.....24.00 per ton

Hydrate Common, in paper bags.....\$19.50 per ton

Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth bags.....\$21.00 per ton

Brown Mortar, in cloth bags...18.00 per ton

Lath Mortar, in cloth bags...18.00 per ton

Finishing Plaster, in cloth bags.....24.50 per ton

Rebate for returned bags. 15c. per bag

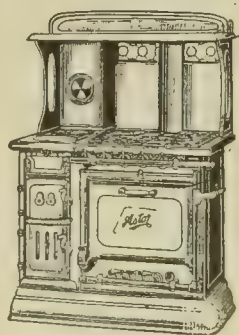
Finishing Plaster (250-lb. barrel).....\$4.00 per bbl.

Finishing Plaster (320-lb. barrel).....5.35 per bbl.

Plaster Blocks—

2-in. (solid) per sq. ft.....\$0.17 to 0.19

3-in. (hollow) per sq. ft.....0.17 to 0.19



The UNION STOVE WORKS

Headquarters for Builders for

Kitchen Ranges for Coal or Gas, Standard or
Pipeless Furnaces, Heating Boilers, Laundry
Apparati

THE GREAT "ASTOR" LINE

70 BEEKMAN STREET

Established 88 Years

Telephone: Beekman 2490

Keen Competition and the Great Struggle for Business has brought into the New York Market a Light Weight Extra Heavy Cast Iron Pipe.

We are selling Full Weight, New York Regulation, Extra Heavy, Cast Iron Pipe.

We do not Substitute, but sell Full, Honest Weight.

JOHN A. MURRAY & SONS, INC.

"The House of Reliability"

310-312 WEST 39TH STREET, NEW YORK

Sash Weights—Sash Chain Castings and Forgings

SPECIAL IRON WORK
FOR BUILDING PURPOSES

Pencoyd Steel and Iron Co.

Cort. 1372

206 Broadway, New York

J. P. Duffy Co.

Flue Pipe

Terra Cotta Blocks

Gypsum Blocks

Masons' Materials

138th Street and Park Avenue

BROOKLYN

50th-51st Streets and 2nd Avenue

QUEENS

Jackson Avenue and Madden Street

MATERIALS AND SUPPLIES

crease in the number of inquiries. Although the actual tonnage bookings of the past week are not particularly large they represent a start of building activity in this vicinity that will steadily grow in volume throughout the months to come. Prices are practically unchanged and quotations on fabricated material, erected in commercial structures continues to range from \$60 to \$65 per ton.

Reinforcing Bars—Demand for concrete reinforcing bars is dull at present but as considerable new commercial and industrial construction is now being planned

it is more than likely that business will improve shortly as several important operations are soon to be released for estimates. Several large contracts, for which estimates have been taken, are now pending and the award of this work will materially affect the market situation. Prices are strong and the minimum is now 1.40c base Pittsburgh.

Face Brick—The demand is steadily increasing and both manufacturers and dealers are confident that the next few months will see a decided change in the building situation and that they will be

rushed to capacity in order to handle the demand for their products. Face brick prices are generally firm and no reductions are expected in the near future.

Window Glass—Dealers in window glass, although not specially busy at present, are looking forward to generally improved conditions during the latter half of the year because of the promise of a vast amount of new construction work. Reports from suburban districts indicate an important house-building movement to start as soon as weather conditions permit and the extension of the tax exemption law will be responsible for a continuation of the multi-family house construction that marked the season of 1921. Window glass prices are steady and no changes of consequence are anticipated at this time.

Nails—The market is erratic and difficult to describe. Buying is active in some districts and extremely light in others. There is a general feeling that conditions will manifestly improve just as soon as the spring building movement commences as there is a vast amount of new construction in prospect; all signs point to an unusually heavy demand for all materials and supplies. At present nail prices are subject to considerable shading with base quotations ranging from \$3.15 to \$3.25 per keg, for wire nails, and \$4 to \$4.25 per keg, for cut nails.

Builders' Hardware—Manufacturers and dealers are both well satisfied with the demand at present and the outlook for the coming months. Business has been fairly active throughout the winter and according to the plans now in preparation there should be a much greater volume of business during the coming season than there was last year. Hardware stocks are well assorted and prices are steady.

Cast Iron Pipe—The demand for this commodity continues active and the outlook is extremely favorable. Private buying is gaining in volume and there is quite some municipal business in sight for the next few months. Manufacturers are generally well satisfied with the market for cast iron pipe and the majority of them have their plants running at from seventy to eighty per cent. of capacity. Prices continue stiff and no reductions are likely for the time being. New York quotations are as follows: 6 in. and larger, \$47.30 per net ton; 4 in. and 5 in., \$52.30; 3 in., \$62.30, with Class A and gas pipe \$4 extra per ton.

Linseed Oil—Just at present business in this line is extremely dull with buying even less active than it was a few weeks ago. Prices are fairly firm.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.

27x48x $\frac{1}{2}$ in.	.....	\$0.38	each
32x36x $\frac{1}{2}$ in.	.....	0.32	each
32x36x $\frac{3}{4}$ in.	.....	0.34	each
32x36x $\frac{1}{2}$ in.	.....	0.30	each

Sand—

Delivered at job in Manhattan \$1.80 to — per cu. yd.

Delivered at job in Bronx 1.80 to — per cu. yd.

White Sand—

Delivered in Manhattan.... \$5.00 per cu. yd.

Broken Stone—

1 $\frac{1}{2}$ -in., Manhattan delivery.	\$4.00 per cu. yd.
Bronx delivery.....	4.00 per cu. yd.
$\frac{3}{4}$ -in., Manhattan delivery..	4.00 per cu. yd.
Bronx delivery.....	4.00 per cu. yd.

Building Stone—

Indiana limestone, per cu. ft.	.....	\$1.62
Kentucky limestone, per cu. ft.	.....	2.27
Briar Hill sandstone, per cu. ft.	.....	1.68
Gray Canyon sandstone, per cu. ft.	.....	1.65
Buff Wakeman, per cu. ft.	.....	1.90
Buff Mountain, per cu. ft.	.....	1.80
North River bluestone, per cu. ft.	.....	1.85
Seam face granite, per sq. ft.	.....	1.20
South Dover marble (promiscuous mill block), per cu. ft.	.....	3.25
White Vermont marble (sawed) New York, per cu. ft.	.....	3.00

Structural Steel—

Plain material at tidewater; cents per pound:

Beams and channels up to 14 in.	.....	1.88c. to 2.03c.
Beams and channels over 14 in.	.....	1.88c. to 2.03c.
Angles, 3x3 to 6x3.....	.....	1.88c. to 2.03c.
Zees and tees.....	.....	1.88c. to 2.03c.

Lumber—

Wholesale prices, New York.
Yellow pine, merchantable 1905, f. o. b., N. Y.:

3x4 to 14x14, 10 to 20 ft.... \$40.00 to \$52.00

Hemlock, Pa., f. o. b., N. Y., base price, per M..... 37.50 to —

Hemlock, W. Va., base price, per M..... 37.00 to —

(To mixed cargo price add freight, \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered)... 30.00 to —

Wide cargoes 31.00 to —

Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every

two feet over 20 ft. in length. Add \$1.00 per M for dressing.

Cypress Lumber (by car, f. o. b., N. Y.):

First and seconds, 1-in.... \$110.00 to —

Cypress shingles, 6x13, No. 1 Hearts..... to —

Cypress shingles, 6x13, No. 1 Prime..... to —

Quartered Oak..... to \$166.00

Plain Oak..... to 181.00

Face
Enameled
Fire

BRICK



As manufacturers of BRICK for thirty years, we have a record of repeat orders that affords you a 100% guarantee of satisfactory service. To the service given by our Face, Enameled and Fire BRICK, is added the service we render in shipment and delivery. Prompt shipments on any size contracts in any range of shade or texture, at fair prices and of first-class quality.

We are BRICK SPECIALISTS. We do nothing else but make brick and ship brick. Consequently we are able to assure you absolute satisfaction on every order, whether large or small. FACE BRICK in Buffs, Reds, Ironspots, Browns and Mingled Effects. High grade FIRE CLAY. ENAMELED BRICK in White and Mottled Effects, first and second quality for interiors, exteriors and courts. Write or phone for immediate attention.

American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 8787-8788

POMEROY

FIRE RETARDANT WINDOWS

Built in the belief that the BEST hollow metal fire retardant window is the only SAFE fire retardant window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

282-96 East 134th Street NEW YORK
Phone Melrose 6104

H. W. BELL CO.

Gypsum Blocks
Terra Cotta Blocks
Plaster Boards
Dumbwaiter Blocks
Flue Pipe
Firebrick

Park Ave. & 139th St.

Phone—Mott Haven 3134
BROOKLYN

KENT AVENUE & MORTON STREET

BUILDERS

LITTLE CASH REQUIRED

We can subordinate entire purchase price of several well-located plots and obtain liberal building and permanent loans.

S. Osgood Pell & Co. 15 & 17 West 44th St.
Tel. Vanderbilt 5610

FOR
PAINTING, DECORATING
and PLASTERING

Consult

LESCH & JOHNSON

261 East Fordham Road New York
Telephone: Fordham 9345

A. J. SIMBERG ARCHITECT

1133 BROADWAY, N. Y.

Phone: Watkins 1877

HOUSE MOVERS and SHORERS

House Moving, Shoring and Jobbing
Promptly Attended to

Christian Vorndrans Sons

412 E. 147th St., Bronx Tel. Melrose 456

SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



F. J. KLOES

Established 1872

269 Canal St., New York

Telephone: Canal 4072

CONTEMPLATED CONSTRUCTION.

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

45TH ST.—Andrew J. Thomas, 137 East 45th st., has completed preliminary plans for a 5-sty and basement brick apartment, 47x83 ft., at 405-407 West 45th st. for Mary F. Yoost, 214 West 103d st., owner. Cost, \$92,000. Architect will take bids on separate contracts about April 5.

172D ST.—Walter Williams, 309 5th av., has completed plans for a 5½-sty brick apartment house, 103x81x97 ft., at the northeast corner of 172d st and Haven av for E. Callow Co., 1 Madison av., owner and builder. Consulting engineer, W. Ralph Squire, 309 5th av.

183D ST.—Chas. Kreymborg, 2534 Marion av., has completed plans for a 5-sty brick, limestone and terra cotta apartment house, 158x83 ft., at 731-41 West 183d st for Ferncliff Bldg. Co., Inc., M. M. Mender, president, 206 Broadway, owner and builder. Cost, \$250,000.

VERMYLIA AV.—J. M. Felson, 1133 Broadway, has plans in progress for a 5-sty brick tenement, 55x85 ft., at 8-10 Vermylia av for Wacht Const. Corp., Jacob Wacht, president, 805 Fairmont pl., owner and builder. Cost, \$85,000.

RIVERSIDE DR.—Chas. E. Birge, 20 West 34th st., has completed plans for alterations to the 12-sty fireproof tenement, 90x102 ft., at 137-139 Riverside dr for Randolph Realty Co., Geo. L. Wilson, president, 253 West 58th st., owner. Cost, \$50,000.

97TH ST.—Sibley & Featherston, 101 Park av., have completed plans for a 6-sty brick tenement, 88x100 ft., at 52-58 East 97th st for Phelps-Stokes Fund, I. N. Phelps Stokes, president, 100 William st., owner. Cost, \$160,000. Architect will soon take bids on general contract from selected bids.

63D ST.—Schwartz & Gross, 347 5th av., have been retained to prepare plans for a 9-sty brick, steel and limestone apartment, 50x100 ft., at 103-105 East 63d st for J. E. Watson, Inc., Robt. Podgur, president, 276 5th av., owner.

BANKS.

BOWERY.—Clarence W. Brazer, 1133 Broadway, has preliminary plans in progress for a 3-sty bank building, 50x80 ft., at 58 Bowery for Citizens Savings Bank, Henry Saylor, president, in charge, owner, on site.

DWELLINGS.

51ST ST.—James E. Casale, 128 East 58th st., has plans in progress for alterations to the 3-sty brick dwelling, 18x37 ft., at 411 East 51st st for Marjorie Rambeau, Commodore Hotel, 52d st and Lexington av., owner. Cost, \$15,000.

57TH ST.—W. Cornell Appleton and Frank A. Stearns, 53 State st., Boston, have plans in progress for alterations to the 6-sty stone and brick dwelling at 3 West 57th st for Mrs. Frederick Pearson, 3 West 57th st., owner. Cost, \$75,000. Architect will take bids from New York contractors about April 1.

HOTELS.

LEXINGTON AV.—Arthur Loomis Harmon, 27 East 40th st., has plans in progress for a 30-sty brick, limestone and granite hotel, 140x145 ft., at the northeast corner of Lexington av and 48th st for Shelton Holding Co., care of Jas. T. Lee, 25 West 43d st., owner and builder.

STABLES AND GARAGES.

HUDSON ST.—Philip Bardes, 230 Grand st., has completed plans for a 2-sty brick garage, 68x100 ft., at 532-4-6 Hudson st for the Adriatic Realty Corp., Nicholas Bruno, president, 57 Thompson st., owner. Cost, \$50,000.

108TH ST.—Frank M. Egan, 120 East Fordham rd., has completed plans for a 1-sty brick garage, 275x201 ft., at 324-48 East 108th st and 331-35 East 107th st for estate of John Cullen, Florence M. Reilly, executrix, 181 West 179th st., owner. Cost, \$70,000.

HUDSON ST.—Philip Bardes, 230 Grand st., has completed plans for a 2-sty brick garage, 75x100 ft., at the southeast corner of Hudson and Charles st for Geo. Bruno, 57 Thompson st., owner. Cost, \$25,000.

STORES, OFFICES AND LOFTS.

COOPER SQ.—Ingle, Houston & Ingle, 126 East 59th st., have plans in progress for a 12-sty and basement brick, steel and concrete store and loft building, 100x100 ft., at 56-62 Cooper sq for Carl Fischer Co., owner, care of architect. Cost, \$600,000. Architect will take bids from a selected list of bidders. Associate architect, Wm. R. Benedict, 70 East 45th st. Consulting engineer, Clyde Place, 70 East 45th st.

MISCELLANEOUS.

97TH ST.—McKenzie, Voorhees & Gmelin, 1123 Broadway, have plans nearing completion for a 2-sty brick and limestone central telephone station, 114x201 ft., at 151-9 East 97th st and 150-158 East 98th st for New York Telephone Co., Howard F. Thurber, president, 15 Dey st., owner. Cost, \$375,000. Architect will

SPRINKLER SUPERVISORY SERVICE AUTOMATIC SPRINKLER VALVE ALARM SERVICE INTERIOR FIRE ALARM EQUIPMENT

INSTALLED AS A LOCAL SYSTEM
OR FOR CENTRAL OFFICE SERVICE

AUTOMATIC
FIRE ALARM SERVICE
SPECIAL BUILDING
SIGNAL SERVICE

Automatic Fire Alarm Co.
416 Broadway New York City
CANAL 5188

take bids on general contract amount April 10. Steam and electrical engineer, Meyer, Strong & Jones, 101 Park av.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

GRAND CONCOURSE.—Moore & Landsiedel, 148th st and 3d av., have plans in progress for a 5-sty brick, limestone and terra cotta apartment, 125x130 ft., irregular, on the west side of Grand Concourse, 286 ft north of 181st st, for Skandia Bldg. Co., care of Oscar Pedersen, 148th st and 3d av., owner. Cost, \$225,000. Owner will take bids on separate contracts about April 1.

173D ST.—Walter Williams, 309 5th av., has completed plans for a 4½-sty brick apartment, 200x116x97 ft., at the southeast corner of 173d st and Haven av for Ecallow Co., 1 Madison av., owner and builder.

UNIVERSITY AV.—Edmund O'Connell, 666 East 164th st., has completed plans for a 5-sty brick and stone apartment house, 75x86 ft., on the west side of University av, 175 ft north of 195th st, for Bedford Const. Co., care of W. H. Rooney, 103 East 196th st., owner. Cost, \$130,000.

FOX ST.—Chas. Kreymborg, 2534 Marion av., has completed plans for two 6-sty brick and limestone apartments, 100x87 ft. each, in the west side of Fox st, 100 ft north of 156th st, for Estate of Geo. F. Johnson, Inc., Frederick Johnson, president, 30 East 42d st., owner and builder. Total cost, \$340,000.

156TH ST.—Chas. Kreymborg, 2534 Marion av., has completed plans for a 6-sty brick and limestone apartment house, 100x90 ft., at the northwest corner of 156th st and Fox st for Estate of G. F. Johnson, Inc., Frederick Johnson, president, 30 East 42d st., owner and builder. Cost, \$175,000.

UNIVERSITY AV.—Geo. A. Bagge & Sons, 299 Madison av., have plans in progress for a 5-sty brick, limestone, granite and terra cotta apartment, 114x129 ft., at the southwest corner of University av and Boscobel pl for Stephen Ball, 71 Valentine la, Yonkers, owner. Cost, \$190,000.

ROGERS PL.—Chas. Kreymborg, 2534 Marion av., has completed plans for a 5-sty brick and limestone apartment, 192x66 ft., irregular, at the northeast corner of Rogers pl and Dawson st for Estate of G. F. Johnson, Inc., Frederick Johnson, president, 30 East 42d st., owner and builder. Cost, \$200,000.

VALENTINE AV.—Conforti & Ratholz, 3295 Broadway, have completed plans for a 5-sty brick, limestone and terra cotta apartment, 113x113 ft., at the northwest corner of Valentine av and Miriam st for N. & C. Construction Co., care of Nicholas Conforti, 196th st and Grand Concourse, owner and builder. Cost, \$205,000.

OGDEN AV.—G. F. Pelham, 200 West 72d st., has completed plans for a 5-sty brick apartment house, 90x125 ft., on the west side of Ogden av, 200 ft south of Boscobel pl, for Thos. Dwyer, 216th st and Broadway, owner and builder. Cost, \$175,000.

STEBBINS AV.—Chas. Kreymborg, 2534 Marion av., has completed plans for a 6-sty brick and limestone apartment, 100x67 ft., on the east side of Stebbins av, 100 ft north of Westchester av, for Estate of Geo. F. Johnson, Inc., Frederick Johnson, president, 30 East 42d st., owner and builder. Cost, \$120,000.

DWELLINGS.

220TH ST.—De Pace & Juster, 3617 White Plains av., have completed plans for a 2½-sty brick dwelling, 20x45 ft., in the south side of 220th st, 375 ft west of Bronxwood av, for Michael Trezza, 84 East 220th st., owner and builder. Cost, \$15,000.

GILES PL.—Henry S. Whitfield, 597 5th av, has plans in progress for a 2½-sty hollow tile and stucco dwelling, 34x44 ft, on the west side of Giles pl, 100 ft south of Cannon pl, for Margaret Hearty, 3040 Kingsbridge terrace, owner. Cost, \$20,000.

HOSPITALS.

188TH ST.—Dodge & Morrison, 160 Pearl st, have plans for an addition to the brick and stone hospital, 235x114 ft, in 188th st, between Valentine and Tiebout avs, for Union Hospital, Joseph Bostwick, president, owner, on premises. Cost, \$90,000.

STORES, OFFICES AND LOFTS.

170TH ST.—Moore & Landsiedel, 148th st and 3d av, have completed plans for twenty-one 1-sty brick and stone stores, 200x90 ft, irregular, in the north side of 170th st, from Walton av to Wythe pl, for Tieval Bldg. Co., care of Frank Begrish, 342 Madison av, owner. Cost, \$100,000.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

SUMPTER ST.—Adolph Goldberg, 354 State st, has plans in progress for three 4-sty brick and limestone apartments, 198x200 ft, in Sumpter st, near Rockaway av, for Slatter-Spohn Corp., 215 Montague st, owner. Cost, \$240,000.

15TH AV.—Shampan & Shampan, 44 Court st, have completed plans for a 4-sty brick, steel and limestone apartment, 133x100 ft, on the east side of 15th av, between 53d and 54th sts, for G. & H. Bldg. Co., Maurice J. Grossman and Samuel Hollander, 1159 President st, owner and builder. Cost, \$325,000.

BAY 25TH ST.—Shampan & Shampan, 50 Court st, have completed plans for a 4-sty brick apartment, 75x80 ft, in the west side of Bay 25th st, 150 ft south of 86th st, for Duber Const. Co., 1760 Bath av, owner and builder. Cost, \$75,000.

DWELLINGS.

61ST ST.—A. Farber, 1746 Pitkin av, has completed plans for seven 2-sty brick dwellings, 16x48 ft, in the north side of 61st st, 250 ft east of 21st st, for Julius Miller, 756 Howard av, owner and builder. Total cost, \$49,000.

REMSEN AV.—Benj. Driesler, 153 Remsen st, has completed plans for four 1-sty frame dwellings, 20x32 ft, on the east side of Remsen av, 26 ft south of Stillwell av, for Transit Const. Co., W. Stewart, secretary, 162 Remsen st, owner and builder. Cost, \$20,000.

88TH ST.—Benj. Driesler, Jr., 153 Remsen st, has completed plans for eleven 1-sty frame dwellings, 20x32 ft, in the west side of East 88th st, 23 ft north of Av M, for Transit Const. Co., W. Stewart, secretary, 162 Remsen st, owner and builder. Total cost, \$38,000.

CONEY ISLAND AV.—Ralph H. Segal, 56 West 46th st, Manhattan, has plans in progress for twelve 2½-sty frame and stucco dwellings, 22x35 ft, at the southeast corner of Coney Island av and Av X for Quality Homes, Inc., Isaac Meister, president, 56 West 46th st, Manhattan, owner. Cost, \$7,000 each.

14TH AV.—Francis X. Rousseau, 2 East 23d st, Manhattan, has completed plans for a 2½-sty brick and frame dwelling, 65x31 ft, at the northeast corner of 14th av and 52d st, for Sarah Levine, 1217 50th st, owner. Cost, \$20,000.

AV L.—Seelig, Finkelstein & Wolfinger, 44 Court st, have completed plans for a 2-sty brick dwelling, 20x60 ft, at the northeast corner of Av L and East 9th st, for Paul Connelly, 44 Court st, owner and builder. Cost, \$15,000.

STABLES AND GARAGES.

BUTLER ST.—Renwick, Aspinwall & Tucker, 8 West 40th st, Manhattan, have plans in progress for an addition to the 1 and 2-sty limestone and brick garage, 42x100 ft, with offices and shelter, at 233 Butler st for American Society for the Prevention of Cruelty to Animals, Alfred Wagstaff, president, 26th st and Madison av, Manhattan, owner. Architect will soon take bids on general contract.

THEATRE.

EASTERN PKWAY.—H. Wiseman, 25 West 43d st, Manhattan, has completed plans for a 2-sty brick motion picture theatre, 65x155 ft, on the south side of Eastern pkway, 39 ft west of Nostrand av, for St. Mark's Holding Corp., Sami. H. Wolfman, president, 1043 Pacific st, owner. Cost, \$165,000.

MISCELLANEOUS.

3D AV.—McKeenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, have completed preliminary plans for a 3-sty brick telephone building, 109x149 ft, at the southeast corner of 3d av and 77th st, for N. Y. Telephone Co., Howard F. Thurber, president, 15 Dey st, Manhattan, owner. Cost, \$425,000. Architect will take bids on general contract about April 10.

Queens

DWELLINGS.

RICHMOND HILL, L. I.—Louis Danancher, 328 Fulton st, Jamaica, has completed plans for two 2-sty frame dwellings, 16x32 ft, in the east side of Raritan st, 380 ft north of Sutter av, Richmond Hill, for Rosina Murch, Rockaway blvd and Lincoln av, Richmond Hill Circle, owner and builder. Cost, \$5,000 each.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Frank Heltzer Contracting Co., 420 West 130th st, has the general contract for a 5-sty brick and limestone apartment, 57x100 ft, at northwest corner of East Broadway and Gouverneur st for The Zola Construction Co., Samuel Himmelstein, president, 156 Rivington st, owner, from plans by Seelig, Finkelstein & Wolfinger, 44 Court st, Brooklyn, architects. Cost, \$165,000.

BROOKLYN.—Fred F. French Co., 299 Madison av, Manhattan, has the general contract for a 6-sty brick and limestone apartment, 100x110 ft, at 132-140 Hicks st for 136 Hicks Street, Inc., owner, care of architect, from plans by Fred F. French Co., 299 Madison av, Manhattan, architect. Cost, \$300,000.

DWELLINGS.

MANHATTAN.—John Lowry, Jr., 171 Madison av, has the general contract for a 5-sty brick and limestone front dwelling, 20x80 ft, at 111 East 73d st for Mrs. George S. Franklin, owner, care of architect, from plans by Gordon S. Parker, 17 East 42d st, architect.

BROXN.—Van Evelyn Corp., 507 5th av, has the general contract for a 2-sty frame dwelling, 28x32 ft, in the south side of 263d st, 53 ft west of Spencer av, for Dr. Francis J. Stein,

152 West 42d st, owner, from plans by Philip Resnyk, 152 West 42d st, architect.

GARDEN CITY, L. I.—Enequist Roofing Co., 115 Diamond st, Brooklyn, has the general contract for a 2½-sty frame dwelling, 30x50 ft, on Nassau blvd, Garden City, for Mrs. D. K. Enequist, 115 Diamond st, Brooklyn, owner, from plans by Arthur W. Coots, 101 Park av, Manhattan, architect. Cost, \$20,000.

MANHATTAN BEACH, L. I.—Sullivan Construction Co., 140 William st, Manhattan, has the general contract for four 2½-sty frame and stucco dwellings, 22x40 ft, in Baumont st, Manhattan Beach, for Segal & Alexander, 56 West 46th st, Manhattan, owner, from plans by Ralph H. Segal, 56 West 46th st, Manhattan, architect. Cost, \$40,000.

WHITE PLAINS, N. Y.—Abram Carlson, 48 Grove st, White Plains, has the general contract for a 2½-sty frame dwelling, 28x39 ft, with garage, on Longview av, White Plains, for Katherine A. Welsh, 48 Grove st, White Plains, owner, from plans prepared privately. Cost, \$12,000.

NEWARK, N. J.—Oscar Anderson, 49 Bond st, Hillside, has the general contract for a 2½-sty frame, clapboard and shingle dwelling at 170-172 Hawthorne av, Newark, for Dr. Sidney B. Rawitz, 165 Hawthorne av, Newark, from plans by Herman Fritz, News Bldg., Passaic, architect. Cost, \$12,000.

JERSEY CITY, N. J.—Nolan Bros., Oakland av, Jersey City, have the general contract for a 2-sty brick dwelling, 25x54 ft, in Cook st, Jersey City, for Nulligan, Newark av and Cook st, Jersey City, owner, from plans by Peter L.

1140 Fifth Avenue

1140 Fifth Avenue Inc has taken over the property at 1140 Fifth Avenue and will erect a 14-story apartment house

Since it is planned that this building shall be modern in every respect contracts have been signed with this company for Central Station Service

The electrical installation when the building is completed will consist of 2000 lamps and 85 horsepower

Architects—Fred F French Co - - 299 Madison Avenue

Big Buildings Use Edison Service

The New York Edison Company

At Your Service

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



BUILDING LOANS

We are in the market for construction loans in the form of first mortgage bond issues in New York and other large cities. We prefer loans of \$500,000 upward.

Owners, builders, and architects should write for booklet describing the STRAUS PLAN. Ask for

Booklet G

S.W. STRAUS & CO.

Established 1882

Incorporated

STRAUS BUILDING

565 Fifth Ave., at 46th St., NEW YORK

Offices in 15 Principal Cities
Telephone—Vanderbilt 8500

**40 Years Without Loss
to Any Investor**

Copyright, 1922, by S. W. Straus & Co.

Schultz, Dispatch Bldg., Union Hill, architect. Cost, \$14,000.

NORTH CALDWELL, N. J.—J. S. & L. Carlson Co., Walnut st., Montclair, has the general contract for a 2½-sty local stone and shingle dwelling on Green Brook rd., North Caldwell, for J. D. Armitage, 120 Broadway, Manhattan, owner, from plans by D. Everett Wald, 1 Madison av., Manhattan, architect. Cost, \$75,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Harry Wepren, 116 West 39th st., has the general contract for alterations to the 3-sty brick factory, 22x30 ft., at 141 West 27th st. for William Green and Julian Forges, 143 West 27th st., owners, from plans by Louis Santangelo, 2364 8th av., architect.

LONG ISLAND CITY, L. I.—Welch Bros., 14 Queen st., L. I. City, have the general contract for a 1-sty brick factory, 50x90 ft., in the east side of Hancock st., 115 ft. south of Harris av., L. I. City, for Joseph Bilhar, 85 Nott av., L. I. City, owner, from plans by R. Lukowsky, 49 Stevens st., Astoria, architect. Cost, \$10,000.

ELIZABETH, N. J.—American Concrete Steel Co., 27 Clinton st., Newark, has the general contract for a 4-sty reinforced concrete and hollow tile storage warehouse, 50x100 ft. in West Grand st., Elizabeth, for Wiemer Storage Trucking Co., West Grand st., Elizabeth, owner, from plans by Harold B. Brady, 333 No. Broad st., Elizabeth, architect. Cost, \$40,000.

SCHOOLS AND COLLEGES.

MASPETH, L. I.—Sobray, Whitcomb Co., 105 West 40th st., Manhattan, has the general contract for a 2-sty and basement brick, limestone and granite school, 57x100 ft., at Claremont and Hull avs., Maspeth, for Holy Cross R. C. Church, Rev. Adelbert Nawrocki, rector, owner, on premises, from plans by Geo. M. Landman, 105 West 40th st., Manhattan, architect.

WESTFIELD, N. J.—John Carver, 768 Woodland av., Plainfield, has the general contract for alterations to a Sunday school building at Westfield for Methodist Episcopal Church, Edw. S. Mahmer, chairman building committee, 13 William st., Manhattan, owner, from plans by John F. Jackson, 1819 Broadway, Manhattan, architect. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Marc Eidlitz & Son, 33-49 East 42d st., has the general contract for an addition to the brick office building, 50x100 ft., at 23 West 26th st. for Vincent Astor, owner, on premises, from plans by Peabody, Wilson & Brown, 140 East 39th st., architects.

MANHATTAN.—Magoba Construction Co., 103 Park av., has the general contract for alterations to the 7-sty brick store and loft building, 25x108 ft., at 218 West 31st st. for Dorcoe Realty Corp., Jacob Dort, president, 10 East 33d st., owner, from plans by Geo. Fred Pelham, 200 West 72d st., architect. Cost, \$50,000.

MISCELLANEOUS.

EAST ORANGE, N. J.—F. D. Hyde, 90 West st., Manhattan, has the general contract for a 2-sty brick and art stone railroad station in Main st., East Orange, for D. L. & W. Railroad, Hoboken, owner, from plans by Frank J. Nies, Hoboken Terminal, architect. Cost, \$190,000. Chief engineer, G. T. Ray, Hoboken Terminal, Hoboken.

PLANS FILED FOR NEW CONSTRUCTION IN ALL BOROUGHES OF NEW YORK CITY

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

43TH ST, 405-7 W, 5-sty bk tnt, 47x83, slag rf; \$92,000; (o) Mary F. Yoost, 214 W 103d; (a) Andrew J. Thomas, 137 E 45th (152).

86TH ST, 2 to 10 E, 9-sty bk tnt, 100x87, slag rf; \$400,000; (o) Est. Edw. M. Tailer, Newport, R. I.; (a) Chas. W. Buckham, 175 5 av (172).

97TH ST, 52-58 E, 6-sty bk tnt, 100x88, tar and gravel rf; \$160,000; (o) Phelps-Stokes Fund, 100 William st; (a) Sibley & Fetherston, 101 Park av (149).

109TH ST, 309-15 W, 109th st, 6-sty bk tnt, 105x58, slag rf; \$111,000; (o) Holborn Realty Co., 587 5th av; (a) Andrew J. Thomas, 137 E 45th st (151).

160TH ST, 432-438 W, 5-sty bk tnt, 50x96, slag rf; \$110,000; (o) 990 St. Nicholas Corp., 50 E 42d; (a) Andrew J. Thomas & Shape, Bready & Peterkin, 137 E 45th (153).

173D ST W, s e c Haven av, 5-sty bk tnt, 152x178, slag rf; \$200,000; (o) The Ecallow Co., 1 Madison av; (a) Walter Williams, 309 5 av (155).

218TH ST W, s e c Indian rd, 5-sty bk tnt, 45x115, slag rf; \$400,000; (o) Thos. Dwyer, Bway & 216th; (a) Geo. Fred Pelham, 200 W 72 (170).

HAVEN AV, s e c, 169th st, 6-sty bk tnt, 107x165, plastic slate rf; \$350,000; (o) Segfried Const. Co., 2176 Grand Concourse; (a) Springstein & Goldhammer, 31 Union Sq (150).

HAVEN AV, n e c W 172d, 5-sty bk tnt, 103x147x11, slag rf; \$150,000; (o) The Ecallow Co., 1 Madison av; (a) Walter Williams, 309 5 av (156).

CHURCHES.

46TH ST, 308-16 W, 4-sty bk parish house, parsonage, church & Sunday school, 91x55, slag & slate rf; \$150,000; (o) The German Evangelical Lutheran St. Luke's Church, 308-16 W 46; (a) E. L. Tilton & A. M. Githens, Assoc., 141 E 45th (113).

COLLEGES AND SCHOOLS.

140TH ST, 112-138 W, 5-sty bk school, 139x92, slag and tile rf; \$600,000; (o) City of New York, Bd. of Ed., 500 Park av; (a) C. B. J. Snyder, rm 2800, Municipal bldg (148).

DWELLINGS.

73D ST, 111 E, 5-sty bk dwg, 20x72, slag & gravel rf; \$60,000; (o) Mr. & Mrs. Geo. S. Franklin, 33 E 38th; (a) Gordon S. Parker, 17 E 42d (163).

HILLSIDE AV, 25-27, 2-3-sty dwgs, 20x55, tar & gravel rf; \$30,000; (o) Jas. C. Gaffney, 106 E 182; (a) Wm. A. Geisen, 2403 Creston av, Bronx (171).

FACTORIES AND WAREHOUSES.

FULTON ST, 70-76, 3-sty bk str & factory, 71x65, plastic slate rf; \$10,000; (o) Minnie Spegram, care Wm. H. White, 41 Park Row; (a) Zipkes, Wolff & Kudroff, 432 4 av (167).

37TH ST, 40 W, 1-sty metal storage, 10x15, metal roof; \$200; (o) Herman Exmere, 40 W 37th st; (a) Willard Parker, 424 Ditmas av (167).

181ST ST, 509 W, 1-sty metal storage, 22x60, metal rf; \$1,000; (o) Wm. Hobson, 509 W 181st; (a) Jos. Sloup, 145 W 41st (141).

STABLES AND GARAGES.

WASHINGTON ST, 541, 1-sty metal garage, 16x24, metal rf; \$500; (o) Harry J. Heing, 256 West; (a) Jacob Fisher, 25 Av A (146).

108TH ST, 324-48 E, 107TH ST, 331-35 E, 1-sty bk public garage, 275x20, rubberoid rf; \$70,000; (o) Est John Cullen, 187 W 179th; (a) Frank M. Egan, 120 E Fordham rd (154).

142D ST, 315 W, 1-sty metal garage, 24x90, metal roof; \$4,000; (o) Nathan Lefkowitz, care Irving Levine (atty), 229 Bway; (a) Fredk. W. Moore, 154 Nassau st (166).

162D ST, 417 to 423 W, 6-sty bk tnt, 119x99, tar & gravel rf; \$225,000; (o) Jumel Edgecombe Apts., Inc., 50 E 42d; (a) Shape, Bready & Peterkin, 50 E 42d (157).

FT. WASHINGTON AV, 211-21, 6-sty bk tnt, 162x89, plastic slate rf; \$300,000; (o) Segfried Const. Co., 2167 Grand Concourse; (a) Springstein & Goldhammer, 32 Union sq (158).

RIVERSIDE DR, 837-47, 6-sty bk tnt, 215x101, plastic slate rf; \$400,000; (o) Friedman White Const. Co., 900 Riverside dr; (a) Chas. B. Meyers, 31 Union sq (159).

STORES, OFFICES AND LOFTS.

COOPER SQ, 56-62, 12-sty bk store, offices & lofts, 111x81x97, Barrett spec roof; \$450,000; (o) Carl Fischer, 2211 Bway; (a) W. K. Benedict, 126 E 59th st (169).

28TH ST, 41-43 E, 4-sty bk store and factory, 41x98, plastic slate rf; \$55,000; (o) Volksam

Realty Co., 28 W 27th st; (a) M. Jos. Harrison, 110 E 31st st (147).

34TH ST, 202-4 W, 3-sty bk str & offices, 40x49, slag rf; \$30,000; (o) Marx Rlty. & Imp. Co., 201 W 33d; (a) J. M. Felson, 1133 Bway (164).

117TH ST, 245 E, 1-sty bk store and garage, 25x100, plastic slate roof; \$8,000; (o) Saml Adler, 9 W 117th st; (a) Wm. H. Meyer, 1861 Carter av (165).

STORES AND THEATRES.

189TH ST, n e c St. Nicholas av, 5-sty bk str & tnt; \$175,000; (o) Kamtun Rlty. Co., 1642 Park av; (a) Saml. Sass, 366 5 av (144).

MADISON AV, 1492-94, 2-sty bk m p theatre, stores & offices, 50x120, slag roof; \$15,000; (o) Louis Myers, 960 Southern blvd, Bronx; (a) Jacob Fisher, 25 Av A (168).

MISCELLANEOUS.

97TH ST, 151-59 E, 98TH ST, 150-58 E, 2-sty bk telephone exchange, 114x201, tar & gravel rf; \$375,000; (o) N. Y. Tel. Co., 15 Dey; (a) McKenzie, Voorhees & Gmelin, 1123 Bway (142).

W 28TH ST & HARLEM RIVER, 1-sty metal boat house, 50x84, metal rf; \$6,500; (o) Trustees of Columbia University, 116th & Bway; (a) L. P. Fluhrer, 280 Madison av (160).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

FOX ST, n w c 156th, 6-sty bk tnt, 100x90, slag rf; \$175,000; (o) Geo. F. Johnson Est., Inc., Fredk. Johnson, 30 E 42d, Pres; (a) Chas. Kreymborg, 2534 Marion av (692).

FOX ST, w s, 100 n 156th, 2-6-sty bk tnts, 100x87, slag rf; \$340,000; (o) Geo. F. Johnson Est., Inc., Fredk. Johnson, 30 E 42d, Pres; (o) Chas. Kreymborg, 2534 Marion av (693).

FOX ST, e s, 100 n Leggett av, 6-sty bk tnt, 95.2x87, slag rf; \$200,000; (o) Geo. F. Johnson Est., Inc., Fredk. Johnson, 30 E 42d, Pres; (a) Chas. Kreymborg, 2534 Marion av (694).

MANIDA ST, w s, 125 n Randall av, 2-5-sty bk tnts, 100x88, rubberoid rf; \$320,000; (o) John O'Leary, 2818 University av; (a) John P. Boyland, 120 E Fordham rd (666).

179TH ST, s e c Grand Concourse, 6-sty bk tnt, 90.11x74.7, slag rf; \$175,000; (o) Wm. L. Phelan, Inc., Wm. L. Phelan, 1879 Harrison av, Pres; (a) Moore & Landsiedel, 3 av & 148th (709).

196TH ST, n s, 140.10 e Mayflower av, 2-sty bk tnt, 25x86, slag rf; \$25,000; (o) Jos. Bono, 2171 5 av; (a) Meisner & Uffner, 501 Tremont av (713).

BAINBRIDGE AV, w s, 119.10 s Van Cortlandt av, 6-sty bk tnt, 100x84.6, slag rf; \$175,000; (o) West 190th St. Corp., Henry Gillman, 1703 Montgomery av, Pres; (a) Moore & Landsiedel, 3 av & 148th (681).

BOSCOBEL AV, e s, 218.10 s 172d, 5-sty bk tnt, 175x57.7, plastic slate rf; \$170,000; (o) Thos. Dwyer, 216th & Bway; (a) Chas. Schaefer, Jr., 394 E 150th (645).

BRYANT AV, e s, 120 n Aldus, 5-sty bk tnt, 100x88, slag rf; \$170,000; (o) Abbarmor Co., Inc., Morris Fein, 147 4 av. Sec; (a) Chas. Kreymborg, 2521 Marion av (735).

CLAY AV, e s, 641.5 n 169th, 5-sty bk tnt, 75x40, slag rf; \$75,000; (o) Rexburg Realty Corp., Geo. Irwin, 425 7 av, Pres & (a) (629).

CLAY AV, e s, 416.5 n 169th, 5-sty bk tnt, 100x40, slag rf; \$100,000; (o) Rexburg Realty Corp., Geo. Irwin, 425 7 av, Pres & (a) (630).

CHURCHES.

WALTON AV, e s, 100 s Tremont av, 1-sty bk church, 33.6x63.8, asbestos shingle rf; \$25,000; (o) 3d Reformed Pres. Church, Rev. F. M. Foster, Ph.D., 305 W 29th, pastor; (a) V. Serracino, 507 5 av (672).

DWELLINGS.

RESERVOIR OVAL, s w c 210th, 2-sty fr dwg, 18x36, tin rf; \$6,000; (o) J. J. O'Kennedy, 2403 Creston av; (a) Wm. A. Geisen, 2403 Creston av (617).

BOSTON RD, s w c Wickham av, 2½1sty fr dwg, 22x40, shingle rf; \$9,000; (o) Mary Wadman, on prem; (a) B. Ebeling, 1372 Zerega av (545).

EASTCHESTER RD, e s, 176.7 n Waring av, 2-sty bk dwg, 20x30, slag rf; \$4,000; (o) Leonardo Brunelli, 337 E 12; (a) Antonio Licata, 324 E 14 (598).

EASTCHESTER RD, w s, 277.5 s Mace av, 2-sty fr dwgs, 16x32, asphalt shingle rf; \$4,500; (o) Fred A. Newhall, 224 E 115; (a) Robt. Smith, 2074 Arthur av (507).

EDGEWATER RD, w s, 150 n Seneca av, 2-sty bk dwg, 20x30, shingle rf; \$5,000; (o) Wm. J. Farley, 95 5 av; (a) M. A. Cardo, 61 Bible House (599).

206TH ST, n s, 40.93 w Moshulu Parkway, 2-sty bk dwg, 23x62; 1-sty bk garage, 18.6x20, plas

tic slate rf; \$13,500; o) Jos. N. Proverzano, 29 W 38; (a) M. A. Cardo, 61 Bible House (601).

211TH ST, n s, 150 w Paulding av, 2-sty fr dwg, 24x24, asphalt shingle rf; \$5,000; (o) John McCarthy, 254 W 154; (a) L. E. Thompson, 301 W 48th (597).

217TH ST, s s, 280.4 e White Plains av, 2-sty fr dwg, 21x50, rubberoid rf; \$6,000; (o) Theo. Pfödenhauer, 720 E 217; (a) W. Hopkins, 2600 Decatur av (547).

217TH ST, n s, 305.8 e Barnes av, two 2-sty bk dwgs, 16x38, tin rf; \$9,000; (o & a) Jos. Spadaro, 827 E 217 (587).

220TH ST, s s, 375 w Bronxwood av, 2-sty t c dwg, 20x45, slag rf; \$15,000; (o) Michael Trezza, 84 E 22; (a) De Pace & Justin, 3617 White Plains av (624).

236TH ST, s s, 93.93 w Webster av, 2½-sty fr dwg, 28x31.6, asphalt shingle rf; \$8,500; (o) Anna E. Nelson, 228 E 238; (a) Jos. L. Kling, 3410 Gunther av (560).

STORES AND DWELLINGS.

BOSTON POST RD, s w c Rombolt av, 3-sty fr str & dwg, 39.4x27, slag rf; \$9,000; (o) Vincenzo Vilello, 537 W 59th st; (a) Silvis Minoli, 75 Havemeyer st, Corona, L. I. (679).

TREMONT AV, n s, 100.01 e Monroe av, 3-sty bk str & dwg, 40x40.7, plastic slate rf; \$20,000; (o) S. J. Altman, 200 E Tremont av; (a) Chas. Schaefer, 394 E 150th (716).

STORES, OFFICES AND LOFTS.

SHERMAN AV, n e c Academy, 1-sty bk str, 100x100, compo rf; \$35,000; (o) L. & B. Const. Co., 700 Trinity av; (a) Wm. Shary, 41 Union Sq W (161).

STORES AND TENEMENTS.

BOSTON RD, s w c Wilkins av, 2-sty bk str & tint, 165.11x61.4, slag rf; \$55,000; (o) Louis Koenig, 841 Jennings; (a) J. M. Felson, 1133 Bway (790).

PLYMPTON AV, w s, 256.47 s 172d, 5-sty bk tint, 175x57.7, plastic slate rf; \$170,000; (o) Thos. Dwyer, 216th & Bway; (a) Chas. Schaefer, Jr., 394 E 150th (646).

SEDGWICK AV, w s, 580.7 n Kingsbridge rd, 2-5-sty bk tnts, 126.11x121.1, rubberoid rf; \$450,000; (o) John H. Bukman, 2299 Andrews av; (a) John P. Boyland, 120 E Fordham rd (636).

STEBBINS AV, e s, 99.4 n Westchester av, 6-sty bk tint, 100x67, slag rf; \$120,000; (o) Geo. F. Johnson Est., Inc., Fredk. Johnson, 30 E 42d, Pres; (a) Chas. Kreymborg, 2534 Marion av (691).

UNIVERSITY AV, w s, 175 n 195th, 5-sty bk tint, 75x85.8, plastic slate rf; \$130,000; (o) Bedford Const. Co., W. M. Rooney, 103 E 196th, Pres; (a) Edw. O'Connell, 666 E 164th (702).

VYSE AV, es, W 174TH ST, 2-sty bk tnts, 75x88, slag rf; \$250,000; (o) Vyse Bldg. Corp., Kreymborg, 2534 Marion av (676).

STORES AND THEATRES.

BURNSIDE AV, n e c Walton av, 1-sty bk theatre & str, 100x208, asphalt rf; \$150,000; (o) The Jupiter Realty Co, Morris Wink, 71 W 23d st, pres; (a) John J. Dunnigan, 394 E 150th st (644).

Brooklyn CHURCHES.

BRISTOL ST, 375-81, e s, 100 s Livonia av, 1-sty bk synagogue, 50x80; \$18,000; (o) Chevre Anawath Israel Ansheb Troleveo, Inc., 363 Bristol; (a) S. Millman & Son, 1780 Pitkin av (3359).

DWELLINGS.

PRESIDENT ST, 1349-51, n s, 125 e Brooklyn av, 2½-sty bk 1 fam dwg, 39x54.4; \$30,000; (o) Chas. I. Mandell, 134 Bway; (a) Snee & Bryson, 154 Montague (2962).

SELLEY ST, 167-81, n s, 10.10 e Prospect av, 8-2-sty bk 1 fam dwgs, 16x45; \$40,000; (o) Geo. Watts, 1418 President; (a) Jas. A. Boyne, 367 Fulton (2942).

TERRACE PL, 154-60, s s, 17.7 e Prospect av, 4-2-sty bk 1 fam dwgs, 16x45; \$20,000; (o) Geo. Watts, 1418 President; (a) Jas. A. Boyle, 367 Fulton (2943).

NEW YORK AV, 901-5, e s, 100 n Church av, 4-sty bk tint, 60x84.2; \$90,000; (o) Maurice Shapiro, 902 Brooklyn av; (a) Cohn Bros., 361 Stone av (3221).

OCEAN PKWAY, 183-9, e s, 133.8 n Church av, 4-sty bk tint, 80x102; \$125,000; (o) Olga Realty Co., Inc., 646 Vernon av, L. I. City; (a) Shampam & Shampam, 50 Court (3259).

OCEAN PKWAY, 191-201, n e c Church av, 4-sty bk tint, 102.9x109.7; \$150,000; (o) Olga Realty Co., Inc., 646 Vernon av, L. I. City; (a) Shampam & Shampam, 50 Court (3099).

PUTNAM AV, 27-9, n s, 90 e Grand av, 5-sty bk tint, 60x88; \$75,000; (o) La Maur Realty Co., Inc., 211 3 av; (a) Eugene De Rosa, 110 W 40th, Manhattan (3026).

PUTNAM AV, 19-25, n e c Grand av, 5-sty bk tint, 90x90; \$150,000; (o) La Maur Realty Co., Inc., 211 3 av; (a) Eugene De Rosa, 110 W 40th, Manhattan (3027).

SNEDKER AV, 523-7, e s, 100 s Riverdale av,

2-2-sty bk tint, 25x70; \$28,000; (o) Max Kimer, 474 Junius; (a) Morris Rothstein, 2109 3 av (2935).

8TH AV, 114, w s, 40 n Carroll, 5-sty bk tint, 40x80; \$65,000; (o) Victory Operating Corp., 305 Bway, Manhattan; (a) Benj. Driesler, Jr., 153 Remsen (3239).

FACTORIES AND WAREHOUSES.

N 10TH ST, 1-11, n s, 309.2 w Kent av, 2-sty bk warehouse, 100.10x100; \$30,000; (o) The Standard Oil Co., 26 Bway, Manhattan; (a) owners (2830).

KNICKERBOCKER AV, 106-20, s w c Thames, 2-sty bk factory, 56.8x92.8; \$20,000; (o) Murray & Manceri, 118 Knickerbocker av; (a) Adolph Goldberg, 164 Montague (2819).

STABLES AND GARAGES.

87TH ST, 416-24, s s, 121.10 e 4 av, 1-sty bk garage, 80x80; \$8,000; (o) John Kass, 7416 2 av; (a) F. W. Stork, 7416 3 av (3327).

3D AV, 9002, s w c 90th, 3-sty bk garage, str & 2 fam dwg, 20x80; \$15,000; (o) Alvin R. Olsen, 6014 5 av; (a) M. A. Cantor, 373 Fulton (3113).

4TH AV, 5824, n w c 59th, 2-sty bk garage, str & 2 fam dwg, 20x90; \$10,000; (o) Alexander Miller, 5210 12 av; (a) Harry Dorf, 614 Kosciuszko (3057).

4TH AV, 5802, s w c 58th, 2-sty bk garage, str & 2 fam dwg, 20x90; \$10,000; (o) Alex. Miller, 5210 12 av; (a) Harry Dorf, 614 Kosciuszko (3058).

STORES AND DWELLINGS.

AMBOY ST, 448-58, n w c Newport av, 2-sty bk str & 2 fam dwg, 25x72; \$15,000; (o) Westfield Bldg. Corp., 404 Alabama av; (a) Abraham Farber, 1746 Pitkin av (3098).

FULTON ST, 2849-55, n s, 21 w Barbey, 1-sty bk str & 2 fam dwg, 73x60; \$20,000; (o) Fred Frisco, 199 Shepherd av; (a) Wm. C. Winters, 106 Van Sielen av (3011).

SOMERS ST, 133, n s, 250 e Stone av, 3-sty bk str & 2 fam dwg, 29.5x43; \$20,000; (o) Theodore Egeroff, 184 Varet; (a) Murray Klein, 37 Graham av (3106).

22D ST, 194, s s, 175 e 4 av, 3-sty bk str & 2 fam dwg, 25x56; \$15,000; (o) G. Faglianetti, 198 22d; (a) Raphael Caporale, 6023 19 av (3031).

THEATRES.

MYRTLE AV, 158, s s, 33.10 e Flatbush av ext, 1-sty bk theatre, 22.6x100; \$8,500; (o) Subway Motion Picture Co., prem; (a) McCarthy & Kelly, 16 Court (2816).

MISCELLANEOUS.

SMITH ST, s e c 5th, 1-sty bk gas purifying house, 49.10x150.11; \$18,000; (o) Brooklyn Union Gas Co., 176 Remsen; (a) Jas. J. Millman, 26 Court (2826).

ORIENTAL BLVD, s e c Ocean av, 1-sty fr stand, 33.8x33.8; \$1,500; (o) Manhattan Beach Park, Inc., 67 Liberty, Manhattan; (a) Nelson K. Vanderbeek, 15 Maiden lane, Manhattan (3257).

Queens

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Queens blvd, s w c Bragaw st, 5-sty bk tint, 40x90, gravel roof, 15 fam, elec, steam heat; \$95,000; (o) Queens Blvd. Realty Corp., 220 Ely av, L. I. City; (a) Pettit & Ferris, 2 Wall st, N. Y. (2323).

DWELLINGS.

DOUGLSTON.—Virginia rd, s s, 197 w Douglaston rd; also PRINCETON RD, n w c Virginia rd, two 2½-sty fr dwgs, 33x37, shingle rf, 1-family, elec, steam heat; \$24,500; (o & a) Geo. C. Fike, Douglaston (1426-1427).

EDGEWATER.—Maple Court, e s, 168 n Bay av, four 1-sty fr dwgs, 18x38, shingle rf, 1 fam, gas; \$10,000; (o & a) Max Shapiro, Beh 55th, Edgewater (1170 to 1173).

EDGEWATER.—Far Rockaway blvd, s e c, & Beach 40th st, two 2-sty fr dwgs, 16x42, shingle rf, 2 fam, gas; \$8,500; (o) Queens Land Estates, Inc., 364 Fulton st, Bklyn; (a) Louis Secher, 364 Fulton st, Bklyn (1386).

ELMHURST.—16th st, e s, 280 n Albermarle ter, 2-sty fr dwg, 22x48, shingle rf, 2 families, gas, steam heat; \$9,200; (o) Chas. & Mary Geibel, 1559 Av A, Manhattan; (a) A. N. Dragnett, 116 W 30th, Manhattan (1344).

FAR ROCKAWAY.—Rue De St Felix, n e c Beh 14th st, 2-sty fr dwg, 116x87, slag rf, 2 fam and store; \$13,000; (o) Dorf & Cohen, Far Rockaway; (a) Ben Glucksman, Far Rockaway (1211).

FLUSHING.—35th st, s s, 415 w Parsons av, 2½-sty fr dwg, 25x44, shingle rf, 1 fam, gas, steam heat; \$12,000; & 1-sty fr garage, 20x24, \$500; (o) A. Simons, 29 Main, Flushing; (a) Joseph Unger, 28 W 19th, Whitestone (1351-52).

FLUSHING.—Union st, e s, 75 n Washington, 2½-sty fr dwg, 21x52, slag rf, 2 families, gas; \$10,000; (o) Margaret Pearson, 32 Union, Flushing; (a) W. J. McKenna, 21 State, Flushing (1584).

LAURELTON.—Belmont av, s s, 88 e West rd, 2½-sty fr dwg, 36x30, shingle rf, 1 family, gas, hot air heat; \$9,000; (o) Kate Waltjen, 587 Hudson, Manhattan; (a) H. R. Cloyd, 261 Bway, Manhattan (1583).

EMPIRE Extensible Steel Partitions

are adjustable to any ceiling height. Entire floors can be dismantled and re-erected overnight, at less than 25% of the cost of the ordinary partitions.

Finished in Baked Enamel, Oak, Mahogany, Circassian and American Walnut, etc.

"COST COMPARES FAVORABLY WITH WOOD"

See Our Details in Sweet's Catalogue

In that giant among giants—the Equitable Building—what partition to use was a serious question.

You can imagine that with the stream of tenants moving and changing continually the cost of building new partitions might easily be tremendous.

There was not only the cost of the material destroyed if plaster partitions were used, but the dust annoyance to the tenants had to be thought of.

Every type of partition material was considered and rejected for one reason or another.

Finally Empire Steel Partitions was decided upon because of the "ease and economy" with which it can be moved whenever tenants require alterations.

"The partitions embodying the EMPIRE STEEL construction give us a flexible partition which can be used on nearly every floor, and which can be moved at low cost, without expensive waste or damage.

C. T. COLEY, M. E.,
Operating Manager,
Equitable Office Bldg. Corp.,
New York

**EMPIRE STEEL
PARTITION CO., Inc.,**
College Point, N. Y.

NEPONSET.—Beach 143d st, w s, 100 s Newport av, 2½-sty fr dwg, 26x40, shingle rf, 1 family, gas, steam heat; \$7,500; (o) Meade Const. Co., Inc., 50 Court, Bklyn; (a) Slee & Bryson, 154 Montague, Bklyn (228).

OZONE PARK.—88th st, w s, 110 n Sutter av, 16-2-sty fr dwgs, 16x35, shingle rf, 1 family, gas; \$56,000; (o) Eierman Bros., 99 William, Jamaica; (a) Chas. Infanger & Son, 2634 Atlantic av, Bklyn (737 to 752).

OZONE PARK.—107th st, e s, 250 s 97 av, four 2-sty bk dwgs, 20x50, slag rf, 2 fam, gas, steam heat; \$30,000; (o) Chas. De Loca, 1255 107th st, Ozone Park; (a) Chas. Infanger, 2634 Atlantic av, Bklyn (1393-4).

STORES AND DWELLINGS.

JAMAICA.—Fulton st, n e c Avalon av, 2-sty bk store & dwg, 25x48, slag roof, 2 fam, gas, steam heat; \$15,000; (o) Sadie A. Millard, 1803 Myrtle av, Ridgewood; (a) Louis Dannacher, 328 Fulton st, Jamaica (2236).

STORES, OFFICES AND LOFTS.

EDGEWARE.—McKinley av, s w c Maple av, 1-sty fr str, 90x100, tar & gravel rf, elec; \$12,000; (o) M. Schoty, Beach 30th st, Edgemere; (a) L. Schoty, same address (2631).

EDGEWARE.—Edgemere av, n e c Beach 35th, 1-sty fr str, 77x50, tar & slag rf, elec; \$20,000; (o) J. Brady & Sea Shore Holding Co., 9 Beach 44th, Edgemere; (a) P. Caplan, 16 Court, Bklyn (2893).

EDGEWARE.—Beach 43d st, s w c Boulevard, 1-sty fr str, 109x44, slag rf, steam heat; \$20,000; (o) Schumacher & Levy, Far Rockaway; (a) J. H. Cornell, Far Rockaway (2503).

L. I. CITY.—Steinway av, e s, 97 n Grand av, 2-sty bk str & office, 37x60, slag rf, elec, steam heat; \$30,000; (o) Paul Sachse, 28 Victor av, Elmhurst; (a) Val Schiller, 335 11 av, L. I. City (2415).

ROCKAWAY BEACH.—McKinley av, s w c Hudson av, 1-sty fr str, 110x99, slag rf, gas; \$10,000; (o) I. Simon, prem; (a) B. Glucksman, Far Rockaway (2948).

STORES AND TENEMENTS.

ELMHURST.—Kingsland av, n s, 96 w Lamont av, 4-sty bk str & str, 25x48, slag rf, 1 families, elec, steam heat; \$30,000; (o) Geo. Johnston, 153 Gleane, Elmhurst; (a) Schneider, Jaeger & Hamburger, 29 Alburtis av, Corona (2959).

ELMHURST.—Kingsland av, s s, 140 e Hampton, 4-sty bk str & str, 25x83, slag rf, 7 families, elec, steam heat; \$22,000; (o) Geo. Johnston, 158 Gleane, Elmhurst; (a) Schneider, Jaeger & Hamburger, 29 Alburtis av, Corona (2960).

PLANS FILED FOR ALTERATIONS

Manhattan

GOLD ST, 74, remove stairs, new toilets, stair, partitions in 5-sty bk offices & storage; \$4,500; (o) Pyramid Bldg. Corp., 74 Gold; (a) Lawitz Lauritzen, 65 De Kalb av, Bklyn (507).

GREENWICH ST, 491-3, new tank on 6-sty bk warehouse; \$1,800; (o) Lahn & Simons, 491-3 Greenwich; (a) Reliance Tower & Steel Const. Co., 94 Mangin (574).

HESTER ST, 105, remove portion of wall, enlarge show window, new beams, grillage, show window, columns in 5-sty bk str & factory; \$2,000; (o) Anna M Budleman, 401 Grand; (a) Max Miller, 115 Nassau (520).

HOUSTON ST, 151 E, remove wall, new show windows, piers, cols, in 5-sty bk str & str; \$3,000; (o) Sander Tilatetsky, 151 E. Houston; (a) Maximilian Zipkes, 432 4 av (559).

LUDLOW ST, 139-41, new walls fol elev shaft in 2-3-sty bk str, garage, stable & dwg; \$1,500; (o) Est. Charlotte Mount, 137 E 34; (a) Jacob Fisher, 25 Av A (564).

MAIDEN LANE, 22, remove str frt, lower beams, new str frt on 5-sty bk str; \$1,500; (o) J. Ehrlich & Sons, 223 6 av; (a) J. S. Kennedy, 15 Remsen (531).

SPRING ST, 191, remove fire escape, new skylight, ext, girders in 3-sty bk str & dwg; \$5,000; (o) Nich. D'Avanzo, 195 Grand; (a) Chas. M. Straub, 147 4 av (512).

ST. MARKS PL, 16, remove 1 & 2 tier beams, partitions, stairs & hall, side courts in new frt ext, mezzanine, partitions, walls, stairs & hall, iron stairs (outside), toilets in 5-sty bk str & str; \$20,000; (o) Sons of Italy Hall in Manhattan, Inc., 16 St. Marks pl & 128 2 av; (a) Frank V. Laspia, 525 Grand, Bklyn (551).

ST. MARKS PL, 41, new wall, doors, beams in 3-sty bk str & apt; \$2,000; (o) Jacob Hutterer, 41 St Marks pl; (a) Jacob Fisher, 25 Av A (537).

ST. MARKS PL, 49, remove stoop, rearrange bath room fixtures, new windows, office, partitions in 4-sty bk str; \$5,700; (o) Jennette Kaplan, 49 St Marks pl; (a) Harry Hurwitz, 1170 Bway (567).

UNIVERSITY PL, 62, remove chimneys, new partitions, str frts, beams, in 4-sty bk str & factory; \$1,000; (o) Lebertan Corp., 1 Maiden la; (a) Jacob Fisher, 25 Av A (565).

WASHINGTON PL, 69, remove stoop, new ent, ext, change rf, partitions in 4-sty bk dwg; \$5,000; (o) Eugene Schoen, 282 W 4th; (a) P. F. Schoen (572).

WILLIAM ST, 12-26; EXCHANGE PL, 20-26; BEAVER ST, 61-65, remove chimney, portion of wall, partitions, new bk arch, bank screens, foundations, steel framing, partitions in 10 & 15-sty bk bank & offices; \$50,000; (o) Farmers Loan & Trust Co., 22 William; (a) York & Sawyer, 150 E 41 (530).

12TH ST, 45 W, new ext on 3-sty bk dwg; \$2,500; (o) Nell P. Dawson, 45 W 12; (a) Albert W. Ott, Springfield, L. I. (552).

13TH ST, 54 E, new toilets, fire retard stairways in 4-sty bk str & factory; \$2,745; (o) Almy Realty Corp., 141 Bway; (a) Jno. B. Snook Sons, 261 Bway (561).

13TH ST, 408 E, remove partitions, new girders, doors, cols, ext, toilets in 2-sty bk stable & apt; \$5,000; (o) Vincenzo Pizzo, 210 Forsyth; Louis Italiano, 355 1 av; (a) Hunt & Kline, 1 W 34 (529).

14TH ST, 120-4 W, enclose elevator shaft, new door in 8-sty bk offices; \$2,900; (o) The Salvation Army, 120 W 14; (a) Jos. N. De Haan, 187 Thames (509).

18TH ST, 431-35 E, new vault, windows, mezzanine, toilets, partitions, boiler room, beams in 1-sty bk garage; \$20,000; (o) American Carbonate Co., 431-35 E 18; (a) Wm. Wilson & L. Honauer, 140 E 39 (524).

21ST ST, 121-23 W, remove window bars, fire retard partitions in 4-sty bk str & factory; \$3,000; (o) Lucy Neilly, 121 W 21; (a) Feldman & Ginsberg, 17 W 42 (569).

22D ST, 306 W, new ext, fire escapes, air shaft, partitions in 3-sty bk str & str; \$4,200; (o) Eros Amusement Co., 623 8 av; (a) I. H. Glaser, 620 Madison av (556).

23D ST, 28-30 W, new mezzanine in 12-sty bk offices & show rooms; \$5,000; (o) Est. Isaac Stern, 28 W 23; Louis & Benj. Stern, 28 W 23; (a) Guy W. Culgin, 141 Washington pl (571).

26TH ST, 169-73 W, 2 new tanks on 6-sty bk factory; \$3,300; (o) Hugh G. Miller, 220 Bway; (a) The Rusling Co., 26 Cortlandt (560).

30TH ST, 21 W, remove partitions, stairs in 4-sty bk str & str; \$3,500; (o) Raymond S. Clark, Great Neck, L. I.; (a) Max J. Rosenfeld, 1451 E Parkway, Bklyn (539).

32D ST, 25-27 W, remove sidewalk, new beams, alts to sidewalk, vault in 7-sty bk str; \$2,000; (o) John S. Melcher, 54 William; (a) Lawrence F. Peck, 101 Park av (580).

34TH ST, 247 W, new ext, partitions, raise 1-2-3 tier beams in 4-sty bk str, offices & apt; \$10,000; (o) Est. Sarah B. Butler, 26 Liberty; (a) Jos. J. Furman, 729 Bway (527).

37TH ST, 68 W, new fire escape, ext stairs in 4-sty bk str & offices; \$1,000; (o) Wm. R. Coddington, 1487 Bway; (a) Geo. Nordham, 18 W 34 (566).

37TH ST, 50 W, remove wall, new str frt, cols, girders, fire escape, add sty on 4-sty bk str & apt; \$3,000; (o) Mrs. Gussie Perlman, 553 W 159; (a) Chas. Volz, 371 Fulton, Bklyn (533).

42D ST, 131 W, remove wall, new elevator, stairs, ent, add sty, ext, front on 6-sty bk str & offices; \$41,000; (o) Cecelia Springer Est., 147 W 55; (a) Martin J. Hackett, 56 John (515).

44TH ST, 126 E, new add sty, ext on 4-sty bk dwg; \$10,000; (o) Cora A. Ferguson, 15 Chester, Mt. Vernon, N. Y.; (a) Jardine Hill & Murdock, 50 E 42 (538).

52D ST, 54 W, remove stoop, new toilets, repave sidewalks on 4-sty bk bach apts; \$4,000; (o) Isaac Schiff, 52 Wm; (a) Ford, Butler & Oliver, 101 Park (517).

58TH ST, 355 W, remove stairs in 5-sty bk str; \$2,000; (o) Mary E. Klinker, 246 Valentine av, Yonkers; (a) Patk. J. Murray, 141 E 40 (563).

79TH ST, 115 E, alter partitions, change stairs, new add sty, elev in 4-sty bk dwg; \$20,000; (o) Geo. A. Vondermuhl, 14 E 46; (a) Mott B. Schmidt, 14 E 46 (506).

125TH ST, 301-3 W, remove elev shaft, stairs, wall, new toilets, stairs, str frt, elev, partitions, in 3-4- & 5-sty bk str & warehouse; \$12,000; (o) Michael J. Adrian Corp., 447 2 av; (a) Geo. & Ed. Blum & S. W. Katz, 505 5 av (542).

BROADWAY, 1578 to 90, remove cols, suspend mezzanine in 3-sty bk restaurant & str; \$1,500; (o) Bway & 7th Av. Co., 6 W 36; (a) Jos. Kleinberger, 20 W 43 (570).

BROADWAY, 866, new floor, store front, platform, ent, partitions, toilets, door, columns, skylight on 4-sty bk str & offices; \$3,000; (o) David Picker, 1540 Bway; (a) Thos. W. Lamb, 644 8 av (577).

BROADWAY, 827-9, remove column, str front, partitions, new beams, str front, plbg, elec wk in 4-sty bk str, rest & loft; \$8,000; (o) Andrew Frankenberg, Times Bldg., 42d st & Bway; (a) B. H. & C. N. Winston, 12 Columbus Circle (519).

CENTRAL PARK W, 111-20 from 71st to 72d st, reconstr. dance & dining platform, new rf, ext elev, repair kitchen & washrooms in 11-sty bk hotel; \$20,000; (o) Arrow Holding Co., 565 5 av; (a) Guy W. Culgin, 141 Washington pl (568).

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street

BROOKLYN, N. Y.

NIEWENHOUS COMPANY, INC.

We specialize in Financing, Planning and Erecting Legitimate Building Operations on a 60% Loan Basis.

Commission Moderate. 316-318 East 161st Street
New York City

TELEPHONE: MANSFIELD 2300

RETAIL LUMBER CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phone: { 1370
Mott Haven { 1371

Office and Factory: River Ave. and East 151st St.

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; E. S. DODGE, Vice-President; J. W. FRANK, Secretary-Treasurer

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

Copyright, 1922, by The Record and Guide Company,

119 West 40th Street, New York (Telephone: Bryant 4800)

VOL. CIX
NO. 13 (2820)

NEW YORK, APRIL 1, 1922

25c. A COPY
\$12.00 A YEAR

Advertising Index Page

A. B. See Electric Elevator	4th Cover
Ackerly & Son, Orville B.	401
Adams & Co.	400
Adler, Ernest N.	401
American Bond & Mortgage Co.	411
American Bureau of R. E.	398
American Enamelled Brick & Tile Co.	407
Ames & Co.	2d Cover
Amy & Co., A. V.	2d Cover
Anderson & Co., James S.	2d Cover
Anderson Brick & Supply Co.	4th Cover
Armstrong & Armstrong	401
Ashforth & Co.	2d Cover
Athens Brick Lime & Cement Co.	4th Cover
Atlantic Terra Cotta Co.	408
Automatic Fire Alarm Co.	408
Balter, Alexander	400
Bauer, Milbank & Molloy	400
Bechman, A. G.	402
Bell Co., H. W.	408
Benenson Realty Co.	396
Boyd, James	396
Boylan, John J.	2d Cover
Brener, Samuel	396
Brett & Goode Co.	Front Cover
Brook, Inc., Louis	413
Brooks & Momand	396
Brown, Frederick	396
Brown Co., J. Romaine	Front Cover
Builders' Brick & Supply Co.	4th Cover
Bulkley & Horton Co.	402
Busher & Co., Eugene J.	2d Cover
Butler & Baldwin	Front Cover
Cammann, Voorhees & Floyd	2d Cover
Carpenter, Leonard J.	2d Cover
Chauncey Real Estate	2d Cover
Chesley Co., Inc., A. C.	413
City Investing Co.	388
Classified Advertisements	397
Coburn, Alfred P.	400
Consolidated Gas Co. of N. Y.	399
Corth & Co., George H.	401
Cross & Brown	Front Cover
Cruikshank Co.	Front Cover
Cruikshank Sons, Wm.	Front Cover
Cudner, R. E., Co.	2d Cover
Cusack Company	400
Cushman & Wakefield	400
Cutler & Co., Arthur	2d Cover
Cutner, Harry B.	2d Cover
Davies, J. Clarence	402
Day, Joseph P.	2d Cover, 394
Dean & Co., W. E.	2d Cover
Dike, O. D. & H. V.	2d Cover
Dodge Co., F. W.	415
Dowd, James A.	401
Dubois, Chas. A.	400
Duffy Co., J. P.	406
Dunlap & Lloyd	400
Duross Co.	2d Cover
Edwards Co., Charles G.	2d Cover
Edwards, Dowdney & Richart	388
Elliman & Co., Douglas L.	396
Elliman & Co., Horace S.	Front Cover
Empire Brick & Supply	4th Cover

TABLE OF CONTENTS

Editorials	389
Real Estate Board Holds Its Second Monthly Dinner	391
Notable Change in Downtown Business Section	392
Mr. Edwards for Closer Co-operation in Realty Circles	393
Review of Real Estate Market for the Current Week	395
Private Sales of the Week	395
Statistical Table of the Week	402
Building Tie-Up Predicted Unless Wage Scales Are Revised	403
Housing Is Nearly Seventy Per Cent. of All Local Building	405
Personal and Trade Notes	405
Trade and Technical Society Events	405
Building Materials Market	406
Current Building Operations	406
Contemplated Construction	408
Plans Filed for New Construction	411

Advertising Index Page

Moore, John Constable	401
Moore's Sons, Morris, Inc.	2d Cover
Moors, J. K.	2d Cover
Morgan Co., Leonard	401
Muhiker, Arthur G.	401
Murray & Sons, Inc., John A.	406
Murtha & Schmohl	4th Cover
Nail & Parker	388
Natanson, Max N.	Title Page
Nehring Bros.	2d Cover
New York Edison Co., The	409
New York Title & Mortgage Co.	388
Niewenhaus Co., Inc.	413
Noyes & Co., Chas. F.	Front Cover
Ogden & Clarkson Corp.	2d Cover
O'Hare, Geo. L.	388
Oppenheimer, Fred	401
O'Reilly & Dahn	2d Cover
Payton, Jr., Co., Philip A.	398
Pease & Elliman	Front Cover
Pell & Co., S. Osgood	408
Pencoyd Steel & Iron Co.	406
Pendergast, John F., Jr.	402
Pflom, F. & G.	Front Cover
Phelps, Albert D.	402
Pomeroy Co., Inc., S. H.	408
Porter & Co.	Front Cover
Prudence Co., Inc.	388
Quell & Quell	402
Read & Co., Geo. R.	Front Cover
Realty Co. of America	388
Rinaldo, Hiram	400
Rose & Co., J.	410
Runk, Geo. S.	400
Ryan, George J.	2d Cover
Sansone Arena Co.	401
Schindler & Liebler	400
Schweibert, Henry	402
Seaman & Pendergast	400
Shaw, Arthur L.	401
Shaw, Rockwell & Sanford	401
Sherman & Kirschner	401
Simberg, A. J.	398
Smith, Gerrit, Mrs.	398
Smith, Inc., Malcolm E.	2d Cover
Solar Engineering Co.	413
Spears & Co.	400
Speyers, Inc., James B.	401
Spotts & Starr	2d Cover
Sterling Mortgage Co.	397
Talbot, Jacob J.	400
Tankoons, Smith & Co.	401
Title Guarantee & Trust Co.	388
Tyng & Co., Stephen H., Jr.	388
Union Stove Works	406
Val Valen, Chas. B.	396
Walden, James P.	400
Walsh, J. Irving	2d Cover
Watson Elevator Co., Inc.	4th Cover
Weill Co., H. M.	396
Wells Architectural Iron Co.	410
Wells Sons, James N.	2d Cover
Westergren, Inc., M. F.	4th Cover
White & Sons, Wm. A.	Front Cover
Whiting & Co., Wm. H.	Front Cover
Whitney-Foster Corp.	400
Wilkes Co., A.	411
Williams-Dexter Co.	401
Winter, Benjamin	396
Wood-Dolson Co.	Front Cover
Wyckoff, Walter C.	2d Cover
Zittel & Sons, Fredk.	2d Cover

\$2

**12-Story Bldg.
6-8 E. 39th St.**

at 5th Ave.

Square Foot

Showrooms

Offices

Immediate Possession
or May 1st.

3,000 to
15,000 Ft.

Full Commission to Brokers

Daniel H. Jackson, Owner

135 Broadway

Tel. Rector 3569

Member Brooklyn Real Estate Board

Money to Loan on First Mortgage

Joseph T. McMahon

**REAL ESTATE and
MORTGAGE LOANS**

138 and 190 MONTAGUE STREET

BROOKLYN

Main 0834

**SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES**

MAX N. NATANSON

BUYS AND SELLS

IMPROVED

MANHATTAN

PROPERTY

Guaranty Trust Building

522 FIFTH AVE.

Suite 900 to 906

Vanderbilt 8586-7-8-9

REALTORS

Because of our strong affiliations and city-wide connections, there is hardly a realty need where we cannot advise or assist.

NEW YORK TITLE AND MORTGAGE COMPANY

Manhattan 135 Broadway
Brooklyn 203 Montague St.
Jamaica 375 Fulton St.
L. I. City Bridge Plaza
Staten Island 21 Bay St.
White Plains 163 Main St.

Established 1887

CHAS. S. KOHLER, Inc.

Real Estate Insurance

Broker and Manager of Estates

MAIN OFFICE:
901 Columbus Ave.—Corner 104th St.
BRANCH OFFICE:
1428 St. Nicholas Ave.—Near 181st St.
NEW YORK

GEORGE L. O'HARE

MEMBER REAL ESTATE BOARD OF N. Y.

REAL ESTATE

EXCEPTIONAL INVESTMENTS

SELLING—RENTING—BUSINESS AND
APARTMENT BUILDINGS

SPECIALIZING IN LEASEHOLDS

MORTGAGE LOANS

FULL EQUIPPED DEPT. FOR EXCHANGING

489 FIFTH AVE.
TEL. VANDERBILT 5092-6441

William D. Kilpatrick

REAL ESTATE OPERATOR

149 BROADWAY

SAMUEL KILPATRICK

EDWARDS, DOWDNEY & RICHART REAL ESTATE AND MORTGAGE LOANS

156 Broadway, New York

Tel. Cortland 1571-1572
Member Real Estate Board, N. Y.

Lawrence, Blake & Jewell Mortgage Loans

115 Broadway

Tel. 4080 Rector

Member Real Estate Board, N. Y.

Specialists in Harlem and Colored Tenement Properties

NAIL & PARKER REAL ESTATE

145 West 135th Street
New York City

JOHN E. NAIL
HENRY C. PARKER

Telephone { 7682
Morningside } 7683

Applications wanted for

First Mortgage Loans

(Building and Permanent)

Amounts from \$100,000 up on
improved property in Greater
New York.

(Send full details)

The PRUDENCE COMPANY, Inc.
162 Remsen Street Brooklyn

STEPHEN H. TYNG H. OAKLEY HALL

Stephen H. Tyng, Jr., & Co.

Incorporated

Member Real Estate Board, N. Y.

REAL ESTATE

MANAGEMENT OF BUSINESS PROPERTY

41 Union Square West

22 EAST 17TH STREET

Telephone: Stuyvesant 4000

A Trust Fund That Cannot Shrink

NO. 9

A trustee is not expected to show skill and business ability by increasing the amount of the trust fund that is left in his hands but by seeing that it does not diminish.

You can be sure of producing your fund at the end of the trust period in full and without loss of interest if you have invested it in the Guaranteed Mortgages of the Bond & Mortgage Guarantee Company.

You will be a wise trustee if you put aside uncertainty and hope of increase and are content with safety and certainty.

TITLE GUARANTEE & TRUST CO

Capital \$7,500,000

Surplus \$11,000,000

176 BROADWAY, NEW YORK
175 REMSEN STREET, BROOKLYN
350 FULTON STREET, JAMAICA

The Realty Company of America

FRANKLIN PETTIT
President

TRANSACTS A GEN-
ERAL BUSINESS IN
THE PURCHASE AND
SALE OF NEW YORK
CITY REAL ESTATE

2 WALL STREET, NEW YORK CITY
Rector 0275-0276

HOME TITLE INSURANCE CO.

HENRY J. DAVENPORT, President

Insures Titles Makes Loans
Sells Guaranteed Mortgages

Capital and Surplus over \$1,500,000

51 Willoughby Street
Brooklyn

Post Office Building
Jamaica

City Investing Company

61 Broadway, New York

Telephone: Bowling Green 8530

Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

An Overworked "Emergency"

The United States Supreme Court having upheld the constitutionality of the Emergency Rent Laws in two decisions covering every point raised by eminent counsel, no other course seems left to real estate interests but to accept the situation, and make the best of it. Close study of the latest opinion handed down by Mr. Justice Clarke and printed in the last issue of the RECORD AND GUIDE confirms those instrumental in the prosecution of the test suits in believing that the decision is complete and final and that any further attempts to overturn the laws as enacted, on the ground of their unconstitutionality, would be futile.

There remain two questions relative to the housing crisis about which doubt still exists. One of these has to do with what constitutes "reasonable rent," and this question will likely be elucidated when the Court of Appeals passes on the case of Hall vs. Moos, (an appeal from the decision handed down by Justice Samuel Greenbaum in the Appellate Division, First Department), in which the court held that eight per cent. upon the unencumbered fee valuation of the property was just and equitable. This decision, while settling many of the points of contention between landlords and tenants on a fairly satisfactory basis, yet left indecisive the manner in which the valuation of property should be determined. To base present valuation upon the "existing market value of property before the period of abnormality set in," as suggested by Justice Greenbaum, appears neither fair nor equitable. And it is to be hoped that the Court of Appeals, in reviewing Justice Greenbaum's decision, will set up a better standard for the appraisal of values upon which to base the eight per cent. return, which, all things considered, seems reasonable.

The other question relates to the continuance of the "emergency," the prevalence of which assured to the State recourse to the use of the police power in the enactment of the Emergency Rent Laws. It has always been contended by officials of the Real Estate Board of New York that there existed no such "emergency" as that upon which the Rent Laws were predicated; at least that the facts relative to such an "emergency" had been unduly exaggerated and that, in any event, the shortage prevailed only in very low-priced living quarters. It is conceivable that the laws might be attacked on the ground that even if the "emergency" once existed it no longer exists and therefore the continued use of the police powers of the State in the regulation of rentals is unnecessary. There is no present prospect that this will be done, however, as those who have so urgently and untiringly, although unsuccessfully, fought to protect the rights of property-owners are of the opinion that such action may be more effectively taken next fall, after the latest extension of the Emergency Rent Laws goes into effect, by which time the full measure of the large-scale building operations now under way or contemplated may be used in discounting "emergency" statistics.

There remains the advisability of preparing for a campaign to modify the Rent Laws, which many think are in a fair way to become permanent through the same political

pressure which caused their enactment notwithstanding the "blue sky" appearance of the "emergency" upon which they were based, and which again has brought about their extension. This pressure may demand their retention in the statutes as the price of votes of tenants anxious to keep the upper hand over the landlords. A bill was prepared for consideration by the Legislature which recently adjourned exempting from the emergency laws all apartment houses eight or more stories in height. No action was taken on this measure, although the reasonableness of such exemption is found in the generally-accepted fact that whatever shortage may exist in moderate-priced tenements does not exist in buildings of the elevator-steel-construction type. This is one of the problems realty men must solve and on which light as to the best path to pursue may come during the building season now under way.

Most everything that cost a dollar before the war now costs a dollar and seventy cents. The abnormally high cost of practically every item of living expense, except rent, has been left to natural agencies or normally-exerted governmental pressure for correction. But high rentals, due to the same causes which brought about high prices in all the other items in the household budget, are declared to be the fruit of an "emergency" and the police power of the state has been invoked to curb "profiteering" landlords. The prices of coal and milk, hats and shoes, eggs and butter, freight rates and passenger fares, and hundreds of other things, all as necessary as housing, sell at one hundred and seventy per cent. of their pre-war price. But nobody calls out raucously that the high prices of these things is due to an "emergency." There is no lobby of milk-drinkers or butter-eaters to press their point of view upon sympathetic legislators whose ears are always attuned to demands of tenants.

It is an imposition to call a condition that exists in housing an "emergency" when the same conditions prevail in practically every other business due to the same causes which affected the housing situation. We are living in a 170 per cent. world as compared with the 100 per cent. world of pre-war days, and it is going to take more than a year or two, perhaps many, many years, to rid the world of the inflation that puts us on the higher plane. What is needed is not so much a return to 100 per cent. living as stability on the 170 per cent. basis, so long as we must continue, by force of circumstances almost beyond the control of man, to function on the inflated platform to which the war elevated us.

Brick Market Reflects Building Revival

It is extremely doubtful if anything of greater significance could have occurred as indicative of the strength of the local building situation at present than the arrival during the week of sixty-five barge loads of common brick from up-river production points and their immediate sale to satisfy construction requirements.

Sixty-five cargoes of common brick mean that approximately 26,000,000 brick were brought into New York in a single week. This in itself shows the potential activity

of the construction industry in the Metropolitan territory, but when it is understood that practically all of this material is scheduled to go into immediate consumption a real idea of the volume of active building is obtained.

There never was a period in local construction history when such a large amount of new building was either actually under way or projected for an immediate start. Each day brings reports of new construction projects, commercial and industrial as well as residential, amounting to a total cost of many millions of dollars. The major portion of this work is being put under contract without delay.

The building bureaus in the various boroughs of the city are literally submerged in plans for new operations, and the pressure on the plan clerks, examiners and inspectors has been such that their efficiency is materially impaired. These bureaus are far behind in their work because new plans are being presented faster than they are able to dispose of those on hand and there is now every likelihood that this condition will continue throughout the spring and summer unless the City administration takes steps to increase the forces available for this work.

Contracts for Vehicular Tunnel to New Jersey Awarded

CONTRACTS for driving the vehicular tunnel under the Hudson River and for sinking the shafts on the New Jersey side were awarded on last Tuesday to Booth & Flynn, Ltd., for \$19,331,723.50. Work will be started about May 1, it was stated at the office of the New York and New Jersey Tunnel Commission and it is expected the tunnel will be ready for use within thirty-six months as stipulated in the contract.

Clifford M. Holland, chief engineer of the commission, in his report shows that the comparative actual cost of the tunnel is only about 10 per cent. greater than of the tunnels contracted for in 1914 before the high prices which attended the war period. Mr. Holland says:—

In point of volume of business the transactions in the New York wholesale brick market during the past week will stand out as a record. The sale of sixty-five barge loads in a single week establishes a new high point for this industry. Although the very decided increase in the amount of business for the past week is to a considerable extent a reaction caused by the shortage of common brick which existed a few weeks ago, the demand of the past few days cannot be wholly attributed to the unsatisfied requirements of the weeks gone by. During the time when brick was an exceedingly scarce commodity in this market the amount of construction actually held up because of its lack was negligible. Throughout the time of greatest scarcity practically every active operation in this city was kept going, although a reduced rate, and the great increase in the demand for common brick that now is a noteworthy characteristic of the building situation must be attributed to a steady and consistent revival of interest in local construction which will continue to improve during the coming weeks and result finally in establishing a new high building record for the year in the Metropolitan district.

"In detail, the average bid price for the vehicular tunnels for cast-iron lining is about precisely the same as the prices received for constructing the rapid transit tunnels. Cast iron in the case of the vehicular tunnels will be about 27 per cent. of the total cost, as compared with 30 per cent. in the case of the rapid transit tunnels.

"The estimated cost for excavation for the vehicular tunnels is about 44 per cent. of the total cost of the work, as compared with 50 per cent. in the case of the rapid transit tunnels. In this connection it is to be noted that the average unit cost for excavation for the vehicular tunnels is \$21.30 per cubic yard in 1922, as compared with \$20.40 per cubic yard for excavation for the rapid transit tunnels in 1914, or almost precisely the same."

Tax Exemption Extended One Year by Board of Aldermen

THE first of the housing bills was signed by the Governor this week. This measure extends the period for commencing construction of dwelling houses to obtain exemption from local taxation to April 1, 1923. This bill was scheduled for a hearing with the other housing measures, but because of the necessity of enacting it into law before April 1, the Governor signed it earlier than was expected.

As soon as he had been notified of the signing of the bill by

Governor Miller Acting Mayor Murray Hulbert sent an emergency message to the Aldermen, asking them to pass the ordinance introduced by Majority Leader William T. Collins. He pointed out that the present tax exemption ordinance expired at midnight last Friday.

The ordinance extending the exemption period was passed by the Board of Aldermen at a meeting on last Tuesday. Under this ordinance all new construction commenced before April 1, 1923, will be exempt from taxation until Jan. 1, 1932.

Governor Announces Hearing at Albany on Housing Bills April 10

GOVERNOR MILLER has announced that he will give a hearing on the Lockwood housing bills at noon on April 10. The attendance is expected to be very large, and it may be necessary to stage the hearing in the Senate or Assembly chambers.

Representatives of the Real Estate Board of New York and of numerous other organizations are planning to attend the hearing. One of the bills that is expected to call forth a flood of criticism is the one permitting life insurance companies to

invest up to ten per cent. of their assets in building apartments renting for not more than nine dollars per room, basing this rental on the estimated cost at the beginning of construction work. As 200 builders have asked Governor Miller for a hearing on this bill it is evident there is widespread interest in its provisions. Some of the other housing bills are also likely to be made the object of attack at this hearing, which promises to be one of the largest and most important ever held at the Capitol.

Standard Construction Contract Seems Assured

THROUGH the united efforts of a conference held in Washington recently, the standardization of construction contracts seems destined to be finally achieved. Engineers, architects and contractors appointed by engineering and other associated construction associations, were represented, and a plan was adopted which would ultimately produce a standard form of contract agreement which could be adapted

for use in any part of the country and any phase of the industry.

The survey made by Brigadier-General R. C. Marshall, Jr., Chief of Construction Division of the U. S. Army during the war, showed that there are in common use today over 200 different forms of contracts. A study of these 200 contracts revealed that about two-thirds of all the provisions contained in each were common to all, and could very easily be included in one standard form.

REAL ESTATE SECTION

Real Estate Board Holds Its Second Monthly Dinner

Largely Attended by Members, Who Hear Gen. O'Ryan Discuss Transit Problem and Mr. Allen's Plans for Lower Coal Prices in New York City

THE second monthly meeting and dinner of the Real Estate Board of New York took place on Thursday evening of last week, at Delmonico's. The plan to hold a monthly dinner was an innovation that came in with the first of the year. There was no such dinner in February because the annual banquet of the Board was held then, at the Hotel Commodore. At the second monthly dinner the attendance was as good, if not better, than at the first one. Charles G. Edwards, President of the Board, was toastmaster.

A feature of the meeting was a small card folder laid at each plate urging every member to combine in a drive for increased membership of the Board. President Edwards also emphasized the importance of increasing the membership. He said increased membership means increased power for good in behalf of real estate.

Gen. John F. O'Ryan, a member of the new Transit Commission, was the first speaker of the evening, and Charles S. Allen, Secretary of the Anthracite Coal Consumers' Association and formerly long connected with the Interstate Commerce Commission also spoke.

Gen. O'Ryan was greeted warmly by everyone present and at the conclusion of his speech the diners rose spontaneously and applauded him. The General spoke in a straightforward, conversational style, but his calm and earnest manner impressed all of his hearers. He analyzed the transit situation and said he presumed there was nothing of more interest to builders and real estate men than how to get property-owners and tenants from one part of the city to another comfortably, quickly, decently and for a reasonable fare.

"I have no personalities to indulge in pro or con," said Gen. O'Ryan. "Personalities never yet settled a controversy rightly or justly to all concerned. Out of the clamor that has long raged about the question of rapid transit, which affects not only our daily comfort but our social system, must come action along lines that are constructive and that mean permanent benefit. Quarreling means inaction and delay. Reasoning together on this great question, co-operation if you please, is just as necessary as co-operation was between the heads of the allied armies during the World War. Where would the peace be if the Allies had not united under a supreme leadership against the Central Powers? The time for talk ceased long ago, so far as the transit situation is concerned. That is why Governor Miller took the bull by the horns as he did.

"For some time now the Transit Commission has been digging deep into this municipal problem. It does not expect immediate approval of all that it has done from everyone concerned. We have sought earnestly and sincerely to settle upon the fundamentals of the matter and we are going to adhere to the fundamentals in the face of everything.

"There are more than two hundred corporations carrying on the transit business of this combined municipality. There are more than two thousand franchises, none of which harmonizes with the others. From time remote these franchises were the sport and prey of daring speculators and financiers who were looking for the biggest profits regardless of the permanent stability of the companies that held them. A unification of the transit routes of this city along constructive and reasonably-profitable lines is imperative. This we will have at all hazards. I do not say that the city should operate the roads, but if necessary the city will. I believe that better service can be

attained by private operation properly controlled. Some of the franchises are fair and some are unfair both to the companies and to the city. As they bore little or no relation to each other, as they stood, they were the source of constant friction to all parties concerned, including the public—in the end the most interested.

"My main purpose here tonight is to impress upon you, representatives of large property interests, the absolute necessity of some common understanding on the subject in discussion, for upon it depends in a large degree the progress and growth of this city along the proper lines and upon it depends its continued material prosperity and its municipal supremacy.

"Fundamentally any transit system is wrong that allows speculative gain from a public necessity such as our transit system is. We have for some time witnessed restricted service for no other reason than that large dividends could be secured. The people must use the various lines heavily and therefore they must have a commensurate and harmonious service. The companies have been taking advantage, under the law, to abridge service. The result has been warfare, intense and prolonged, between the people and the corporations. Another result has been to make the question the sport and prey of petty politics. This is so apparent as to make the statement almost academic.

"The companies now have the lawful right to make all the financial gain possible whether the public is benefited or not. Thereby is created a community of interests that are irreconcilable and always will be. The policy of the companies has long been one of transporting the greatest number of passengers with the least possible number of cars. That is a fact which cannot be honestly gainsaid. In the past palliatives were applied to relieve the irritation. Instead of poultice the Transit Commission has decided to use the knife and get permanent relief from an ailment that cannot otherwise be cured. In other words, we are going to dispose of the fundamental problem. We will remove the opportunity to make unrestricted gain, but we will do it in a way fair to all concerned.

"So far we have made valuations of railroad properties in four different ways. The Commission has not yet formed a final and definite program. We will make haste slowly instead of unjustly. All of these valuations have been submitted to the experts of the companies involved. We just now are in the position of waiting for their opinions about the matter. After all interests have threshed the matter out with the Commission that body will decide fairly. The city will make a fair valuation of all properties and I will say that when that is done the day for anything but nominal dividends from the transit earnings in this city will be over. We will create a new corporation for the exact purpose of insuring thorough and reasonably-profitable service, a quasi-public corporation, which will carry on operation and yet do justice as between owner and passenger. Such a system will do away with both the abuses of either a privately-operated or a municipally-operated system. Unification for the purposes of profit and service is the great objective. There will be one railroad policy instead of two hundred separate ones as now.

"The companies will transfer their rights to a quasi-public corporation, at a price, say, of \$50,000,000 entire. And it will give back to the companies a purchase money mortgage at the

(Continued on page 404)

Notable Changes in Down-Town Business Section

New Buildings, Including A. B. See Elevator Company's Modern Structure, Improve Character of Vesey, Barclay, Church and Park Place Neighborhood

SOME notable structural improvements in the antiquated section of the city bounded by Fulton Street, Park Place, West Street and Broadway call attention to an area where important business is still carried on primarily in four- and five-story mercantile buildings on single lots. It is a section of the city with an individuality peculiarly its own. Some of the old buildings were originally private residences built when New York was young and changed into business buildings as residences became numerous north of Bleecker Street. Many old families each own a few parcels in the downtown section referred to. Because it has held strong as a business center, operators and new investors have bought frequently there during the last few years.

Lots in some of the streets are not of full 100-foot depth. On other streets they are full depth on one side and of shallow depth on the other. To a degree, this has been a bar to modern construction. Then, too, there are some ancient leaseholds, such as a few held by Trinity Church Corporation on Fulton Street, a few by Columbia University on Park Place, and some others by old owners. Leaseholds are not a great encouragement to modern construction on a large scale unless they involve a strategic trade and traffic center. In some cases, in recent years, old leaseholders in this district have sold the fee to the owners of the structure. Trinity has done some of it.

There are certain vital factors that have determined the commercial strength of this ancient center. The New York and New Jersey tubes are on the fringe of it, a new subway route penetrates it, and the ferry of the Lackawanna Railroad, at the foot of Barclay Street, still carries heavy passenger and vehicular traffic between New York and Hoboken in spite of the fact that the tubes terminate at the Lackawanna Station in Hoboken. Besides there is a station of the Seventh-Avenue subway at Park Place.

Because of its direct connection with the Lackawanna Ferry, Barclay Street is probably the strongest in fee values of any of those within this contracted zone. Vesey Street is a close second in most of its parts, while the Vesey-Street block opposite St. Paul's Churchyard has superior value because of the permanent light afforded thereby. These two thoroughfares, more than the others, are given over to variegated retail trade. Seedsmen, household supplies dealers, haberdashers, hardware merchants, retail grocers and various other lines of business that cater to home-goers in New Jersey and elsewhere find them worth-while business thoroughfares. Scattered here and there among them are a few wholesale merchants in divers lines. Even publishers and dealers in religious books and church supplies find Barclay Street a good stand for their lines. Vesey Street is a popular direct route to Washington Market, where many commuters on various railroads go frequently to buy everything from a pound of butter to a turkey. It is a pedestrian traffic that has money to spend which goes through these streets and consequently trade value maintains good fee values.

Single lots with an old building in that section are worth from \$65,000 to \$75,000 each on Vesey Street, west of Church Street, while lots on the Vesey-Street block opposite the St. Paul's Churchyard are worth from sixty to one hundred per cent. more. The Astors own some of the parcels on the latter block, with abutting connections on Barclay Street. Lots on Barclay Street, west of Church Street, are worth as much as they are on Vesey Street, and a little more between the same points, while Barclay-Street lots between Church Street and Broadway are of stronger value, but not so strong as they are in Vesey Street between the same thoroughfares. The old buildings on most of the Vesey-Street lots are not figured in the value of the property to any extent. The fee value is the primary thing. In Barclay Street and in Park Place the build-

ings generally are better than in Vesey Street. Most of them, however, are of the old-fashioned loft types.

Marking the trend of change in things downtown is the old seven-story office building on the southwest corner of Park Place and Church Street. It was built and occupied by the Metropolitan Life Insurance Company as its headquarters, before it moved to Madison Avenue and Twenty-third Street. It is now utilized as a store and mercantile office building. One of the most modern mercantile buildings in all the downtown region was recently completed at the northeast corner of Park Place and West Broadway. Known as the Dodge building, it covers the plot containing an easement of the subway which turns under this corner in order to connect with Seventh Avenue. This is an instance where transit improvement caused structural improvement. The New York Telephone Company has about completed the purchase of the square block bounded by Vesey, Barclay, Washington and West Streets, as the site for a large central exchange and office building. This will be an improvement so large as to materially tone up the adjacent blocks and encourage reconstruction nearby. As one good turn deserves another, so does one distinctive improvement bring another, as a rule. A few years ago the Underwood Typewriter Company improved the ancient southeast corner of Vesey and Greenwich Streets with a large mercantile building, which has added fee strength to adjacent holdings.

The latest structural change of note was the reimprovement of the site at 52-54 Vesey Street, between Church and Greenwich Streets, by the A. B. See Electric Elevator Company, with a five-story stone building for its own use. Here is a salient example of what can be done with a medium-sized plot in this district along modern structural lines. It emphasizes, too, the invasion of the neighborhood by a new and important line of business. The A. B. See building is of striking design, the facade being in white stone and having just enough adornment to give it distinctiveness. The building is so constructed as to receive light from three sides. It covers a plot 50.6 1/2 x 101.6, and looms prominently amid a row of ancient buildings. Mr. See bought the site less than two years ago from the estate of William Z. Larned, who had owned it for many years. It formerly held two 5-story loft buildings of the old type. The site brought more than \$140,000.

There are no prospects of immediate change in the trade character of the lower parts of these east-and-west streets adjacent to the river. Wholesale produce and poultry merchants have strongholds there and they occupy mostly old buildings. There will not be any marked change in structural character unless a fire sweeps the district, when rebuilding along more substantial lines would necessarily follow. Many of these merchants own the buildings they occupy and others occupy under long leases.

Marked instances of remodeling of old medium-sized buildings are those at the southeast corner of Greenwich and Fulton Streets and the Old Smith & McNeill's Hotel property on the west side of Greenwich Street, between Fulton and Vesey Streets. They have been changed from their original uses into mercantile buildings. West, Greenwich, Washington and Church Streets, within the section mentioned, are not witnessing any marked structural changes. They may though, at any time. The real estate activity that for three years past has characterized those thoroughfares, farther south, in the Syrian quarter, may by some unforeseen factor that develops cause a transition farther north.

The rehabilitation of Washington Market a few years ago by the city had much to do with holding within its immediate radius the produce merchants who have long focussed there. A modern 10-story mercantile building occupies the northwest corner of Greenwich and Fulton Streets.

Mr. Edwards for Closer Co-operation in Realty Circles

President of Real Estate Board in Y. M. C. A. Lecture Course Outlines Necessity for and Benefits of Highly Developed Organization

CHARLES G. EDWARDS, President of the Real Estate Board of New York, was the lecturer Tuesday evening before the Real Estate Class of the West Side Y. M. C. A. His subject, "Why Real Estate Interests Should Be Highly Organized," aroused the keen interest of all present. The speaker was introduced by William R. Willcox. Mr. Edwards said:

"Organization is the order of the day. Its primary purpose is to secure properly co-ordinated action of persons and groups in the same business, profession, industry or trade. In other words, its purpose is to secure co-operation, for the attainment of general or specific benefits, between similar and related forms of human activity. It is probably impossible, in these days of highly specialized activities of one form or another, to point to an important channel of human endeavor in which organization—that is, co-ordinated action through properly articulated machinery—is not fairly well established. One has only to think of a few of these—shipping, banking, merchandising in its various lines; the several professions; the ranks of labor—to realize that organization and the results of organization are absolutely evident."

Mr. Edwards called attention to the fact that while organization and co-operation are carried to the point of perfection in these times, it is a mistake to think this is a product of today, or even of comparatively modern times. He sketched the history of the organization among various skilled trades dating back more than a thousand years before the Christian era, or approximately 3,000 years, and declared there must have been some form of organization because, if we are to rely on the word of a great Egyptologist, there was a strike among the masons who were engaged in building the pyramids and temples during the reign of the Pharaohs. Unions and strikers of those remote Egyptian times were very much like their successors of today, said Mr. Edwards, who quoted the Egyptologist as reporting a news item of that day in the following language: "On the tenth day of the month builders at work on the temple rushed out and sat down behind the chapel exclaiming: 'We are hungry and there are yet eighteen days before the next pay day.'"

"The term 'Real Estate Interests' as you know," continued Mr. Edwards, "embraces a wide variety of relationships and activities related in one way or another to the primary interest—namely, ownership in land. Real estate is essentially land. All of the others are superimposed, so to speak, on this base or foundation."

"Think of all the lines of activity that radiate from this—the ownership of landed property. There is the land itself whether urban, suburban or rural; the buyers or those who comprise the market for land or other real property; the interests who produce the structure, that is the contractor and the numerous sub-contractors; the lenders, including banks, insurance and trust companies, as well as private lenders; the brokers who bring buyer and seller together and secure the loan; the title companies who search the title. There are occasions where the interests of some of these may not be identical. But, in the main, they run along identical or parallel lines. In New York City the value of real estate for the purpose of taxation has reached the enormous total of \$10,249,991,855. Such is the enormous value of the commodity handled by the related interests I have mentioned."

"Perhaps it might be well in passing to ask: If these interests are not highly organized why are they not? I would answer that first by saying that they are, to some extent, highly organized, but that they are not sufficiently widely organized; that is to say, organization represents almost all of the interests concerned, but not in sufficient numbers really to represent complete, or even adequate organization. I think that is largely because, unlike banking or merchandising or

numerous other industries which represent definite and exactly similar interests, real estate interests represent a very great variety of different, though closely related groups, and far greater effort is needed to secure that cohesion which is much more easily attained in the others. I think also, that in a city as large as New York it is much more difficult to get these groups together than it would be in a smaller community. Outside of the realm of sensationalism you have to make a very loud noise to be heard in the hub-bub of six millions of people, more or less concerned with their own immediate daily affairs."

"Now what are the specific reasons why this vast business—the business of real estate and its related interests—should be well organized?"

"FIRST: There is the subject of taxation. It has been well said that 'the power to tax is the power to destroy.' The line of demarcation between taxing and confiscation seems to be none too clearly defined. Be that as it may, it is within the power of the Federal Government to tax and, as you know, it certainly does tax. Under existing law, and comparative recent origin, it indirectly taxes real estate. The State Government taxes with a free hand. The City Government under state law taxes even more freely, and the great burden of the taxation falls upon real estate. In New York City real estate pays approximately 90 per cent. of the taxes levied and New York City pays approximately 70 to 75 per cent. of the cost of conducting the state government. Not so long ago Governor Miller made the statement that real property is paying 30 per cent. of its gross income in taxes. 'That situation,' said the Governor, 'is discouraging land owning and aggravating the rent and housing problem in our congested centers.'

"It is plain that here is a wide field for organization and co-operation in reducing this great tax burden."

"SECOND: There is the question of legislation at Albany, aside from that which bears directly on the subject of taxation. Year by year, the Legislature shows an increasing tendency to interfere with local matters and to pass legislation imposing one burden or another on this city. It all costs money and most of the resultant burden falls on real estate. There is apparently no limit to the things which the Legislature can do to us—in spite of constitutional inhibitions, and this city is a shining target."

"There are illustrations by the hundreds. A few will suffice. About twenty years ago the Tenement House Law was enacted. Its underlying purpose was excellent. Reform was highly necessary. But there can be no question of the fact that, due in part to the unnecessarily rigid requirements of some of the provisions of the law, owners of multi-family housing have been unnecessarily annoyed and have had to pay, in order to comply with the law, hundreds of dollars in excess of what was actually necessary. The rigidity of its requirements in respect of new housing has helped to make it impossible to build moderate priced tenements in this city."

"The Labor Law illustrates the same point—a law good in principle—but so bound up with unnecessary and expensive detail that owners of mercantile and factory buildings have spent literally millions of dollars in complying with orders, the object of which could have been attained at much less cost."

"Rent Legislation is another illustration. There can be no question that the extremely complex housing situation needed a remedy two or three years ago. But there is grave question in the minds of thoughtful persons whether the good of the whole community could not have been better attained by less radical legislation and by a procedure which would have made some distinction between fair dealing landlords and the unscrupulous ones, the latter mostly newcomers in the field. The latter have perhaps got what they deserved; but prejudice in and out of the local courts has run high and caused much injustice to many landlords, subjected through the law to the ambitions of municipal court justices or to the prejudiced view of tenant juries."

"Then there is the purely local situation—the activities of the Board of Estimate and the Board of Aldermen. The budget of the City of New York for 1922 is \$350,601,570.07. This lavish expenditure compares with a budget of \$163,128,270, an increase of about 110 per cent., since 1910. The tax rate was 1.75 in 1910. This year it ranges between 2.75 and 2.79. And this in spite of the fact that about three and a quarter billions of dollars has been added to the assessed valuations of the city. Is it not plain that here is a field for concerted action?"

"The Board of Aldermen must not be overlooked. It has a marvelous capacity for thinking up ordinances which, almost overnight, can create unnecessary expense for the taxpayer."

"It would be rather too much to expect that I should discuss the subject before you without drawing to some extent on my own personal experience as to the point of organization which these interests have reached in the City of New York. For this purpose I must speak briefly of real estate boards in general and the Real Estate Board of New York in particular. I think the organization of real estate boards began first in Chicago about 30 years ago. The next board to be organized was that of the Real Estate Board of New York, 26 years ago. Since then this process has increased and today there are perhaps five hundred such boards throughout the country. Most of the older boards were organized as brokers' boards. More recently it has come to be realized that this form of organiza-

(Continued on page 404)

Tell Every Man You Meet

—the great, big, wonderful story of the growth of the Bronx in the last year, since rent payers resolved to become house or bungalow owners. Tell him of the hundreds of families made rent-free and happy by the purchase of a few lots at auction and the erection of a home.

TELL THE WORLD the story of the transformation of the old Coster, Bruce Bown, Brinsmade and Turnbull Estates in the Throgs Neck Zone. Then tell about the hundreds of homes built in the last year in the Eastchester-Gun Hill Road district of the Bronx, in which awakened section, next Thursday, I am going to sell in separate lots, "at your own price," one of the best properties remaining, to be sold—the

ESTATE OF HENRY R. HOYT

John Sherman Hoyt, Esq., Executor

775 EAST BRONX NEW YORK CITY LOTS

with valuable frontages on Gun Hill Road, Eastchester Road, Baychester Ave., Allerton Ave., Adeo Ave., Arnou Ave., Bartow Ave., Hammersley Ave. and other important thoroughfares.

BUSSES WILL MEET YOU AT GUN HILL ROAD STATION ON WHITE PLAINS AVE. SUBWAY, AND TAKE YOU TO PROPERTY

Absolute Executor's Auction

THURSDAY, APRIL 6th

at noon, in the Exchange Salesroom, 14 Vesey St.

Arrangements have been made with a prominent loaning institution to give fair consideration for loans on these lots at 6% on their usual terms of repayment, the amount of the loan not to exceed 50% of the loaning institution's appraised value of the land and buildings on such lots and plan of buildings as may be approved by them, provided such applications for loans are made within sixty days from date of sale.

10% on Day of Sale In Monthly
10% in Thirty Days 80% Installments of 2%

70% at 6%—60% at 5½%—50% at 5%
may remain on Mortgage

New York Title & Mortgage Company Policies Free
Savings Bank Books, on proper assignment, as well as Liberty
Bonds, at market value, accepted as deposit
Wood, Dolson Co., Inc., Agents, Broadway and 80th St.
Frederic D. Philips, Attorney, 165 Broadway

SEND FOR BOOKMAP

67 Liberty Street
New York City

Imp. Day Inc.
Auctioneer

Telephone
Cortlandt 0744

INSPECT THIS PROPERTY TO-DAY—Take the Bronx Park Subway to East 180th St. Station, or the Lexington Avenue Subway to Hunts Point Avenue Station, or the Third Avenue "L" to 129th Street. From any of these points transfer to the New York, Westchester & Boston R. R. and get off at the Gun Hill

Road Station and walk east 2 blocks to Eastchester Road, to property, where my representative will meet you, or take any Bronx train to East 180th Street, transfer on same platform to White Plains Avenue Subway, and get off at Gun Hill Road Station.

Review of Real Estate Market for the Current Week

Large Transactions Dotted a Market That Was Well Sustained by Varied Dealing in All Parts of the City

THERE was a tendency for the market to slacken its activity some, this week, in large transactions, while medium sized sales were fairly numerous. Frederick Brown, whose presence in the market for some weeks has not been conspicuous, stepped forth with a good transaction to his credit. There were some notable transactions in good sized corner properties, principally in the upper reaches of town. In the section of Broadway, just south of Harlem, there was a deal amounting to more than \$1,000,000. Numerous sites for large new apartment houses were assembled in Yorkville, Harlem and on Washington Heights. There was a single parcel sold in the Pennsylvania zone. The lower West side contributed the sale of numerous dwellings—some close to Fifth avenue—a 7-story elevator apartment house and some other buildings of varied character. The neighborhood of Washington Square loomed prominent. Downtown, the sale of a Water street corner, south of Brooklyn Bridge, emphasized the fact that the region roundabout is still in the throes of an activity that has prevailed there, more or less, all winter. In

Clinton street there was the transfer of a fee for the first time since early in the eighteenth century, the Joan Gardner estate having held the parcel all that time.

Elevator apartment houses in upper Manhattan and elevator and walk-up apartment houses in the Bronx added briskness to the market. Throughout First, Second and Third avenues, in the Yorkville and Harlem sections, there was some good dealing, notably the northeast corner of Third avenue and 105th street. The Pinckney estate sold a plot and a block fronting on West 125th street. A dwelling remodeled for trade, on Fifth Avenue, north of Mount Morris Park, changed hands. The sale of many fine dwellings added considerably to the total business of the week.

Brooklyn came forward, this week, with many sales of dwellings and two-family houses and a large warehouse property fronting on two streets, near Wallabout Market. Some good commercial leases were effected in Brooklyn, also. In Queens there is a good demand for detached houses and plots for improvement by private investors.

PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week, was 60 as against 77 last week and 87 a year ago.

The number of sales south of 59th st was 19 as compared with 28 last week and 21 a year ago.

The number of sales north of 59th st was 41 as compared with 49 last week and 66 a year ago.

From the Bronx 23 sales at private contract were reported, as against 21 last week and 26 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 402.

\$2,500 for Death Due to Cold Flat

George H. Jackson, owner of an apartment house at 230 President st, Brooklyn, will have to pay \$2,500 damages to James F. D. Cochenour for the death of his son, William, four months' old. A jury before Justice Cropsey in the Supreme Court made this award in a suit in which Cochenour testified the death of his son was due to the lack of heat in the house last January. He testified that an investigation disclosed that there was no coal in the cellar and that the janitor told him the furnace was out of commission and could not be used until after repairs had been made.

This is believed to be the first verdict of its kind in American jurisprudence. It was based on the new rent laws which make it mandatory for a landlord to furnish heat to his tenants.

Walter S. Flint Dead

Walter S. Flint, assistant to the solicitor of the New York Title and Mortgage Company, died suddenly Sunday, of acute indigestion, in his home at Little Falls, N. J. Mr. Flint was born in Potsdam, N. Y., in 1861. He graduated from the law department of the University of Michigan in 1897. He had been with the New York Title and Mortgage Company since 1905.

He lived at Little Falls for 18 years, and at the time of his death was recorder of the township and trustee of the public library. He is survived by a widow and two children.

Funeral services were held at Mr. Flint's late residence on Wednesday evening.

Hoyt Estate to Be Sold at Auction

The late Henry R. Hoyt, a member of the law firm of Daly, Hoyt and Mason, and a director of several large banks and industrial corporations, foresaw the future development of the Bronx and long before the advent of rapid transit made large investments in vacant land located along the line of the prominent highways of old, as well as the streets and avenues laid out on the city maps and that promised to become the prominent and busy thoroughfares of the future.

Mr. Hoyt died in January, 1921, before the start of the present big building movement in the Bronx which has almost completely transformed the old-established village of Eastchester in the vicinity of Eastchester Road and Gun Hill Road. Here the close proximity of the Gun Hill Road station on the New York, Westchester and Boston R. R. has been a big factor in stimulating the development of the section.

The opening up of the Burke and Watson

estates to improvement by home builders under a law that provides for a substantial saving up to April, 1932, has been the true cause of the kaleidoscopic changes that have taken place in this section of the East Bronx, and only the beginning of which the late Mr. Hoyt lived to see. Enough, however, to confirm his judgment in having purchased many years before, at a time when the vicinage of Eastchester Road and Gun Hill Road boasted only natural advantages, but was most sparsely settled and remote.

On July 13, 1920, when Joseph P. Day sold the 1,492 lots located directly opposite to the Hoyt Estate property, and owned by the Eastchester Syndicate, the Eastchester district was almost devoid of houses. This condition remained practically unchanged when in September, 1920, Mr. Day sold 633 lots located nearby for the Watson Estate. Today, the Eastchester Syndicate property is the location of more than 200 one and two-family dwellings, apartment houses and business buildings; more than 50 houses have been erected on the one-time Watson Estate tract, and "Ye Olde" Village at Eastchester has developed into one of the most promising and progressive home-building districts in the Bronx.

The Hoyt Estate, consisting of 775 lots fronting in many important thoroughfares, such as Eastchester Road, Gun Hill Road, Allerton av., Arnov av., Adey av., Bartow, Hammersley and other avenues, is the next large estate in Eastchester to go "under the hammer" of the auctioneer.

The sale will be held by Mr. Day, by order of John Sherman Hoyt, executor, and will be absolute. The terms on which the lots are to be sold are unusually liberal. It will be held on Thursday, April 6th, at noon, in the Exchange salesroom, 14 Vesey st.

Operators Buy a Downtown Corner

E. A. Roos sold through the Charles F. Noyes Co. to Norman S. Riesenfeld and Joseph F. A. O'Donnell 281-283 Water st and 15-17 Dover st, northeast corner of the two streets, a 7-story brick loft building, on a plot 28.5x70x34.1x73.3. The property is leased to the American Kitchen Products Co. until May 1, 1923. Negotiations for a resale, for future occupancy, are pending.

In addition to the normal income of the property additional revenue is derived from the advertising advantages of the roof, which is on the level with the Brooklyn Bridge structure and within 25 feet of the bridge level. The seller purchased the property through the Noyes Co. about 15 years ago.

Sale in the Penn Zone

H. M. Weill Co. sold for Edwin Trowbridge and the Farmers Loan & Trust Co. 254 West 31st st, a 4-story brick business building, on a lot 25x98.9. It is opposite the side of the Pennsylvania station.

\$1,000,000 Park Ave. Plot Assembled

The Alliance Realty Co. purchased through Leon S. Altmayer from the R. J. Muller Realty Corporation the two 5-story apartment houses with 4 stores at 1103-1105 Park av. between 89th and 90th st. By this sale the entire block front or the east side of Park av. between 89th and 90th sts, consisting of eight 5-story apartment houses from 1101 to 1115 Park av. and the six apartment houses known as 104 to 110 East 90th st and 101 to 105 East 89th st are all brought under the ownership of the

Alliance Realty Co. These buildings were all purchased through Mr. Altmayer. The entire plot has a frontage of 202 feet on Park av, 186 feet on East 90th st, and 133 feet on East 89th st and has an area of 32,000 square feet. It is the largest piece of unimproved property on Park av for sale under one ownership.

Buy to Protect Hotel's Light

Earle & Calhoun sold for Dr. John D. McBaron the 3-story and basement dwelling, on a lot 20x80, 872 West End av.

The purchasers of the property are Morton B. Marshall and Sidney L. Root, acting for the Norwood Hotel Co. The purpose of the purchase is to protect the westerly light of the Hotel Alexandria, situated on 103d st, adjoining the southeast corner of West End av. It is the intention of the purchaser to alter the property into small apartments and run it in conjunction with their hotel. The dwelling abuts the side of the hotel.

Apollo Hall Changes Hands

Estate of Joan Gardner sold to I. Kramer 126-128 Clinton st, a 3-story brick building, known as Apollo Hall, on a plot 41.5x100, and adjoining the 13th Precinct Station House. It is the first sale since the original grant of the land to Joan Gardner in the 18th century.

Assembles Apartment Site

Heilner & Wolf sold 172-174 West 86th st, adjoining the southeast corner of Amsterdam av. two 4-story and basement brick dwellings, each on a lot 20x102.2. Henry L. Liebman sold 176 West 86th st, at the aforesaid corner, a 5-story brick apartment house, known as the Scarboro, on a plot 30x102.2. The total plottage is 70x102.2. The buyer of all the parcels is Abraham Ruth, who will reimprove the site with a 12-story apartment house.

Manfried Court Sold

Norman Denzer sold for a client to B. Schmuckler, Inc., the northeast corner of Fort Washington av and 161st st, a 6-story and basement brick elevator apartment house, known as Manfried Court, on a plot 102.2x108.10 1/4 x 99.11 x 130.5.

The building was erected by the Friedman Construction Co. 5 years ago. It has been held at more than \$300,000.

Completes a Yorkville Purchase

Schroeder & Koppel, builders, and J. C. & M. G. Mayer, who recently bought 159 to 163 East 72d st, have bought 157, adjoining. The aggregate plot is 110.2x102.2, and it adjoins the northwest corner of Third av. Old 4 and 5-story flats now cover the plot. On the site the new owners will erect a 15-story apartment house. Harris, Vought & Co. were the brokers. Thomas Tuomey was the seller of 157.

Resell the Hamptons

Master Builders, Inc., resold through Ascher Straus to Morris Lazar 201-203 West 117th st, forming the north short block front between Seventh and St. Nicholas avs, two 7-story elevator apartment houses on a plot 99.9x118.5x161.8x100.11. The buildings house 42 families and contain 10 stores, 5 stores fronting on each avenue. The property was held at \$50,000.

Douglas L. Elliman & Co.
Real Estate Brokers
 Fifth and Park Avenue Districts
 Efficient Property Management
 Plaza, 9200 15 East 49th St.

JAMES BOYD
 Member Real Estate Board, N. Y.
Real Estate—Mortgage Loans
 135 BROADWAY
 Phone: Rector 8658-8659

BROOKS & MOMAND
 Member of Real Estate Board
Real Estate Mortgages
 115 BROADWAY Phone 2267 Rector
 2268

CHARLES B. VAN VALEN, INC.
 Member Real Estate Board of N. Y.
REAL ESTATE
 MORTGAGE LOANS—INSURANCE
 110 WILLIAM STREET
 Phone: 6000 Beekman

SPECIALISTS IN
PENN. TERMINAL SECTION
REAL ESTATE
AGENTS—BROKERS—APPRAISERS
H. M. Weill Co.
 Tel. Longacre 2290-2817 221 West 33rd St.

FREDERICK BROWN
Real Estate Operator
 OFFERINGS SOLICITED
 FROM BROKERS
 565 5th Ave. Phone Vanderbilt 8725

BENJAMIN WINTER
BUY AND SELL HIGH-CLASS
MANHATTAN PROPERTY
 BROKERS ARE INVITED TO SUBMIT
 PROPOSITIONS—Quick Decision Given.
 Lansing Building
 2299 BROADWAY, AT 82nd STREET
 Suite 6 Phone: Schuyler 2897

SAMUEL BRENER
REAL ESTATE OPERATOR
 50 EAST 42nd STREET
 Vanderbilt 3918-19

BENENSON REALTY CO.
BUY and SELL
HIGH CLASS BRONX AND
MANHATTAN PROPERTY
 Columbia Trust Bldg., 509 WILLIS AVE.
 Phone: Mott Haven 5212-5213

HEIL & STERN
Real Estate
Business Property Specialists
 Member of Real Estate Board, N. Y.
 1165-1167 BROADWAY (n. w. cor. 27th St.)
 Telephone: Watkins 4280

Brokers Sell Themselves Out of Home

George W. Mercer & Son sold for the estate of Edwin P. Smith 246 to 254 Eighth av, southeast corner of 23d st, five 4-sty brick tenement houses with stores, on a plot 99.3x83, including 266 West 23d st, a 4-sty stone flat with store. Mercer & Son were the brokers who originally sold this plot to the late Edwin P. Smith in 1872, and the present is the first transaction affecting it in the interval, 50 years.

The business of Mercer & Son was established on this site in 1845, when Chelsea Village was a rural district, far out of town, and the present building on 23d st was erected for their occupancy by Edwin P. Smith shortly after his purchase of the plot.

Brown Resells Grand Opera House

Fredrick Brown resold through Maurice Renard and Day & Day to Joseph Gregory the Grand Opera House at the northwest corner of Eighth av and 23d st together with the adjoining Clement C. Moore leasehold parcels, 320-322 West 24th st, 67x98.9.

The Opera House covers a plot fronting 113.6 feet on Eighth av, 115.10 feet on 23d st and a total interior depth of 268.7 feet. Mr. Brown bought the property from the estate of Jay Gould on February 9, last.

The new owner will rehabilitate the entire property. The price paid has not been announced.

Operators Busy on Heights

A syndicate composed of the Ahl Co., A. H. Levy, president, and the Manport Realty Co., Isaac Portman, president, bought the four 5-sty apartment houses 528 to 536 West 147th st, each on a plot 50x100. The seller was the estate of Isaac M. Brinstein, old time building loan operator, who held them since their completion 12 years ago. The houses are arranged for 80 families and return an annual rental of approximately \$53,000. They were held at \$80,000 each. Horn & Wagner were the brokers.

A Large Harlem Deal

George W. Brettell sold for the Gutman estate to John King and Benjamin Sherman the northwest corner of Third av and 118th st, including 1 to 10 Lincoln pl, -50 feet on Third av and 140 feet deep, with about 15 houses, including the large building on Third av occupied for years by the Michigan Furniture Co.

The same buyers also purchased all the houses on the westerly side of Lincoln pl, including two houses on the northwest corner of Lincoln pl and 118th st, and they now own or control the entire westerly side of Third av between 118th and 119th sts, a plot 200x185.

Pinckney Estate Sells Block

Estate of Mary G. Pinckney sold through H. W. Sternburgh to Irving Judis the entire triangular block bounded by Broadway, 125th st and St. Clair pl. The plot fronts 132.9½ feet on Broadway, 299.9 feet on West 125th st and 268.8 feet on St. Clair pl (formerly West 129th st, west of Broadway). There are some old 1-sty frame buildings on the plot.

Plans are being drawn for a brick 1-sty and basement show and sales room building to accommodate 35 tenants. The brokers are negotiating a lease for a term of 21 years with two prominent automobile distributing agencies.

Adelphi Theatre Resold

The Adelphi Theatre, at the southwest corner of Broadway and 89th st, and the Leslie Court apartments at the southwest corner of Broadway and 137th st, are involved in a deal amounting to \$1,200,000, announced by Nassoit & Lanning, brokers. The theatre property includes a 3-sty business building adjoining the two fronting 100.8 feet on Broadway and 132 feet on 89th st. The property was recently purchased by J. Adolph Mollenhauer, identified with large sugar interests, and has now been bought by the Donovan Estates, Inc.

In part payment the corporation gave Leslie Court, a 6-sty structure on a plot fronting 100 feet on Broadway and 125 feet on 137th st. It was valued at \$450,000 and returns an annual rental of approximately \$80,000.

Buys Dacorn Houses

Dacorn Dwellings, a 6-sty apartment house at the northeast corner of Fort Washington av and 180th st, 100x143, has been sold for the Zee Realty Co. to an investing client of John J. Seeman, Inc., through Byrne & Bowman. The property, which was held at \$350,000, returns a rent roll of about \$50,000 a year and has 8 suites of from 5 to 7 rooms on a floor. The structure was built 10 years ago by the Dacorn Realty Co., John Davis, president.

Ray Estate Sells Apartments

After an ownership of 18 years the 7-sty Huntington apartment house at 234 to 238 West 21st st, has been sold by the heirs of Frances A. Ray. The structure stands on a plot 59.2x109.6, about midway between Seventh and Eighth avs, and was held at \$175,000. It was one of the first big apartment houses built in the Chelsea district.

Sells Hamilton Garage Apartments

Shenk Realty & Construction Co. sold, through Norman Denzer to Irving Burnstein, Inc., the southwest corner of Convent av and 143d st, a 6-sty elevator apartment house, known as Hamilton Grange, on a plot 100x125. It was held at \$350,000.

Brooklyn Landmark Sold

The old Brooklyn Athenaeum, at the northeast corner of Atlantic av and Clinton st, has been sold by the Brooklyn Athenaeum and Reading Room, Inc., to Joseph Homsy of that borough. The Chauncey Real Estate Co. was the broker. The present tenants have lease which will not expire for at least two years. The new owner says he has no announcement to make as to the future disposition of the property. The building was erected in 1852 and was for many years the center of Brooklyn culture. During the Civil War many patriotic meetings and debates were held there.

Sells Richmond Shore Front

W. S. E. Hall resold for Herbert R. Gans of the Gans Steamship Co. the waterfront property at West New Brighton, recently purchased by him, to John W. Sullivan of John W. Sullivan & Co., marine engine builders of Manhattan. Through the same brokers Joseph Haggerty of Hart Park has resold a plot on Hart Boulevard to Clifford W. Watkins.

Choice Acreage Sold

Charles Cooper sold to Arthur Ryle a tract of 12½ acres, near the Ripping Rock Club, at Locust Valley, Nassau County, L. I. The property adjoins the estates of Junius S. Morgan, J. Louis Luckenbach and Norman K. Torrgie. It was held at \$35,000. Warren Murdock was the broker.

Mrs. Clarence S. Stevens purchased from Miss Katherine Keveney the Keveney homestead in Larchmont, N. Y., through Edward C. Griffin. The property includes a Colonial manor residence, stables and garage and about two acres of ground with large gardens. The property was held at \$60,000.

Sells Long Beach Lots

The Lewis H. May Co. resold for Charles L. Apfel a plot of lots on the south side of Park st, fronting on the Railroad Plaza at Long Beach, L. I., to Louis Gordon, who will improve with stores and modern apartments. The property was held at \$30,000.

MORTGAGE LOANS

Lawrence Blake & Jewell placed a building and permanent loan of \$675,000 for the Bethlehem Engineering Corporation on the southeast corner of Broadway and 51st st, extending to Seventh av, having a frontage on Broadway of 41 feet, on 51st st of 158.11 feet, on Seventh av of 56.2 feet. A 12-sty office building of the highest type is to be erected on the site with stores on the ground floor. Work on the new structure will start just as soon as the old buildings now on the premises are removed.

Charles B. Van Valen, Inc., negotiated for the Vacuum Cleaner Specialty Co., F. R. Muenzer, president, a loan of \$117,000 on the 5-sty and basement building 140 West 34th st, on a plot 25x98.9. The building is used for stores, offices and apartments and is leased to one tenant for \$17,500 per year net for 21 years. The gross rental is \$40,000. The property was acquired by the borrowers in February, 1920.

R. Telfair Smith obtained from the Title Guarantee & Trust Co. a first mortgage loan of \$8,500, for a term of years, on the property 329 West 4th st, owned by the Tel Ray Realty Corporation.

Shaw, Rockwell & Sanford placed a mortgage loan of \$6,000 at 6 per cent. per annum, on premises 49 West 126th st, for M. Leest.

Gross & Herbener obtained a building loan of \$225,000 from the Title Guarantee & Trust Co. on the property, 100.2x100.6, at the southwest corner of Broadway and 172d st.

The Russo Construction Co. obtained from the Title Guarantee & Trust Co. a building loan of \$55,000 on the property, 63x108.1, on the east side of Vyse av, 55 feet north of Tremont av, Bronx.

Freguglia & Lotti placed first mortgage of \$20,000 for Minnie Meola on property at 112 Christopher st.

Edwards, Dowdney & Richart placed for the 1480 Shakespeare Avenue Corporation a building and permanent loan of \$75,000 on premises on the east side of Shakespeare av, 140 feet north 172nd st, with the Lawyers Mortgage Co. They also placed a first mortgage of \$43,000 on 903 Whitlock av.

MANHATTAN SALES

South of 59th Street

EAST HOUSTON ST.—Max Mandel sold through John Finck 128 East Houston st, a 6-sty stone tenement house with stores, on a lot 25x97.

ELDRIDGE ST.—John Finck sold for the Eldridge Street Corporation 220 Eldridge st, a 5-sty and basement brick tenement house with store, on a lot 25x88.7, adjoining the southeast corner of Stanton st.

RUTGERS PL.—Edward N. Crosby & Co. sold for the General Theological Seminary of the Episcopal Church 21 Rutgers pl, a 6-sty brick tenement house with stores, on a lot 26x110.

WASHINGTON PL.—Pepe & Bro. sold for Mary Fox 85 Washington pl, a 4-sty and basement brick dwelling, on a lot 22x97, to Michael Maresca, who will modernize it.

WAVERLY PL.—Dunlap & Lloyd sold for I. H. Kempner 184 Waverly pl, southwest corner of West 10th st, a 3-sty brick flat with store, on a lot 23.4x85.6, which embraces also 154-158 West 10th st.

WEST HOUSTON ST.—Leopold Porrino sold for the Congress Warehouse & Forwarding Co., 179-183 West Houston st, southwest corner of Congress st, a 1-sty brick garage, on a plot 63x75. Also, sold for the same owner 191 West Houston st, a 3-sty brick stable, on a lot 21.9x100.

10TH ST.—Pease & Elliman sold for the estate of Julia G. Fowler to Mrs. E. V. Kennedy 26 West 10th st, a 4-sty and basement stone dwelling, on a lot 18.6x92.3.

11TH ST.—Farmers Loan & Trust Co., as trustee, sold to the Williams-Dexter Co. 23-25 West 11th st, two 3-sty and basement brick dwellings, on a plot 40.4x103.3.

14TH ST.—Benedict B. Nurick sold for the Marne Realty Corporation 613 East 14th st, a 5-sty brick tenement house, on a lot 21.10½x103.3.

21ST ST.—George W. Mercer & Son, in conjunction with Henry Merritt, sold for a client 234-238 West 21st st, a 7-sty and basement elevator apartment house, known as the Huntington, on a plot 58.2x108.2.

30TH ST.—James Kyle & Sons sold for the Loughran estate the 3-sty and basement brick dwelling, 234 East 30th st, on a lot 18x98.9, and secured for the purchaser a mortgage of \$6,000 from the Title Guarantee & Trust Co. The purchaser will occupy.

34TH ST.—Folsom Bros., Inc., sold for Mrs. Elizabeth H. W. Jackson Watts to the Jerome Realty Co. 138 East 34th st, adjoining the southeast corner of Lexington av, a 4-sty and basement stone dwelling, on a lot 20x98.9.

35TH ST.—Ames & Co. sold for C. O. Helfrick, as trustee for Martin Beckman, to Joseph Schwartz 253 West 35th st, a 4-sty brick building, on a lot 23x98.9.

51ST ST.—Albert H. Stout sold for the Frambo Realty Co. 131 West 51st st, a 3-sty garage, on a lot 25x100.5.

52D ST.—John Finck sold for H. M. Brennan 531 West 52d st, a 5-sty brick tenement house, on a lot 25x100.5.

North of 59th Street

64TH ST.—William A. White & Sons sold for the estate of Dr. Godfrey W. Pisek to Cornelia De Ronde, of Madame Baudry, Inc., the 4-sty and basement brick dwelling 26 East 64th st, on a lot 21x100.5. The buyer will remove her business there.

70TH ST.—Estate of Patrick H. McGratty sold through Maurice Wertheim to a buyer, for occupancy, 10 West 70th st, a 4-sty and basement stone dwelling, on a lot 22x100.5.

70TH ST.—Rex Beach, the writer, sold the 4-sty brick American basement dwelling 59 West 70th st, on a lot 20x100.5. The purchaser after making extensive alterations will occupy. The property was held at \$32,000.

75TH ST.—The 5-sty stone American basement dwelling, on a lot 23x102.2, at 313 West 75th st, has been sold by Mabel T. Theakston to a physician for occupancy. The property was held at \$60,000. The house was once owned by Jesse Wineburgh, who spent nearly \$100,000 decorating the interior. Pease & Elliman were the brokers.

82D ST.—A. V. Amy & Co. sold for Mrs. Kate Oberkirch to H. A. Raymond 157 West 82d st, a 3-sty and basement brick dwelling, on a lot 17.6x97.1.

82D ST.—James H. Cruikshank resold to Delia M. Brannely, 157 West 82d st, a 3-sty and basement brick dwelling, on lot 17.6x95, which he purchased recently from Kate Oberkirch. Edward J. Reilly was the broker.

91ST ST.—Wood, Dolson Co., Inc., sold for Jeanette Hopkins the 3-sty and basement stone dwelling, on a lot 17x100.8½, at 308 West 91st st.

94TH ST.—Charles E. Schramm sold through John Finck 324 East 94th st, a 5-sty brick tenement house, on a lot 25x100.8½.

97TH ST.—Leonard Morgan & Co. sold for a

client to the Williams-Dexter Co., Inc., 74-76 West 97th st, southeast corner of Columbus av, a 5-sty brick apartment house with stores, on a lot 25.1½x100.

105TH ST.—John R. Davidson sold for Isabella Levers 70 West 105th st, a 5-sty brick tenement house, on a lot 21.6x100.11.

121ST ST.—Miss Edna L. Travers sold through H. C. Renton to Patrick H. Fern 107 West 121st st, a 3-sty and basement stone dwelling, on a lot 17.6x100.11.

125TH ST.—Manhattan & Bronx Co. sold for Adrian C. Van Rossen 402 East 125th st, a 4-sty stone tenement house, on a lot 25x100.11, adjoining the southeast corner of First av. It contains 16 apartments.

125TH ST.—Estate of Mary G. Pinckney sold the vacant plot, 50x117, on the south side of 125th st, through to Moylan pl, known as 522-524 West 125th st, adjoining the Public Library branch. Stroh & Wilson, dealers in plumbing

supplies, are the buyers. They will erect on the plot a building for their own use.

129TH ST.—James H. Cruikshank bought through C. E. Hutchinson from Edward B. Flaherty 147 West 129th st, a 3-sty and basement stone dwelling, on a lot 16.8x99.11.

134TH ST.—Alexander Henschel sold for the Alien Property Custodian 207 West 134th st, a 3-sty brick dwelling, on lot 17x99.11, to the Donald Holding Co.

142D ST.—Moore, Schutte & Co. sold for Rose Greenberg to a buyer, for occupancy, 512 West 142d st, a 4-sty brick 2-family house, on a lot 15x99.11.

146TH ST.—Charles and Henry Kimmelman bought the 6-sty apartment house with stores and housing 35 families, at 242 West 146th st, on a plot 40x99.11, from L. Lechinsky. The building contains 3 stores. Tobias Schwarz was the broker.

THE WISDOM OF AGE

YOUTH says: "Take a chance." Age says: "Play safe." Age knows the misery that follows unsound investments and empty pockets.

Is there any investment absolutely safe? Yes. First Mortgage Participation Certificates, guaranteed by this company; no one has ever lost a cent through one of them.

You are cordially invited to consult

LAWYERS TITLE & TRUST CO.

188 Montague Street, Brooklyn
160 Broadway, New York
44 Court Street, Brooklyn

367 Fulton Street, Jamaica, N. Y.
383 East 149th Street, New York
1354 Broadway, Brooklyn

160 Main Street, White Plains, N. Y.

MONEY TO LOAN

on Mortgages
Building Alterations
Leaseholds
Building Loans
BROKERS PROTECTED



Sterling Mortgage Company Inc.
135 Broadway, New York
TELEPHONE RECTOR 1228-3447

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 25c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

PROPOSAL

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., March 23, 1922—SEALED PROPOSALS will be opened in this office at 3 p. m., April 20, 1922, for extension to workroom, mailing vestibule, etc., United States Post Office and Court House, North Platte, Nebraska. Drawings and specifications may be obtained from the Custodian at the building, North Platte, Nebraska, or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

SITUATIONS OPEN

YOUNG MAN with good knowledge of general real estate brokerage business. State qualifications. Exceptional opportunity. Box 882, Record & Guide.

REAL ESTATE BROKER.

Opportunity for experienced broker to connect with long established real estate agency. Must be familiar with commercial district south from 42d Street to Canal. Liberal draw-

ing account and commission. Box 881, Record & Guide.

SITUATIONS WANTED

TO COLLECT RENTS.

A MAN who has a few spare hours a day would seek a position as a collector of rents. Best of references furnished. A. Stark, 208 W. 111th Street, City.

YOUNG MAN, 25, desires position in construction field; 7 years' practical experience in general construction. Best references. Box 880, Record & Guide.

YOUNG LADY of tact and good judgment seeks responsible position; six years' diverse experience along commercial and realty lines; notary public; highest credentials. Box 874, Record & Guide.

WANT AND OFFER

DESK ROOM WANTED—An experienced broker wishes desk room in an up-to-date Real Estate and Insurance office. Box 883, Record & Guide.

160TH ST.—Samuel J. Lehr bought from Mrs. Nellie Brennan 551-553 West 160th st, a 5-sty and basement brick walk-up apartment house, on a plot 44.2x99.11, adjoining the northeast corner of Broadway.

172D ST.—Samuel D. Muncy sold to Samuel J. Lehr 504 West 172d st, a 5-sty brick walk-up apartment house, on a plot 40.8x15, adjoining the southwest corner of Amsterdam av.

MONEY TO LEND ON BOND & MORTGAGE

LAWYERS MORTGAGE Co.
Capital and surplus \$9,000,000

59 Liberty Street, New York
184 Montague St., Brooklyn
4 Herriman Avenue, Jamaica

CO-OPERATION OF RELIABLE BROKERS INVITED OFFERED

16-sty Loft & Office Bldg., Midtown, \$1,400,000 (S-E)
2-sty Garage, 30,000 s. f., Lower W. S. (R)
9-sty E. P. Loft Bldg., 50x200, Lower E. S. (R)
6-sty "L" Apt. House Riverside Dr., \$325,000 (S-E)
17 Acres, High & Dry, nearby Queens, \$1,250 (S)
200 Acre Farm & Residence, \$125,000, in Conn. (S)
26 Acre Summer Resort, opp. Bronx (S)

WANTED

Garage, 150,000 s. f., Low Rent, Manhattan (R)
Large Dwelling, 12-17, nr. 5th Av. (B-R)
Bus. Property on Long Leases, Manhattan (R)

AMERICAN BUREAU OF REAL ESTATE All About Real Estate Everything—Everywhere MODERN "A B R E S" SYSTEM

18-20 W. 34th St. (Astor-Court Bldg.), New York
Telephone 0396-0397 Pennsylvania
Explanation: B—Buy, E—Exchange, R—Rent
S—Sell

ALL ITEMS TREATED STRICTLY CONFIDENTIAL
(See Previous Weekly Ads.)

Philip A. Payton, Jr., Company

REAL ESTATE AGENTS AND BROKERS

New York's Pioneer Negro
Real Estate Agents

127 West 141st Street

Between Lenox and Seventh Avenues
Telephone: Audubon 0945

A. J. SIMBERG ARCHITECT

1133 BROADWAY, N. Y.
Phone: Watkins 1877

MRS. GERRIT SMITH

Member Real Estate Board of New York

42 EAST 40th STREET

CITY DEPARTMENT
APARTMENTS AND HOUSES
SOUND SHORE PROPERTY A SPECIALTY

173D ST.—Alexander Henschel sold for the Reliable Realty Co., M. Retzker, president, to an investor 502 West 173d st, a 5-sty brick apartment house, on plot 50x100.

175TH ST.—Charles S. Kohler resold for a client 520 West 175th st, a 5-sty walk-up apartment house, on a plot 37.6x99.8.

178TH ST.—Nehring Bros. sold for Mary and Agnes Kavanagh 605-607 West 178th st, a 5-sty and basement brick apartment house, on a plot 50x100. The sellers bought the property from the builders 8 years ago.

178TH ST.—The Manport Realty Corporation purchased from the Vanell Realty Corporation 656 West 178th st, a 5-sty and basement walk-up apartment house, on plot 50x100, through M. Kelly & Co. The house contains 27 apartments.

205TH ST.—Nehring Bros. sold for Joseph Balmford to Joseph G. Abramson 403-409 West 205th st, two 5-sty brick apartment houses, each on a plot 50x100. The seller built the houses ten years ago. He takes back mortgages for a term of 15 years.

AMSTERDAM AV.—The newly formed Triple Holding Corporation, having for directors M. Margolin, L. Fuchs and N. Cohan, purchased from James M. Smith the 6-sty flat, 39.11x100, at the southwest corner of Amsterdam av and 136th st. The new company is represented by H. K. Heyman, attorney.

BROADWAY.—Bernard Smyth & Sons sold for Daniel B. Freedman 4388 Broadway, northeast corner of 187th st, a 4-sty brick apartment house with store, on a lot 24.2x111.4.

CONVENT AV.—Fred Oppenheimer resold to a buyer, for occupancy, 322 Convent av, a 4-sty and basement brick dwelling, on a lot 20x100, adjoining the northwest corner of 143d st. The seller bought the parcel at auction.

FIFTH AV.—Shaw, Rockwell & Sanford sold for Max Levitt to Hjalmar Aho 2036 Fifth av, a 4-sty and basement stone business building, on a lot 20x85.

FIRST AV.—John Finck sold for the estate of Mary F. Larkin 1697 First av, southwest corner of 88th st, a 5-sty brick tenement house with store, on a lot 25.2x100.

MADISON AV.—Miriam G. Benjamin sold through John J. & Theodore A. Kavanagh to a buyer, for occupancy, 1019 Madison av, a 4-sty and basement brick dwelling, on a lot 16.8x75.

ST. NICHOLAS AV.—Wood, Dolson Co., Inc., sold for Mrs. H. W. Gallingham the 3½-sty and basement s. one dwelling, on a lot 17x100, at 738 St. Nicholas av.

SECOND AV.—William A. White & Sons sold to Israel Brotsky for the executors of the estate of Jeremiah Halsey the two 4-sty brick flats with stores, on a plot 52½x100, at 412-414 Second av, adjoining the southeast corner of East 24th st. The property has been held by the Halsey estate for more than 70 years.

SECOND AV.—P. M. Clear & Co. sold for Harris Brown to the Nibla Realty Corporation 2040-2044 Second av, northeast corner of 105th st, three 5-sty brick tenement houses with stores, on a plot 75.11x75. A first mortgage of \$10,000 was placed on the parcels, for a term of 10 years, through the same brokers.

WADSWORTH AV.—Charles S. Kohler, Inc., in conjunction with the J. M. Kelly Co., resold 145 Wadsworth av, a 5-sty walk-up apartment house, on a plot 37.6x100.

WEST END AV.—Coughlan & Co., Inc., sold for the West End Corporation, J. J. Lese, president, the 5-sty apartment house at 646 West End av, 42.2½x48x100, renting for \$27,000, and held at \$150,000. The brokers have been appointed agents.

BRONX SALES

EXTERIOR ST.—James Montgomery & Son sold the vacant plot, 47x89.5x irregular, on the east side of Exterior st, 103 feet north of 139th st.

134TH ST.—James Montgomery & Son sold for a client 607 East 134th st, a 2-sty and basement s. one dwelling, on a lot 16.8x100.

BAINBRIDGE AV.—Armstrong Bros. sold for Mrs. Ida Karleback to John Lynch, for occupancy, 2775 Bainbridge av, a 2-sty frame 2-family house, on a lot 25x100.

BEDFORD PARK BOULEVARD.—Cahn & Cahn bought from Willis F. Harding 379 Bedford Park boulevard, northeast corner of Decatur av, a 3-sty brick flat with store, on a lot 20x75.

BERGEN AV.—Cahn & Cahn sold to Otto Lippman 637 Bergen av, a 4-sty and basement brick double flat, on a lot 25x100. Julius Trattner was the broker.

BRIGGS AV.—Harry Cahn, operator, resold to a client of George E. and Charles Buckbee the new 5-sty and basement brick apartment house, on a plot 91x89.6, at 2600 Briggs av.

PRIGGS AV.—George Goldblatt Co. sold, for all cash, the plot, 50x103, on the west side of Briggs av, about 120 feet south of 198th st, for Sadie Mayer to a builder, who will improve with a 2-sty taxpayer.

CONCOURSE.—For the construction of a 5½-sty apartment house, costing \$350,000, the newly

organized M. & B. Construction Co. purchased the vacant plot, 96x151, at the southwest corner of the Grand Boulevard and Concourse and Clarke pl. The new company, which is composed of Max Greenberg, Barney and G. Grutman, is represented by Gold & Maran, attorneys. The house will accommodate 74 families.

CRESTON AV.—Shaw, Rockwell & Sanford sold for the S. H. & J. M. Realty Co. to Herman Weikeisheimer 2532 Creston av, a 5-sty and basement brick apartment house, on a plot 42.11x85x42. It was held at \$58,000.

FORDHAM RD.—Herman A. Acker sold for a client to the Occidental Holding Corporation, Nathan Wilson, president, the 3-sty brick building, on a lot 23x114, at 14 West Fordham rd. The purchaser has taken over the confectionery and soda business of Schutte, who has been in this section for the past 8 years. This purchase includes soda fountain fixtures, machinery, stock, etc. The property was held at \$45,000, and brought close to that figure. This is the fourth purchase that Mr. Wilson has made on Fordham rd within the last two months.

JEROME AV.—Hudson P. Rose Co. purchased through J. D. Foley from the estate of Gautio Alexander four 2-sty and basement frame 2-family houses 1212 to 1218 Jerome av, on a plot 82.7x109.7x100x irregular, adjoining the northeast corner of 167th st.

PERRY AV.—The Perrywood Corporation, Joseph M. Levine, president, purchased from Margaret Rogge the vacant plot, 70x100, adjoining the southwest corner of 204th st and Perry av, on which the purchaser will erect a 1-sty taxpayer containing 11 stores, from plans prepared by James P. Whiskeman, architect.

RIVERDALE.—E. Fellman sold for the Thorn estate to M. de Stefano Smith a plot on the south side of Mosholu av, near Fieldston rd, Riverdale, 125x300; to E. E. Emery for Sayres Bros. a plot, 100x100, at the northeast corner of 238th st and Fieldston rd, Riverdale; for Willis D. Thorn the northwest corner of Huxley av and 259th st to Robert Ingouf, and for Solomon P. Konyn two lots on the east side of Gannon pl, near 237th st, to Dr. T. Conelman.

SOUTHERN BOULEVARD.—Stebbins Realty Construction Co. sold to Willis Avenue Building Co., Aaron Miller, president, the vacant plot, 100x100, at the northeast corner of Southern Boulevard and Barretto st, on which will be erected a 1-sty brick taxpayer with 12 stores. William F. Kurz was the broker.

ST. ANNS AV.—I. Lincoln Seide Co. sold for M. L. & C. Ernst 631 St. Anns av, a 5-sty and basement brick apartment house, on a plot 36.5x93x irregular, adjoining the northeast corner of Westchester av.

TELLER AV.—William F. Kurz sold for the Reywal Holding Co. four lots on the west side of Teller av, 71 feet north of 171st st.

TOWNSEND AV.—Coastwise Warehouse, Inc., sold to the Nathan Realty Corporation, Elliott L. Brown, Nathan H. Gregory and Robert J. Murphy, directors, the vacant plot, 100x75, at the southwest corner of Townsend av and 174th st.

WASHINGTON AV.—Jacob Ostorshtorshinski sold to Alter Goldberg the 4-sty and basement brick flat, on a lot 25x90, at 1687 Washington av.

BROOKLYN SALES

DEAN ST.—William Ulmer Brewing Co. sold 1108 Dean st, a 4-sty brick and stone double apartment house.

MIDWOOD ST.—Marion K. Jones sold to a buyer, for occupancy, 185 Midwood st, a 2-sty brownstone dwelling.

72D ST.—E. V. C. Pescia & Co. sold for H. Kopilowitz ten lots on the north side of 72d st, between 21st and 22d avs, Bensonhurst, to a builder, who will improve with ten 2-family houses.

83D ST.—Meister Builders, Inc., resold to Salvatore Gaetani, for occupancy, 1664 83d st, a 2-sty brick dwelling, on a lot 16.8x100.

EAST 16TH ST.—Bulkley & Horton Co. sold for the C. A. C. Construction Co. to a buyer, for occupancy, 2083 East 16th st, a detached 2-family house, on a plot 40x100.

EAST 29TH ST.—Knox Realty Co. sold for George M. Brosball 514 East 29th st, a new stucco dwelling.

BERKELEY PL.—A. J. Shannon Co. sold for Mrs. Lucille Peck, 66 Berkeley pl, a 2½-sty and basement brick dwelling.

BROADWAY.—Belle Loeb sold 1546 Broadway, a 4-sty apartment house with stores.

CONY ISLAND AV.—Bulkley & Horton Co. sold the vacant plot of 5 lots on Coney Island av, west side, 100 feet south of Av V, for Mrs. M. Gualer.

FT. HAMILTON PARKWAY.—A. J. Murphy sold for Savino Lucatorto to Nicholas Casella the 3-sty dwelling on the east side of Fort Hamilton parkway, 83 feet north of 47th st.

KINGS HIGHWAY.—William Liss, Inc., sold for the Turk Realty Corporation, Samuel Kahn, president, to M. Ostermail the southeast corner of Kings Highway and East 10th st, 20x90, a

FOR THE GREATER CONVENIENCE
OF OUR CUSTOMERS WE HAVE
JUST ORGANIZED A

Water Heating and House Heating Division

AT No. 130 EAST FIFTEENTH STREET

TELEPHONE STUYVESANT 4900

HERE will be experts who will give prompt attention to those who are considering the use of Gas either for Heating Water or the Heating of a House, Apartment, Loft or Large Building.

Architects and Builders, with advantage to themselves and their clients, should ask for the services of one of our highly qualified Experts. His services are *gratis*.

As to Gas Water Heating: There are Gas Water Heaters for use in the Home, Office or Factory. Then again we install a Gas Water Heating System that will furnish a large building with an instantaneous, uninterrupted, Summer or all-year-round supply of hot water.

Many private houses are using this System, as well as many large buildings. One of the latter requires nearly 40,000 gallons of hot water every week. Another large building requires nearly 6,000 gallons a day, every drop of which is Gas heated.

After the Gas Boiler is installed it requires no attention. The Boiler regulates itself automatically.

Every person interested in a newly constructed building, or one under construction or contemplated, or in a building being or about to be remodeled, should consider the advantages of Gas Water Heating.

Consolidated Gas Company of New York

GEO. B. CORTELYOU, President

new building containing 3 stores and one apartment above.

OCEAN AV.—J. Lacor sold to the Stanhope Realty Co. a 110-foot plot on the east side of Ocean av, 100 feet south of Av O.

SIXTH AV.—Realty Associates sold to H. A. Cox 6807 Sixth av, a new semi-detached brick and stucco dwelling, with garage.

ST. JOHN'S PL.—A. J. Shannon Co. sold for Mrs. E. Rogers, 105 St. Johns pl, a 3-sty and basement brownstone dwelling.

UNDERHILL AV.—M. C. O'Brien sold 232 and 234 Underhill av, two 3-sty and basement dwellings, for Catherine McAllister.

QUEENS SALES

FAR ROCKAWAY.—The Lewis H. May Co. resold for the Bethlehem Engineering Co. the 2½-sty stucco house and garage, on a plot of 15 lots, on the east side of Oak st, running through to New st, at Far Rockaway, to Bessie Joslovitz. This property was part of the Catherine E. McKenna estate recently taken in exchange for 136 West 75th st, Manhattan. Negotiations are pending for its resale in three separate parcels.

FLUSHING.—Meister Builders, Inc., purchased 54 building lots at Whitestone boulevard, Myrtle av and Mitchell av, Broadway-Flushing. Nathan Stern was the broker.

RECENT LEASES.

Cigar Co. Leases Third Ave. Corners

Charles Herman of the Herman Contracting Co. leased from the United Cigar Stores Co. the two 4-sty frame buildings at the northwest corner of Third av and 86th st, 50x100, through E. H. Rappaport, Inc. The aggregate rental is in the neighborhood of \$500,000. The lessee announces that the site will be improved with a modern building.

Leon S. Altmayer leased for S. Charles Welsh to the United Cigar Stores Co., for a long

term of years, the store and basement in the building at the northwest corner of 116th st and Third av. This is the second important lease recently made by the United Cigar Stores Co. on Third av, the other being on the northwest corner of 86th st and Third av, for 21 years from George Ehret.

Silver Lunch Increases Chain

Tankos, Smith & Co. leased the store and basement in 769 Sixth av, opposite the Hippodrome, to the Silver Lunch Stores, Inc., A. Silver, president, for a long term of years. The new tenant will take possession immediately and the business will be run on the new cafeteria style. The lessee, who owns and operates stores throughout New York and Brooklyn, will immediately commence alterations.

Long Lease of Sixth Ave. Corner

The southeast corner of Sixth av and 53d st has been leased by K. Frances Coleman to the newly formed Knickerbocker Chambers, Inc., recently formed at Albany with a capital of \$100,000. The lease is for 60 years and the first term of 20 years calls for a rental of \$20,000 net a year. There are five old 4-sty flats with stores on the site having a frontage of 75 feet on the street and 100.5 feet on the avenue. A clause in the lease calls for the construction of a building to cost at least \$200,000.

Big Bond House Will Move

The Bankers Trust Co. leased the entire 4th floor, comprising 6,400 square feet, in 14 Wall st, for a term of years, to Halsey-Stuart & Co., now located in the Atlantic Building, Wall and William sts. The latter company will take possession of their new quarters May 1. Charles R. Hinerman was the broker.

\$600,000 Lease on 57th Street

A. Simonson, dealer in hair goods and toilet preparations, leased from the 54 West 57th Street Corporation the store and basement and 2d floor of 54 West 57th st running through to 59 West 56th st, for a term of years, at an aggregate rental of \$600,000. The total area is 10,000 square feet. Brown-Wheelock Co. was the broker.

Good Lexington Ave. Lease

James Kyle & Sons leased for Mrs. May Byrne the three-story and basement building, 623 Lexington av, for a term of 15 years, at an aggregate rental of \$50,250. The lessee is Leonard H. Hardy of the London Interior Decorating Co. Jerome Katz represented the lessee and Harry J. Robertson represented the owner. As soon as possession can be had the lessee will make extensive alterations, putting in street level stores, parlor stores and small apartments on the upper floors.

Lease a Fifth Avenue Store

L. Tanenbaum, Strauss & Co. leased, for a long term of years, to Muser Brothers, Inc., for the Twenty-first Street and Fifth Avenue Corporation, the entire store and basement of 160 Fifth av, northwest corner of 21st st, formerly occupied by the Union Exchange Bank. Muser Brothers, Inc., are one of the largest lace and embroidery firms in the city.

\$75,000 Lease on 125th Street

Henry Shapiro & Co. leased for Arthur R. Wilson and others, represented by William A. White & Sons, the store in the northeast corner of 125th st and Seventh av, to the M. L. Davis Stores, Inc., for their fifth branch. The lease is for a term of years, at an aggregate rental of \$75,000.

West Side Leasehold Sold

The 21-year leasehold of the property, 345-347 West 86th st, 4-sty American basement dwellings, with a frontage of 50 feet on 86th st, has been sold by Mrs. Bernice Hale to Max D. Solinsky. The J. & E. Realty Corporation acted as broker.

Long Lease in Wallabout Zone

Bulkeley & Horton Co. leased for Harrison Boehm to Charles B. Horstman, storage and trucking, 16-20 Waverly av and 25 Clinton av, a 4-sty and basement brick warehouse with a 1-sty extension, running through from avenue to avenue, a 2-sty brick building being on Clinton av. The lease is for a term of years, at an aggregate rental of \$70,000. The property is near Wallabout Market, Brooklyn.

MEMBERS REAL ESTATE BOARD OF NEW YORK

ADAMS & CO., INC.

Real Estate Tel. Gramercy 1092
170 5TH AVE. SPECIALIST IN BUSINESS PROPERTY

ALEX. BALTER, INC.

REAL ESTATE & INSURANCE
Management of Property a Specialty
152 W. 42nd St., Knickerbocker Bldg. Bryant 2042-3

BAUER, MILBANK & MOLLOY, INC.

REAL ESTATE

51 East 42nd Street Murray Hill 1936

CUSHMAN & WAKEFIELD, INC.

RENTING AND MANAGEMENT OF
BUSINESS BUILDINGS
50 EAST 42d ST. Murray Hill 7820

ALFRED P. COBURN

Real Estate—Appraisals—Insurance
Management of Estate a Specialty
159 W. 72nd St. Phones: Columbus 4356-2548

CUSACK COMPANY

Real Estate and Insurance Brokers
Specialists in West Side Properties
176 WEST 72nd STREET
Telephones: Columbus 6947-8179

CHAS. A. DUBOIS

REAL ESTATE
3551 BROADWAY
At 146th St. Established 1894

DUNLAP & LLOYD

Incorporated
Real Estate—Insurance
80 GROVE STREET Phone: Spring 5518

ROYAL SCOTT GULDEN

REAL ESTATE, FIFTH AVE. SECTION
680 FIFTH AVENUE Phone: Circle 8315

CHARLES G. KELLER

Real Estate and Insurance
109 WEST 23RD STREET
Watkins 5336

ALBERT E. KELLY

Successor to Fredk. A. Booth
REAL ESTATE AND INSURANCE
50 Union Square Tel. Stuyvesant 1125

T. H. KELLEY

Specialist in Fordham Heights Property
158 East 188th St., at Grand Concourse
Phone: Fordham 2509

J. P. & L. A. KISSLING

Sales—Management—Appraisals
896 8TH AVE., NEAR 54TH ST.
Established 1870 Circle 0591 to 5

H. C. KOPP & COMPANY

Specialists in Retail Store Locations
MANAGEMENT and BROKERAGE
402 Madison Avenue Vanderbilt 4900

ROBERT LEVERS

Real Estate—Insurance
THE KNICKERBOCKER, 152 West 42nd Street
Uptown Office: 376 Lenox Avenue. Phone Connections.

HIRAM RINALDO

Specializing in the Sale and Leasing of
East Side Property
230 GRAND ST. Bowery Bank Bldg.

GEORGE S. RUNK

REAL ESTATE BROKER
Mortgage Loans—Management
1252 LEXINGTON AVENUE

SCHINDLER & LIEBLER

Real Estate and Insurance
1393 THIRD AVE., at 79th St.

SEAMAN & PENDERGAST

RENTALS — SALES — MANAGEMENT
RESIDENTIAL PROPERTIES
542 FIFTH AVENUE Vanderbilt 1309

Manhattan Office 1 WEST 125TH STREET Tel. Harlem 8400
Bronx Office 1972 JEROME AVENUE Tel. Connection

SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE
Successors to
SHAW & CO.

COMMERCIAL PROPERTY MANAGEMENT

Rentals—Sales—Appraisals—Insurance
Industrial Locations



840 BROADWAY 1261 BROADWAY
Stuyvesant 0627

JACOB J. TABOLT

REAL ESTATE
558 EIGHTH AVE. Phone:
Above 37th St. Fits Roy 1366

JAMES P. WALDEN

REAL ESTATE
Specialist in West Side Dwellings
1966 Broadway at 66th St., Columbus 9006

WHITNEY-FOSTER CORP.

Real Estate Administrator
150 WEST 72nd ST. Columbus 6409

Numerous Garages Leased

The Garage Realty Co. leased the garage at the northwest corner of Little West 12th st and Ninth av, 130x125, two floors and 12 stores, for Alexander Geiger to Miller & Solter, for a term of 21 years, at an aggregate net rental of \$600,000. Mr. Geiger recently leased this property from Vincent Astor. The same broker leased the new garage at 606 West 131st st, 100x100, two floors, for Marcus & Goldstein to Nathan Semel for a term of 15 years at an aggregate rental of \$225,000; also the property at 103 West 108th st, 75x100, for the Ninth Ward Realty Co. to the 36th Street Garage Corporation, which plans the erection of a 3-sty garage on the premises.

ADAMS & CO. leased for the Central Shoe Co. the store in 1605 Broadway to William Hoffman, jewelry and novelties, for a term of years, at an aggregate rental of about \$50,000.

LEON S. ALTMAYER leased for S. Charles Welsh to Frederick Trau the store and basement of 2128 Third av, for a long term of years. This store adjoins that of the United Cigar Stores of America, Inc., recently leased for a long term of years by the same broker.

ALBERT B. ASHFORTH, INC., leased the entire 5th floor in the southeast corner of 37th st and Broadway to Louis Cohen, for a term of years, for the Broadway & 37th Street Corporation.

BUTLER & BALDWIN, INC., leased, for a term of years, the store at 807 Third av for Robert Main to the Great Atlantic & Pacific Tea Co.

CAMMANN, VOORHEES & FLOYD leased for the Greenwood estate 457 Sixth av, a 4-sty stone building, for a long term of years, to the 125th Street Holding Co., Louis Kovner, president. The aggregate rental is approximately \$100,000. Ames & Co. represented the tenants.

CARSTEIN & LINNEKIN, INC., leased large space on the 3d floor of the McCutcheon Building, 347 Fifth av, to The Berlin & Jones Envelope Co., for a term of years.

CARSTEIN & LINNEKIN, INC., leased, for clients, a loft in 833 Broadway to Hyman Frost; in 268 Fourth av floor to Topken & Co. and David Jacobs; in 465 Broome st store and basement to Louis Schulman & Co. and lofts to Philip Florin; in 353 Lexington av floors to Walter K. Pleuthner; in 442 Fourth av space to the Gerseta Corporation; in 221 Fourth av to Charles M. London; in 229 Fourth av to Better Net Co.; in 840 Broadway floor to Ratner & Gordon, Louis Pierce & Co., Kantor Bros.,

Spear & Co., Ralph M. Teitelbaum and Mattawan Shirt Co., Inc.; in 24 East 21st st space to Namm & Singer; in 267 Fifth av to Eastern Isles Importing Co., Inc.; in 118 East 25th st store to McLane Silk Co.; in 84 Fifth av floor to Bond Trouser Co.; in 126 Fifth av floor to Silver, Burdett & Co. and I. Harris Bros.; in 809 Broadway floor to Harris Goldstein and Bloom & Horner; in 215 Fourth av space to Donald S. Mackay and Herman A. Elsberg and floor to F. A. Foster & Co.; in 456 Fourth av space to American Press Cut Service and J. Abrahams, Inc.

CARSTEIN & LINNEKIN, INC., leased for a client to Norman A. Tyffe the entire 3d floor in 50 Madison av, overlooking Madison Square Park.

CROSS & BROWN leased the building at 216 East 38th st to the Gorham Co., Inc., for a term of years.

CUSHMAN & WAKEFIELD, INC., leased offices in the Canadian Pacific Building, Madison av, 43d and 44th st, to Gilbert & Bennett Mfg. Co., James M. Riddle, Jr., Dartnell Corporation, of Chicago; Asbestos Crude & Fibre Co. and Adolph M. Schwarz, and with Harris Vought & Co. to W. F. Thompson.

J. L. & R. W. DAVIS leased, for a term of years, for the Redsen Associates the store in 629 Eighth av to a jeweler. This property has had an interesting record. Built about 15 years ago for a movie theatre, with a capacity of 299 seats, it was finally forced to discontinue owing to a change in the building laws which permitted the erection of theatres with a capacity of 600 seats, making the old type of house no longer practical. It is now used as a shooting gallery and penny arcade. The new tenant will take possession after the completion of extensive alterations.

DUROSS CO. leased for Richard Fitzpatrick the 5-sty warehouse, 452-454 West 19th st, to the Wilson Paper Stock Corporation, for a term of 10 years. Also, for G. B. Raffetto the second loft in 408-412 West 13th st to Spear and Berlefin, for a term of years.

DOUGLAS L. ELLIMAN & CO. leased for a client to Binney & Smith large space on the 19th floor of the Liggett Building, northeast corner of 42d st and Madison av, for a long term of years, at an aggregate rental of \$200,000. Albert B. Ashforth was associate broker.

DOUGLAS L. ELLIMAN & CO. leased 16 East 74th st, a 4-sty and basement building, with an elevator, for Dr. John V. Young to Mrs. H. G. Newhall; also 111 East 39th st, a 4-sty and basement dwelling, on a lot 16.8x98.9, for F. T. Armstrong to Dr. Henry M. Silver, both for a term of years.

J. ARTHUR FISCHER leased for L. Bernstein to Empire Flashlight Co., Inc., commercial photographers, the 2d floor in 865 Sixth av for a term of years; and leased to James Wing the store in 211 West 35th st, for a laundry.

HINES & SMITH leased for a term of 12 years for the Partos Realty Co. a store on the Sixth av side of the Herald Building to Mrs. E. Rosenfield, dealer in coats, suits and dresses, at an aggregate rental of about \$75,000.

J. CHR. G. HUFFEL CO., INC., have changed part of their former brewery, at 225-227 East 38th st, to a modern fireproof loft building and have leased the grade floor to William J. McMurray, printer and publisher. Henry Hof was the broker.

ALBERT E. KELLY leased lofts in 850 Washington st to Schmidt-Dauber & Co., for a term of 3 years; also loft to Hudson Pattern Works, and the store and basement in 848 Washington st to Gaetano Calarco for a term of 3 years.

SHELDON C. KNIFFIN leased for a client to Born, Inc., S. H. Born, president, the store in 1553 Broadway, for a term of 10 years.

MCINERNEY-KLINCK REALTY CO. leased for a client to a prominent automobile agency the showrooms in 1407-1409 Bedford av, Brooklyn, for a term of years, at an aggregate rental of \$100,000.

GEORGE W. MERCER & SON leased for a client, for a term of years with renewal, plot 118x120, corner Mermaid av and 32d st, Coney Island. Lessee will improve with a 2-sty taxpayer.

MAX N. NATANSON leased through David W. Young to Henry Clews & Co., bankers, space on the second floor on the 34th st side of the Columbia Trust Building, at Fifth av and 34th st.

PEASE & ELLIMAN leased for James Cunningham to Harriet de R. Cutting, an interior decorator, the 4-sty and basement dwelling 124 East 55th st, for a long term of years, at an aggregate rental of \$175,000.

PEASE & ELLIMAN leased for a client to the Payche Emulsion Co. and to Nicholas Moreso each a loft in 5 East 47th st; and to Henry Fendel the parlor store in 711 Lexington av.

HENRY SHAPIRO & CO. leased for the C. & L. Restaurant to the Klein Rapid Shoe Repairing Co., for their 7th branch, a store in the property at 60-62 East 14th st. The lease is for a term of years, at an aggregate rental of \$150,000.

HENRY SHAPIRO & CO. leased to the Shoe Service Corporation of America a store in the northwest corner of St. Nicholas av and 180th st, for a term of years, at an aggregate rental of \$75,000.

MANHATTAN BROKERS

ORVILLE B. ACKERLY & SON
Brokers and Appraisers
LONG ISLAND REAL ESTATE
Phone: Longacre 2280
243 West 34th St., New York City

ERNEST N. ADLER
Upper East Side Property a Specialty
1506 FIRST AVE., at 79th St.

Established 1908 Phone: Rhineland 6126

ARMSTRONG & ARMSTRONG
Real Estate Agents and Brokers
212 ST. NICHOLAS AVE.—Near Eighth Ave. and 121st Street
Phone: Morningside 1376

GEORGE H. CORTH & CO.
ECONOMICAL and EFFICIENT
MANAGEMENT OF PROPERTIES
342 MADISON AVENUE, NEW YORK
Telephone: Vanderbilt 9494

JAMES A. DOWD
Real Estate—Insurance
Renting—Management
874 SIXTH AVENUE, above 49th Street

JACOB FINKELSTEIN & SON
Real Estate—Mortgages
Specialists in the Bowery Section
42 BOWERY Phone: Franklin 1810

HARRIS EXCHANGE
Real Estate—Mortgages
Renting and Leasing of Stores and Lofts
Times Building Broadway at 42d Street
Phone: Bryant 810-1124

HOLT & MERRALL, Inc.
Industrial Real Estate
342 MADISON AVE. Tel. Vanderbilt 4699

J. & E. REALTY CORPORATION
SELLING—LEASING—MANAGEMENT
5 COLUMBUS CIRCLE Columbus 7094

WM. P. JONES & SON
Real Estate & Insurance
1358 BROADWAY ESTABLISHED 1895
Corner 56th St. Phone: Fitts Roy 6297

JOSEPH MILNER CO., Inc.
Real Estate
505 FIFTH AVE., NEW YORK
Vanderbilt 3607

LEONARD MORGAN CO.
Real Estate—Insurance—Estates Managed
Gotham Bank Building, Columbus Circle
Suite 504-5 Phone: Columbus 1646

ARTHUR G. MUHLKER
Real Estate—Insurance
1112 PARK AVE., NEAR 90TH ST.
Phone: Lenox 2115

FRED. OPPENHEIMER
Real Estate—Mortgage Loans
540 Bergen Av., at 149th St.
Phone: MELROSE 5907

JOHN CONSTABLE MOORE
REAL ESTATE
15 EAST 40th ST. Vanderbilt 6129

SANSONE-ARENA CO.
Real Estate Insurance
Specializing in Italian Properties
320 EAST 34TH ST., NEW YORK
Tel. Vanderbilt 4218

ARTHUR L. SHAW
Washington Heights Specialist
4032 BROADWAY, ABOVE 169TH STREET
Wadsworth 4150-4151

SHERMAN & KIRSCHNER
Real Estate and Insurance
54 E. 109th STREET
NEW YORK
Tel. Harlem 9028-5863

JAMES B. SPEYERS, INC.
Real Estate
CANADIAN PACIFIC BUILDING
342 Madison Ave. Suite 814-816

TANKOOS, SMITH & CO.
REAL ESTATE
11 JOHN STREET, CORNER BWAY
Cortlandt 6938-2372-1306

WILLIAMS-DEXTER CO., INC.
Greenwich Village Real Estate
Insurance
72 GREENWICH AVE. Chelsea 8096

Long Lease in Times Square District

W. E. Dean & Co. leased, for a long term of years, the two 5-sty and basement apartment houses 566-68 Seventh av. on a plot 50x100, for the Thomas Barrett estate to a client, who will alter the premises. This transaction involves more than \$1,000,000.

REAL ESTATE NOTES.

HOMER L. FENCE has removed his real estate business from 1133 Broadway to the Mar-bridge Building, 47 West 34th st.

KENNETH FISK, of the well known family of bankers of that name, is now associated with the real estate office of John Constable Moore.

WILLIAM J. McKEOWN and Edward V. Quinn are now associated with the real estate office of Alfred P. Coburn.

EDMUND M. BRENNAN, formerly President of the Edmund M. Brennan Corporation, of 11 East 56th st, is now associated with Edward J. Hogan.

INCORPORATION at Albany has been made of the 528 West 162d Street Corporation (William D. Gaillard, William Seward Allen and Christian S. Phillips, directors). The property at that point consists of a 2-sty garage, 100x59.11, between Broadway and St. Nicholas av.

JAMES A. MINOR, formerly of the real estate department of the Erie Railroad, has been appointed general land and tax agent of the company in place of the late H. Murray Andrews.

EDWARD J. BARBER, president of the Barber Steamship Co., is the buyer of T. Sufferin Tailor residence at 11 East 61st st, which was reported sold recently. The property was held at \$275,000 and it is reported that Mr. Barber paid close to that figure for it. The structure was designed by the late Stanford White.

JOSEPH P. DAY has been awarded a contract by the War Department to sell at public auction at a date to be announced later surplus buildings and railroad tracks at Governors Island, New York and Hoboken, N. J. The property on Governors Island comprises 24 warehouses, 28,600 feet of railroad track, sprinkler system and miscellaneous materials.

REAL ESTATE STATISTICS**CONVEYANCES**

	MANHATTAN		BRONX		BROOKLYN	
	1922 Mar. 22 to Mar. 28	1921 Mar. 23 to Mar. 29	1922 Mar. 22 to Mar. 28	1921 Mar. 23 to Mar. 29	1922 Mar. 21 to Mar. 27	1921 Mar. 22 to Mar. 28
Total No.....	177	151	175	137	711	570
Assessed Value.....	\$13,134,100	\$6,777,900	.....	.....	.....	.....
No. with consideration	16	16	14	13	29	39
Consideration	\$778,350	\$374,050	\$83,253	\$96,325	\$354,074	\$316,918
Assessed Value.....	\$776,700	\$315,000	.....	.....	.....	.....
<hr/>						
	Jan. 1 to Mar. 28	Jan. 1 to Mar. 29	Jan. 1 to Mar. 28	Jan. 1 to Mar. 29	Jan. 1 to Mar. 27	Jan. 1 to Mar. 28
Total No.....	2,725	2,324	2,775	1,660	8,921	6,653
Assessed Value.....	\$198,011,450	\$124,236,483	.....	.....	.....	.....
No. with consideration	232	228	312	111	401	406
Consideration	\$11,854,433	\$13,486,926	\$2,711,139	\$784,644	\$5,462,414	\$4,862,630
Assessed Value.....	\$11,754,750	\$10,763,400	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Mar. 22 to Mar. 28	1921 Mar. 23 to Mar. 29	1922 Mar. 22 to Mar. 28	1921 Mar. 23 to Mar. 29	1922 Mar. 21 to Mar. 27	1921 Mar. 22 to Mar. 28
Total No.....	148	129	136	78	706	440
Amount	\$5,474,646	\$4,071,951	\$1,284,117	\$590,276	\$4,171,524	\$2,145,828
To Banks & Ins. Co.	25	26	17	5	130	74
Amount	\$1,152,600	\$2,303,750	\$228,700	\$59,500	\$875,750	\$690,650
No. at 6%	121	91	119	63	684	407
Amount	\$2,467,046	\$1,421,771	\$1,202,089	\$504,416	\$4,069,674	\$2,041,836
No. at 6 1/4% .....	.....	7	2	2	11	13
Amount .....	.....	\$75,280	\$33,500	\$15,500	\$73,100	\$48,500
No. at 5%	2	5	2	2	1	3
Amount	\$26,100	\$127,500	\$7,600	\$7,500	\$3,000	\$6,250
No. at 4 1/2% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
Unusual Rates.....	3	2	2	.....	3	3
Amount	\$1,355,000	\$1,975,000	\$1,556	.....	\$9,000	\$5,200
Interest not given..	22	24	11	11	7	14
Amount	\$1,626,500	\$472,100	\$39,372	\$62,860	\$16,750	\$44,042
<hr/>						
	Jan. 1 to Mar. 28	Jan. 1 to Mar. 29	Jan. 1 to Mar. 28	Jan. 1 to Mar. 29	Jan. 1 to Mar. 27	Jan. 1 to Mar. 28
Total No.....	2,212	1,787	2,248	954	9,156	5,401
Amount	\$70,259,641	\$59,138,570	\$24,529,189	\$7,341,943	\$52,398,890	\$29,326,883
To Banks & Ins. Co.	300	310	182	50	1,790	835
Amount	\$20,499,078	\$25,469,900	\$3,940,480	\$1,051,295	\$15,002,342	\$8,334,514

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922 Mar. 22 to Mar. 28	1921 Mar. 23 to Mar. 29	1922 Mar. 22 to Mar. 28	1921 Mar. 23 to Mar. 29
Total No.....	58	47	14	15
Amount	\$2,365,425	\$4,379,000	\$355,500	\$250,700
To Banks & Ins. Companies...	43	25	6	6
Amount	\$2,033,425	\$3,204,000	\$224,500	\$135,000
<hr/>				
	Jan. 1 to Mar. 28	Jan. 1 to Mar. 29	Jan. 1 to Mar. 28	Jan. 1 to Mar. 29
Total No.....	655	575	231	154
Amount	\$49,474,423	\$40,900,786	\$7,357,100	\$3,678,721
To Banks & Ins. Companies...	458	355	148	83
Amount	\$37,216,625	\$32,619,889	\$5,133,260	\$2,153,500

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 Mar. 22 to Mar. 28	1921 Mar. 23 to Mar. 29	1922 Mar. 22 to Mar. 28	1921 Mar. 23 to Mar. 29	1922 Mar. 22 to Mar. 28	1921 Mar. 23 to Mar. 29	1922 Mar. 22 to Mar. 28	1921 Mar. 23 to Mar. 29	1922 Mar. 22 to Mar. 28	1921 Mar. 23 to Mar. 29
New Buildings...	26	15	196	47	358	199	876	228	62	61
Cost	\$1,999,750	\$1,132,225	\$5,117,050	\$860,500	\$4,305,555	\$1,245,450	\$7,420,458	\$1,016,325	\$233,500	\$427,765
Alterations	\$1,122,866	\$420,221	\$20,750	\$125,200	\$157,260	\$115,420	\$22,915	\$69,942	\$20,980	\$4,425
<hr/>										
	Jan. 1 to Mar. 28	Jan. 1 to Mar. 29	Jan. 1 to Mar. 28	Jan. 1 to Mar. 29	Jan. 1 to Mar. 28	Jan. 1 to Mar. 29	Jan. 1 to Mar. 28	Jan. 1 to Mar. 29	Jan. 1 to Mar. 28	Jan. 1 to Mar. 29
New Buildings...	215	162	1,398	300	3,494	1,341	6,036	1,446	586	320
Cost	\$35,811,370	\$20,905,360	\$41,752,672	\$10,478,420	\$38,208,800	\$14,120,575	\$40,590,843	\$8,308,654	\$2,113,251	\$900,781
Alterations	\$7,005,866	\$5,165,584	\$990,950	\$447,830	\$1,162,260	\$2,032,315	\$854,930	\$697,391	\$139,225	\$57,187

J. CLARENCE DAVIES

Incorporated

Member Real Estate Board, N. Y.

BRONX REAL ESTATE**AUCTIONEER—BROKER****APPRAISER—MORTGAGE LOANS****Main Office: 149th St. and Third Ave.****BRANCHES:**32 Nassau Street 51 East 42nd Street
Phone Connections**Bronx Brokers****A. G. BECHMANN**

Real Estate and Insurance

Tel. Intervale 556 1065 SO. BOULEVARD
One block from Simpson Street Subway Station**WILLIAM J. FREY**

Real Estate and Insurance

370 EAST 149th ST.

George J. Frey Mott Haven 5404

WM. F. KURZ CO.

Bronx Real Estate

370 EAST 149TH STREET

Established 1897 Phone: Mott Haven 4910-4911

OTTO LACKMANManagement of Properties my Specialty
2514 Grand Concourse, near Fordham Road
Phone: Fordham 5799**L. G. LOSERE****REAL ESTATE**Entire Charge Taken of Property
871 Brook Ave., at 161st St. Established 1898**JOHN F. PENDERGAST, Jr.**

Real Estate—Estates Managed

340 WILLIS AVENUE

Phone Melrose 7223

ALBERT D. PHELPS**BRONX REAL ESTATE**554 Melrose Ave., near 149th St. and 3rd Ave.
PHONE MELROSE 4371**HENRY SCHWIEBERT**

Real Estate—Insurance

261 EAST FORDHAM ROAD

Near Valentine Avenue Fordham 9345

Brooklyn Brokers**REAL ESTATE MUST BE SOLD**

Under present conditions, real energetic salesmanship is necessary to sell real estate. Our large organization and 50 years' experience assures efficient selling service.

BULKLEY & HORTON CO.

"Established Over Half a Century"

585 Nostrand Avenue, near Dean Street

414 Myrtle Avenue, near Clinton Avenue

7520 Third Avenue, near 76th Street

1214 Flatbush Avenue, near Ditmas Avenue

BROOKLYN

Bank of Manhattan Bldg., Jamaica, L. I.

JAMES B. FISHER

Member of Brooklyn Real Estate Board

REAL ESTATE

174 MONTAGUE ST. Main 7267

QUELL & QUELL**REAL ESTATE INVESTMENTS****MANAGEMENT**318 Patchen Avenue Brooklyn, N. Y.
Telephone: Decatur 4981

BUILDING SECTION

Building Tie-Up Predicted Unless Wage Scales Are Revised

Public Group Committee Makes No Progress Toward Settling Dispute Between Employers and Unions Because Council Failed to Attend Meeting

PRACTICALLY no progress was made this week toward settling the wage scale controversy between the employers and the union workers in the building trades. The Public Group Committee, of which Walter Stabler, Comptroller of the Metropolitan Life Insurance Company, is chairman, held its scheduled meeting in the Metropolitan Tower on Tuesday afternoon, at which representatives of the Building Trades Employers' Association were present. The Building Trades' Council was not represented, nor were there present any officials from those unions which are not affiliated with the Council. The Building Trades' Council, however, held a meeting and decided, after a discussion lasting nearly four hours, to adhere to the previous decision not to participate under the conditions laid down.

When the meeting of the Public Group representatives and the employers convened, Mr. Stabler had in hand a letter from the Building Trades' Council, informing him that the refusal of the Lockwood Committee to join the conference because of aspersions cast upon it by the employers was sufficient to prevent the union officials from participating in the conference. The letter from the Council, however, offered to meet the employers directly, excluding the public, as had been the custom in former years. This letter, after requesting the Public Group Committee to determine whether or not the employers will meet the Council, said there had never been any substantial reason why the unions and the employers should not conduct their own affairs.

"If your committee will but for a moment consider the disclosures made by the Lockwood Committee," the letter continued, "showing the extent to which the skilled and unskilled labor represented by the unions in our council have been exploited by the employers and the exorbitant profits that the public has been made to pay over and above the wage received by the members of the unions, I think you will agree with us that there is a fundamental infirmity in the argument of the association that there shall be wage reductions that do not inure to the benefit either of the builders or contractors or of the public and that go directly into the pockets of the employers to add to the exorbitant profits they have already been taking out of labor."

C. G. Norman, Chairman of the Board of Governors of the Building Trades Employers' Association, stated at the meeting on Tuesday afternoon that the present attitude of the unions toward wage-scale revisions was not constructive and in all likelihood would be responsible for a large percentage of unemployment in the trades within the coming year. He declared that in his opinion the war-time scales of wages could not now be maintained if the building industry is to progress and prosper as it should and he further made it plain that there would be no admission of lawyers to the active negotiations on wage-scale revisions, because the employers know their business and do not require legal advice in this particular matter.

"Unless labor in the building trades accepts an early wage reduction," said Mr. Norman, "and takes steps to make a new agreement with the employers, work on a large number of extensive commercial building projects will be curtailed."

Mr. Norman thereupon asked the Public Group Committee to ratify the statement of principles submitted to it by the employers and also to take up for consideration at the next meeting a wage schedule prepared by the employers. If the

Public Group Committee approves of these principles, which are known as "the fourteen points," and also of the new wage schedule, Mr. Norman said the matter would be submitted to the Board of Governors of the Building Trades Employers' Association, after which the wages would be proclaimed as existing in this city.

In the meantime the employers propose to continue paying the present wages until the Board of Governors takes further action at its next meeting. The organized employers are determined that they will not discuss the matter of wage-scale revisions with the Building Trades' Council as a body. The only manner in which the employers and labor representatives can come together for a discussion will be a meeting of the chosen representatives of all unions affiliated with the building industry, irrespective of their connection with the Building Trades' Council. The matter of wage readjustment affects all unions, some of which are not affiliated with the Council, and in order to include these and at the same time get prompt action and settlement, the Employers' Association has taken a determined stand.

Robert D. Kohn, secretary of the Public Group Committee, resented the intimation of the union officials in their communication that the Lockwood Committee more particularly represented the public interest.

"The Council cannot tell us that we do not represent the public interest," said Mr. Kohn, "as twenty-five civic organizations are represented in this committee and we have a perfect right to interest ourselves in this situation and to represent the public."

Just prior to the conclusion of the meeting the Public Group Committee decided to call a meeting of the entire public group in order to consider the fourteen principles as submitted by the employers, a copy of which will be sent by the committee to the unions. The employers will also forward their proposed new wage scale to the committee, in the meantime continuing until April 19 the prevailing schedule. No date was set for future meetings, but it was quite evident that another strong effort will be made to induce the union representatives to be present when the committee again meets.

Those best informed on building conditions in this city and who are hoping for an early settlement of the wage scale revision dispute feel that there is absolutely no foundation for labor's attitude. They all feel that the Public Group Committee is thoroughly representative of the public interest in construction, as the personnel of the committee was the result of invitations sent to the following organizations: New York Chapter, American Institute of Architects; New York Society of Architects; Brooklyn Chapter, American Institute of Architects; Federal Reserve Bank; Bankers Trust Company; Title Guarantee and Trust Company; New York Trust Company; Greenwich Savings Bank; Union Dime Savings Bank; Metropolitan Life Insurance Company; State Savings Bank Association; Chamber of Commerce of the State of New York; The Merchants' Association of New York; Guaranty Trust Company; New York Board of Title Underwriters; Real Estate Board of New York; City Club; Brooklyn Chamber of Commerce; Chamber of Commerce of the Borough of Queens, and Bank for Savings.

It is before a committee selected from this list that the labor interests are objecting to appear unless the Lockwood Committee and Samuel Untermyer are represented.

Mr. Edwards For Closer Co-operation in Realty Circles

(Continued from page 393)

tion, perhaps essential at first was faulty, for the reason that it left out of the count all these various interests that I have referred to in the earlier part of this discourse.

"In 1913, the Real Estate Board of New York abandoned its original plan of confining its membership to real estate brokers and admitted to membership other people interested in real estate. Thus its membership today is inclusive of practically all these interests, besides brokers, appraisers, auctioneers and mortgage brokers. It is inclusive of owners, builders, contractors, architects, lawyers, engineers, bankers and brokers, insurance companies, title companies or their representatives, department stores, manufacturers, hotel owners and many other interests; and these combined outnumber the brokers more than two to one.

"There can be no question that this form of organization, in which all the elements of the business are combined, is the best form. For, when all is said and done the interests of all are the same. Except in minor instances there are few forms of public legislation or public expenditure which do not touch them all to some extent. Where there is divergence, the consideration given to these public questions tends to a sane and reasonable attitude, to the fair balancing of interests and to healthy compromise and adjustments.

"This form of organization ensures the collecting of data, in one place, for proper and expert consideration. It means the concentration of effort. It brings unified action for the common good. Such organization in brief comprises a board of governors and directors selected by the members from all of the classes of membership; a president and other officers; an executive committee and numerous standing and special committees charged with specific duties in the interests of each group but, on the whole, working for the combined good of the whole membership. There is no special interest to serve; no political bias.

"It is not always possible to counteract official bias or bad judgment, or to counteract public sentiment when this conflicts with the best economic procedure. But is it not a fair question: If the budget is increasing alarmingly, and if in

some other respects governmental or legislative lapses cause us to worry, how much worse might these not be were it not for the efforts of the organization whose workings I have briefly described?

"Organization of local real estate boards in large and small communities is not all. Many states have state organizations of local boards. Finally there is national organization. The National Association of Real Estate Boards now comprises more than 400 boards throughout the United States and Canada. It represents a total membership of about 16,000. At its last convention, held in Chicago in June last, this great membership was represented by a delegation of 4,300 from all parts of this country and Canada. I have no doubt that an equal or greater number will be present at the next convention to be held in San Francisco from May 31 to June 3.

"A great deal more could be said on this subject. I have merely tried to outline the main reasons why real estate is already organized and why it should be still more highly organized. Let me emphasize the fact that the Real Estate Board of New York is not, as some might assume, organized purely for a selfish purpose. For this actual working out of this broad consideration of subjects, all vital to the public, results ultimately to the public benefit. And this is, as it should be, an increasingly evident result of proper organization along lines such as I have described.

"The benefits of organization to real estate cannot be too highly emphasized. Lack of co-operation on the part of those interested in providing houses for the masses and space for commercial interests has resulted in legislation that, if permitted to continue, will drive the investor from the real estate field and make it more difficult to secure that essential commodity, a roof over one's head.

"Real estate in the past has been so poorly organized and so lacking in this spirit of co-operation that the investor's viewpoint is lost sight of, and unscrupulous landlords entering the real estate field for the purpose of gouging the tenants have received the greatest publicity and, naturally, the real estate business is judged by the public from the publicity it receives."

Real Estate Board Holds Its Second Monthly Dinner

(Continued from page 391)

rate of five per cent. per annum, with the result that in thirty-eight years from now the total will be paid by steady amortization and the investment will be safe and assured. It will mean a tremendous saving and a resultant public benefit. Henceforth, the public, by the power of law, is going to be let in on rapid-transit operation. That is the ultimatum I announce tonight. A barometer fund, to be fully worked out, will save the five-cent fare. Profitable rapid transit at that price is feasible and possible."

Secretary Allen, of the Coal Consumers Association, said: "So far as the Port of New York is concerned there should be a marked reduction of the freight rate on coal and it should be based on the cost per ton to transport. There should also be a seasonal freight rate, as well as an improvement in the quality of the coal delivered. There is no rate now that provides for the delivery of coal into New York City. It is fixed to the New Jersey shore, where the coal roads terminate. The rate per ton varies for domestic sizes from \$2.66 to the Jersey shore to \$7.00 to New England points. All of these rates are twice as much as they should be. Fifty per cent. of the coal that comes over the Delaware, Lackawanna & Western Railroad is from six mines near together and there is low cost of assembling it. The rate is outrageously high.

"The coal generally that comes into New York is low grade, as compared with the coal sent to other centers. There is a large volume of dust with it. And yet the Pennsylvania mines are known to produce probably the best coal of all. Why does this situation exist? Because the coal-buying public here has never done anything remedial about it.

"Most of the coal that comes into this city is hauled 155

miles from the mines and over one mountain range. The southern roads that supply other centers haul coal over two mountain ranges to various long distance-points of tide water at less than one-half the rate per ton paid by those who receive coal on the New Jersey shore opposite New York. The West Virginia mines and the Ohio mines ship coal much further than do the Lackawanna mines in Pennsylvania and at far less per ton. Cleveland, Detroit, Chicago and Buffalo get coal at a much lower freight rate than we do. Why is it New York is singled out as the victim of profiteering? All of the great industrial centers of the South get coal more cheaply than we do. Coal is carried hundreds of miles to reach them and yet they get it more cheaply than we do. If New York paid forty cents a mile per ton it would be paying well for all the coal it receives. There is no such reasonable rate in sight, however.

"There is one real and effective way that the cost of coal transportation to the New Jersey shore and to New York can be greatly cheapened to every consumer, large and small. That is to fight the system which makes these excessive charges before the Interstate Commerce Commission. It would cost probably \$100,000 and it would take time and patience, but it could be done successfully. What is \$100,000 in legal expenses when distributed over millions of tons of coal pro rata? When you large property-owners and consumers of coal decide to do this you will pave the way for relief and not before."

The National Fire Protection Association has just issued a bulletin stating that the fire loss in the United States for 1921 exceeded that of any previous year. While final figures are not available, the total will be \$500,000,000.

Housing Is Nearly Seventy Per Cent. of All Local Building

Weekly Statistical Tabulations of F. W. Dodge Company Show Steady Gains in Residential Construction in New York Territory

SIGNIFICANT gains in the volume of active construction are being reported from practically all sections of the United States and the outstanding characteristic of the building situation as it prevails today is the absolute predominance of residential work. Building statistics for the week of March 18 to 24 inclusive, as tabulated by the F. W. Dodge Company, show that in New York State and New Jersey, north of Trenton, residential plans were announced that will involve a total cost of \$25,136,000. The total for all newly proposed construction in this territory was \$26,109,700 for the week. Out of 816 separate operations reported 629 were for apartments or one- and two-family dwellings.

Figures for the week show a slight drop in the volume of new work placed under contract but according to the number of operations now out for estimates this does not indicate a trend toward less active work. Approximately the same ratio between residential and all other classes of construction prevails when the figures for recent awards are analyzed for out of 452 contracts awarded during the week 355 were for housing construction and the cost was \$10,180,500 for this work out of a total of \$15,824,700 in contracts for the week.

The list of 818 operations for which plans were reported during the twelfth week of this year included 104 business projects such as stores, offices, lofts, commercial garages, etc., \$3,337,000; 11 educational projects, \$1,115,500; 5 hospitals and institutions, \$226,000; 18 factories and warehouses, etc., \$1,281,000; 1 structure for the U. S. Navy, \$10,000; 1 public building, \$35,000; 41 public works and public utilities, \$3,372,200; 2 religious and memorial buildings, \$68,000; 629 residential operations including apartments, flats and tenements and one- and two-family dwellings, \$25,136,000, and 6 social and recreational projects, \$1,451,000.

Among the 452 projects for which contracts were awarded during the week of March 18 to 24 inclusive were 59 business buildings of various types, \$1,958,500; 8 educational structures, \$2,091,000; 10 factory and industrial projects, \$258,000; 1 public building, \$10,000; 12 public works and public utilities, \$711,700; 4 religious and memorial structures, \$230,000; 355 residential projects including multi-family dwellings and one- and two-family houses, \$10,180,500, and 3 social and recreational operations, \$385,000, the latter classification including several war memorial projects.

PERSONAL AND TRADE NOTES.

W. T. Thecker, architect, has resumed the practice of his profession and has temporary offices at 633 Campbell avenue, Long Branch, N. J.

Marc Eidlitz & Son, general contractors, have moved their Hartford office from 18 Asylum street to 750 Main street, Room 1401.

Hyde & Shepherd, architects, 588 Lexington avenue, announce that Clermont Livingston Barnwell has become a member of the firm.

Hughes-Keenan Co., Mansfield, O., manufacturer of toilet and shower partitions of steel, has established a New York office at 103 Park avenue under the management of Ford B. Hanna.

Joseph J. Brietman, architect, has moved his office from 117 West 63d street to 253 West 47th street, Newark, N. J. He desires samples, catalogues and price lists of building materials and specialties.

John Borkel & Co., roofing contractors, announce the removal of their shop and office from 42 East Houston street to 203-205 East 21st street.

Barto-Phillips Co., Inc., engineers and builders, formerly located at 280 Madison avenue has moved offices to the Vanderbilt Concourse Building, 52 Vanderbilt avenue.

Jno. B. Snook Sons, architects, will move their offices about May 1, from 261 Broadway to 52 Vesey street, where they will occupy an entire floor. This well-known firm is probably the oldest architectural firm in the country, having been continuously engaged in the practice of architecture since 1837. The founder of the firm was John B. Snook. The present members are Thomas Edward Snook, John W. Boyleston, Thomas E. Snook, Jr., and Herbert C. Bowman. Among the older buildings designed by this firm were the original Grand Central Station on Forty-second street, the William H. Vanderbilt mansions on Fifth avenue and those of his four daughters, the St. John's Park Freight Depot on Hudson street, the A. T. Stewart Building at Broadway and Chambers street, Niblo's Garden, the Metropolitan Hotel, All Angels Church, West End avenue, and the Hebrew Orphan Asylum, Brooklyn, N. Y. Some of their more recent large works are the Stern Brothers' Department Store, West Forty-

second street; W. & J. Sloane Building on Fifth avenue, and the Merchant Refrigerating Company's Cold Storage Building, Tenth avenue and Sixteenth street.

Awards for Best Apartments.

At the recent meeting of the New York Chapter of the American Institute of Architects, the apartment house at 1049 Park avenue was adjudged the best designed multi-family dwelling erected in Greater New York within the past year. Accordingly the first prize was awarded to the owner of the building, Mrs. Catherine Abbot. The structure was designed by J. L. Mills and W. L. Bottomly, associate architects.

Honorable mention was accorded Kenneth Schley, owner of the apartment house at 845 Fifth avenue, which was constructed from designs by J. E. R. Carpenter. The committee of awards was made up of Harry Allan Jacobs, chairman; Louis S. Weeks, O. R. Rice, L. N. Gillette, W. S. Bessel and William A. Robertson, of the Tenement House Department.

Bond Issue for New Bachelor Hotel.

S. W. Straus & Co. have underwritten a first mortgage bond issue of \$1,100,000 on the new Allerton House to be erected at 130 East Fifty-seventh Street. This latest unit in the Allerton chain of bachelor apartment houses will be nineteen stories high and will contain approximately 470 rooms. The building is now in course of construction.

The land fronts 67 feet 6 inches on the south of Fifty-seventh Street, 22 feet 6 inches west of Lexington Avenue, by 100 feet deep, plus a frontage of 75 feet on the west side of Lexington, 25 feet, 6 inches south of Fifty-seventh Street and contains approximately 8,462 square feet.

A valuation of \$1,600,000 has been placed on the land and building. The building is designed along lines which have brought success to the Allerton House idea. The main floor will contain a large entrance hall, lounge, dining and reading rooms and two shops. On the roof will be a music room, writing room, solarium and roof garden.

The idea of the Allerton House is to provide single men with comfortable homes plus the advantage of a club atmosphere. Other Allerton Houses are located at 302 West 22nd Street, 143 East 39th Street and 45 East 55th Street. The bonds are a direct obligation of the Allerton Fifty-seventh Street Corporation, some of the principal stockholders of which are James S. Cushman and William H. Silk.

TRADE AND TECHNICAL SOCIETY EVENTS.

Building Managers' and Owners' Association of New York will hold its regular monthly dinner meeting at the Advertising Club, 47 East 25th street, Tuesday evening, April 11. The name of the speaker will be announced later.

American Lumber Congress is scheduled to hold its fourth annual meeting in Chicago, April 6 and 7, inclusive. Interesting programs are being prepared for all sessions of this convention.

American Iron, Steel and Heavy Hardware Association will hold its annual convention in Washington, D. C., May 23 to 25 inclusive. Headquarters will be located at the Hotel Washington. Secretary, A. H. Chamberlain, 1328 Broadway.

National Metal Trades Association will hold its annual convention at the Hotel Astor, April 17 to 20 inclusive. The program for this meeting provides for the executive committee meeting, a meeting of the local branch secretaries and a dinner of the local branch secretaries will be held on Monday. There will also be included a meeting of the administrative council and the so-called alumni dinner on Tuesday with the regular convention sessions on Wednesday and Thursday. The annual banquet of the association will be held Wednesday evening.

New York Building Superintendents' Association will hold a smoker in the east ballroom of the Hotel Commodore Saturday evening, April 8. M. F. Godfrey is chairman of the committee in charge of the program for this event, and he promises a most interesting program. Members are urged to keep this date in mind or they will miss a notable event.

Building Officials Conference for 1922 will be held at Indianapolis, April 25 to 28, inclusive. The meetings will be held at the Hotel Lincoln and the committee arranging the program promises extremely interesting sessions. Details of the program will be available later.

Illuminating Engineering Society will hold its annual convention in Boston, September 25 to 28 inclusive. This will be the sixteenth annual gathering of the society, and the convention arrangements are in the hands of a committee of which C. L. Edgar, president of the Edison Electric Illuminating Company of Boston, is chairman; H. F. Wallace, vice-chairman, and J. Daniels, secretary.

CURRENT BUILDING OPERATIONS

EXTENSION of the tax exemption ordinance by the Board of Estimate and Apportionment, although practically a foregone conclusion among speculative builders, will undoubtedly be followed by an immediate increase in the volume of apartment house and small dwelling construction throughout Greater New York. For the past few weeks plans for work of this character have been piling up and from all accounts the local building field will be dominated by speculative construction throughout the coming season.

The general activity in the industry is shaping up in a manner satisfactory to all concerned and if the dispute between employers and workmen over the revision of wage scales can be settled without further delay, the next few months will become historic in local building annals. There is a vast amount of projected work and the only requirement for an immediate start is some assurance that relations between the employers and the trade unions will be harmonious.

The building material markets are steadily gaining in activity, with demand for all materials improving and prospects for a consistent increase in business throughout the remainder of the year. Prices are remarkably firm in practically all lines and in some instances slight advances have been reported. The common brick market has been exceptionally active and prices have steadied down considerably. Lumber dealers report increased buying for immediate construction requirements and a splendid outlook for the future.

Common Brick—It has been some years since the volume of business transacted in the New York wholesale market for Hudson River common brick has approached that of the past week when a total of sixty-five barge loads of common brick arrived from up-river yards and all were disposed of to satisfy immediate orders. Although the heavy sales of the week are partly the result of the scarcity that existed a few weeks ago, which depleted all reserves held by dealers, there is no doubt that the demand for this commodity is greater today than it has been for a long time and there are marked indications that this demand will increase steadily throughout the spring and summer months instead of decreasing. Prices are fairly firm and although there is a range from \$16 to \$16.50 a thousand, wholesale, there is very little brick obtainable at the lower figure and only for off-quality product. The fair weather of the past few days, coupled with the increasing demand for brick, has turned the

thoughts of Hudson River brick manufacturers to the coming producing season. Because of the heavy potential demand and the moderate reserves at the yards there is every probability that, weather conditions permitting, manufacturing will be started at least two or three weeks earlier this year than usual. At present brick manufacturers are making their plans for the season's operations and are gathering their working forces with the hope of starting their plants during the latter part of April if possible.

Summary—Transactions in the North

BUILDING COMMODITY PRICES

CURRENT prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York.

Note—Price changes are indicated by bold-face type.

Brick (Wholesale, on Dock, N. Y.), per thousand:

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

Hudson River best grades. \$16.00 to \$16.50
 Raritan 16.50 to 17.00
 Second-hand brick, per load
 of 3,000, delivered.....\$45.00 to —

Face Brick—Delivered on job in New York:

Rough Red.....\$45.00 to —
 Smooth Red..... 45.00 to —
 Rough Buff 50.00 to —
 Smooth Buff 50.00 to —
 Rough Gray 53.00 to —
 Smooth Gray 53.00 to —
 Colonials 45.00 to —

Cement—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
 Domestic Portland cement, per bbl. \$2.80
 Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd. \$4.25
 Bronx deliveries 4.25
 ¾-in., Manhattan deliveries..... 4.25
 Bronx deliveries 4.25

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water front, in which case prices will be slightly higher.

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries \$3.50
 Bronx deliveries 3.50

River brick market for the week ending Thursday, March 30, 1922. Condition of market: Demand unusually heavy; prices, firm and practically unchanged. Quotations: Hudson Rivers, \$16 to \$16.50 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 65; sales, 65. Distribution: Manhattan, 16; the Bronx, 4; Brooklyn, 33; New Jersey points, 8; Astoria, 2; Flushing, 2.

Lumber—Demand for lumber has been quite active during the past few weeks and retailers are making preparations for a steady increase because of the amount

Hollow Tile—

Exterior—Not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring.....\$0.12 per sq. ft.
 3x12x12 0.12 per sq. ft.
 4x12x12 0.17 per sq. ft.
 6x12x12 0.19 per sq. ft.

Note—For deliveries north of 125th st., Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens\$10.50 per 1,000

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Finishing Lime (Standard in 300-lb. barrel)\$4.50 per bbl.
 Common Lime (Standard 300-lb. barrel) 3.75 per bbl.
 Finishing Lime (Standard in Hydrate Finishing, in paper bags 24.00 per ton
 Hydrate Common, in paper bags\$19.50 per ton

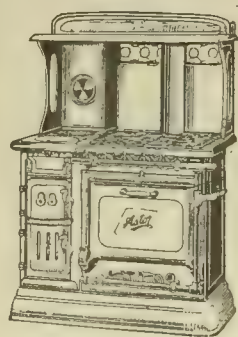
Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth bags\$21.00 per ton
 Brown Mortar, in cloth bags. 18.00 per ton
 Lath Mortar, in cloth bags... 18.00 per ton
 Finishing Plaster, in cloth bags 24.50 per ton
 Rebate for returned bags. 15c. per bag
 Finishing Plaster (250-lb. barrel)\$4.00 per bbl.
 Finishing Plaster (320-lb. barrel) 5.35 per bbl.

Plaster Blocks—

2-in. (solid) per sq. ft.....\$0.17 to 0.19
 3-in. (hollow) per sq. ft..... 0.17 to 0.19



The UNION STOVE WORKS

Headquarters for Builders for

Kitchen Ranges for Coal or Gas, Standard or
 Pipeless Furnaces, Heating Boilers, Laundry
 Apparati

THE GREAT "ASTOR" LINE
 70 BEEKMAN STREET

Established 88 Years

Telephone: Beekman 2490

Sash Weights—Sash Chain Castings and Forgings

SPECIAL IRON WORK
 FOR BUILDING PURPOSES

Pencoyd Steel and Iron Co.

Cort. 1372 206 Broadway, New York

J. P. Duffy Co.

Flue Pipe
 Terra Cotta Blocks
 Gypsum Blocks
 Masons' Materials

138th Street and Park Avenue

BROOKLYN

50th-51st Streets and 2nd Avenue

QUEENS

Jackson Avenue and Madden Street

Keen Competition and the Great Struggle for Business has brought into the New York Market a Light Weight Extra Heavy Cast Iron Pipe.

We are selling Full Weight, New York Regulation, Extra Heavy, Cast Iron Pipe.

We do not Substitute, but sell Full, Honest Weight.

JOHN A. MURRAY & SONS, INC.

"The House of Reliability"

310-312 WEST 39TH STREET, NEW YORK

MATERIALS AND SUPPLIES

of newly projected construction that has been announced for an early start. Buying has been steady and consistent throughout the past winter and many of the local dealers report a splendid winter business. Lumber prices are firm at present and although there is likely to be a slight advance as the demand increases, those best informed are not inclined to think that prices will soar this summer contrary to predictions recently made.

Structural Steel—The market for this commodity is far more active than it has been and there are marked indications

that buying will increase steadily from now on. There have been a number of plans recently released involving large structural operations and they will require a heavy total tonnage of fabricated material. Several large bookings during the past week have been largely responsible for the improved tone of the market and with the award of the orders now pending there will undoubtedly be a decided change in the outlook. Prices on fabricated steel are slightly higher than they were and are firm at the new level. The general range is from \$63 to \$68 per

ton, for steel, fabricated and erected in commercial structures. Structural bookings improved to some extent during February, according to the report issued by the Bridge Builders' and Structural Society. This report shows that during the month of February 78,700 tons of fabricated structural steel was contracted for throughout the United States, equivalent to forty-three per cent. of the entire capacity of the bridge and structural shops of the country.

Cast Iron Pipe—The tone of the market for this commodity is excellent and manufacturers are looking for a steady increase in the volume of business. Private buying continues to be a noteworthy feature of the current demand and there is a steady increase in the amount of municipal business in sight for the coming season. The majority of the Eastern plants are now operating at approximately eighty per cent. of capacity and with the orders in sight shortly maturing there is no reason why production should not be increased. Prices are firm and no changes are anticipated. New York quotations are as follows: 6 in. and larger, \$47.30 per net ton; 4 in. and 5 in., \$52.30, and 3 in., \$62.30, with Class A and gas pipe \$4 extra per ton.

Builders' Hardware—The demand is strong and shows every likelihood of improving steadily throughout the coming season. There is a great amount of proposed construction that will create a heavy demand for hardware items. Prices are firm and unchanged.

Window Glass—Additional interest is being manifested in this line every day and both manufacturers and jobbers are anticipating a season of more than usual activity. The program of speculative construction for this territory is steadily increasing and during the middle of the summer the dealers in glass anticipate the peak of business and in all probability will be rushed to the limit of their capacity. Prices are steady and no changes have been reported.

Linseed Oil—Although demand is not brisk, the recent business in the linseed oil market is generally considered fair for this period of the year and is indicative of greater activity ahead. During the past two weeks sales have shown a decided improvement over those of the previous two months and this fact alone is quite heartening to the jobbing interests. Recent sales have been in small lot orders and the market for this commodity will not gain in activity to any extent until considerable car-lot business is manifest.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.

27x48x½ in.	.....\$0.33 each
32x36x¼ in.	.....0.22 each
32x36x½ in.	.....0.24 each
32x36x¾ in.	.....0.30 each

Sand—

Delivered at job in
Manhattan\$1.80 to — per cu. yd.
Delivered at job in
Bronx 1.80 to — per cu. yd

White Sand—

Delivered in Manhattan....\$5.00 per cu. yd.

Broken Stone—

1½-in., Manhattan delivery. \$4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.
¾-in., Manhattan delivery.. 4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.

Building Stone—

Indiana limestone, per cu. ft.	.....\$1.62
Kentucky limestone, per cu. ft.	.....2.27
Briar Hill sandstone, per cu. ft.	.....1.68
Gray Canyon sandstone, per cu. ft.	.....1.65
Buff Wakeman, per cu. ft.	.....1.90
Buff Mountain, per cu. ft.	.....1.30
North River bluestone, per cu. ft.	.....1.85
Seam face granite, per sq. ft.	.....1.20
South Dover marble (promiscuous mill block), per cu. ft.	.....2.35
White Vermont marble (sawed) New York, per cu. ft.	.....2.00

Structural Steel—

Plain material at tidewater; cents per pound:
Beams and channels up to 14 in.1.88c. to 2.03c.
Beams and channels over 14 in.1.88c. to 2.03c.
Angles, 3x2 to 6x3.....1.88c. to 2.03c.
Zees and tees.....1.88c. to 2.03c.

Lumber—

Wholesale prices, New York.
Yellow pine, merchantable 1905, f. o. b., N. Y.:

3x4 to 14x14, 10 to 20 ft....	\$40.00 to \$52.00
Hemlock, Pa., f. o. b., N. Y., base price, per M.....	\$7.50 to —
Hemlock, W. Va., base price, per M.....	\$7.00 to —
(To mixed cargo price add freight, \$1.50.)	
Spruce, Eastern, random cargoes, narrow (delivered)...	\$0.00 to —
Wide cargoes	\$3.00 to —
Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.	
Cypress Lumber (by car, f. o. b., N. Y.):	
First and seconds, 1-in....	\$110.00 to —
Cypress shingles, 6x13, No. 1 Hearts.....	— to —
Cypress shingles, 6x13, No. 1 Prime	— to —
Quartered Oak.....	— to \$166.00
Plain Oak.....	— to 161.00

Flooring:

White oak, quart'd sel....	\$97.50 to —
Red oak, quart'd select..	97.50 to —
Maple No. 1.....	71.00 to —
Yellow pine No. 1 common flat	55.50 to —
N. C. pine flooring Norfolks	65.00 to —

Window Glass—

Official discounts from manufacturers' lists:	
Single strength, A quality, first three brackets	85%
B grade, single strength, first three brackets	85%
Grades A and B, larger than the first three brackets, single thick.....	85%
Double strength, A quality.....	85%
Double strength, B quality.....	87%

Linseed Oil—

City brands, oiled, 5 bbls. lot.\$0.89 to \$0.91
Less than 5 bbls..... 0.93 to 0.95

Turpentine—

Turpentine.....\$0.88 to \$0.90



Face
Enameled
Fire

BRICK

As manufacturers of BRICK for thirty years, we have a record of repeat orders that affords you a 100% guarantee of satisfactory service. To the service given by our Face, Enameled and Fire BRICK, is added the service we render in shipment and delivery. Prompt shipments on any size contracts in any range of shade or texture, at fair prices and of first-class quality.

FACE BRICK

in Buffs, Ironspots, Browns and Mingled Effects, in full range or any individual Shade or Texture.

ENAMELED BRICK

in White and Mottled Effects, first and second quality for interiors, exteriors and courts.

FIRE BRICK

and fire clay of highest grades.

Lowest market prices. May we estimate for you?

American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 8787-8788

A Clean Building



We clean masonry of every type.

A clean building will sell or rent as well as a new building. In appearance it is a new building, for cleaning restores the original freshness of color.

Estimates for cleaning—and pointing, if desired—submitted on request.

Atlantic Terra Cotta Co.

Cleaning Department
350 Madison Avenue
Telephone: Vanderbilt 9558

POMEROY FIRE RETARDANT WINDOWS

Built in the belief that the BEST hollow metal fire retardant window is the only SAFE fire retardant window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

282-96 East 134th Street NEW YORK
Phone Melrose 6104

H. W. BELL CO.

Gypsum Blocks
Terra Cotta Blocks
Plaster Boards
Dumbwaiter Blocks
Flue Pipe
Firebrick

Park Ave. & 139th St.

Phone—Mott Haven 3134
BROOKLYN

KENT AVENUE & MORTON STREET

BUILDERS

LITTLE CASH REQUIRED

We can subordinate entire purchase price of several well-located plots and obtain liberal building and permanent loans.

S. Osgood Pell & Co. 15 & 17 West 44th St.
Tel. Vanderbilt 5610

FOR PAINTING, DECORATING and PLASTERING

Consult

LESCH & JOHNSON

261 East Fordham Road New York
Telephone: Fordham 9345

CONTEMPLATED CONSTRUCTION.

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

63D ST.—Schwartz & Gross, 347 5th av, have plans in progress for a 9-sty brick, steel and limestone apartment, 50x100 ft, at 103-105 East 63d st, for J. E. Watson, Inc., Robt. Podgur, president, 276 5th av, owner.

86TH ST.—Chas. W. Buckham, 175 5th av, has completed plans for a 9-sty fireproof apartment, 100x87 ft, at 2-10 East 86th st for estate of Edw. M. Tailer, Newport, owner. Cost, \$400,000.

HALLS AND CLUBS.

55TH ST.—H. P. Knowles, 21 West 49th st, has been retained to prepare sketches for a 10 or 12-sty brick and stone lodge building, 150 ft on 55th st and 100 ft on 56th st, at 131 West 55th st, through to 56th st, for A. A. N. M. O. S. Mecca Temple, 105 West 45th st, owner. Cost, \$1,200,000.

STABLES AND GARAGES.

HUDSON ST.—Philip Bardes, 230 Grand st, has completed plans for a 2-sty brick garage, 75x100 ft, at the southeast corner of Hudson and Charles sts for Geo. Bruno, 57 Thompson st, owner. Cost, \$25,000.

STORES, OFFICES AND LOFTS.

COOPER SQ.—Ingle, Houston & Ingle, 126 East 59th st, has completed plans for a 12-sty and basement brick, steel and concrete store and loft building, 100x100 ft, at 560-62 Cooper sq for Carl Fischer Co., owner, care of architect. Cost, \$600,000. Associate architect, Wm. R. Benedict, 70 East 45th st. Consulting engineer, Clyde Place, 70 East 45th st.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

CROTONA PARK NORTH.—Chas. Kreymborg, 2534 Marion av, has plans in progress for a 5-sty brick and stone apartment, 50x100 ft, at the northwest corner of Crotona Park North and Prospect av for J. T. Construction Co., Joseph Theise, president, 219 East 188th st, owner and builder. Cost, \$100,000.

GILES PL.—M. Jos. Harrison, 110 East 31st st, has completed plans for a 4-sty brick apartment, 80x30 ft, irregular, at the corner of Giles pl, Sedgwick av and Ft. Independence st for Marie Salters, Hotel Netherland, 5th av and 59th st, owner. Cost, \$65,000.

168TH ST.—Irving Margon & Chas. Glaser, 2806 3d av, have plans in progress for a 5-sty brick, limestone and terra cotta apartment house, 100x101 ft, at the northwest corner of 166th st and Grand Concourse for Klarman Const. Co., care of M. Klarman, 2839 Webster av, owner. Cost, \$180,000.

PLIMPTON AV.—Geo. Fred Pelham, 200 West 72d st, has completed plans for a 5-sty brick and stone apartment house, 86x50 ft, at the northeast corner of Plimpton av and 172d st for Thos. Dwyer, 216th st and Broadway, owner and builder. Cost, \$175,000.

WALTON AV.—Moore & Landsiedel, 3d av and 148th st, have completed plans for a 5-sty brick apartment, 100x110 ft, at the southwest corner of Walton av and 170th st for Realty Managers, Inc., M. Begrisch, president, 342 Madison av, owner and builder.

CHURCHES.

VALENTINE AV.—Emery Roth, 119 West 40th st, has plans in progress for a 2 or 3-sty brick synagogue, on plot 123x135 ft, on the east side of Valentine av, about 150 ft north of Fordham rd, for Tiphereth Israel Congregation, care of Louis Rosenbaum, 33 Bleecker st, owner. Cost, \$250,000.

FACTORIES AND WAREHOUSES.

GRAND CONCOURSE.—F. A. Burdett, 25 West 45th st, has completed plans for a 9-sty brick storage building, 50x145 ft, on the east side of Grand Concourse, 107 ft north of 188th st, for Manderkin Bldg. Co., Geo. Kinderman, president, 1360 Webster av, owner and builder. Cost, \$200,000.

STORES, OFFICES AND LOFTS.

HARRISON AV.—Gronenberg & Leuchtag, 450 4th av, have plans nearing completion for twelve 1-sty brick taxpayers, 100x100 ft, at the northeast corner of Harrison av and Burnside av for Chester D. Judis, 101 Park av, owner and builder. Cost, \$75,000.

MISCELLANEOUS.

AV ST.—JOHN.—Meisner & Uffner, 501 East Tremont av, have plans in progress for a 1-sty brick and stone market, with stores, on Av St. John, between Fox st and Southern blvd, for Archie Realty Co., Samuel Schapiro, president, 132 Nassau st, owner.

14TH ST.—McKenzie, Voorhees & Gmelin, 1133 Broadway, have completed preliminary plans for a 3-sty brick telephone exchange, 116x238 ft, in the north side of 14th st, Tiebout to Valentine av, for N. Y. Telephone Co., H. F. Thurber, president, 15 Dey st, owner. Cost, \$500,000. Architect will take bids on general contract.

SPRINKLER SUPERVISORY SERVICE AUTOMATIC SPRINKLER VALVE ALARM SERVICE INTERIOR FIRE ALARM EQUIPMENT

INSTALLED AS A LOCAL SYSTEM
OR FOR CENTRAL OFFICE SERVICE

AUTOMATIC FIRE ALARM SERVICE SPECIAL BUILDING SIGNAL SERVICE

Automatic Fire Alarm Co.

416 Broadway New York City
CANAL 5188

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

BAY PARKWAY.—Andrew J. Thomas, 137 East 45th st, Manhattan, has completed plans for a 4-sty brick apartment house, 112x99 ft, at the southwest corner of Bay parkway and 82d st for Stucci House Bldg. Co., 8515 Bay parkway, owner and builder. Cost, \$85,000.

BENSON AV.—E. M. Adelsohn, 1778 Pitkin av, has plans in progress for a 4-sty brick and limestone apartment, 80x110 ft, at the corner of Benson and 20th avs for Diamond Bros., 25 Bay 23d st, owner. Cost, \$150,000.

MERMAID AV.—Seelig, Finkelstein & Wolfinger, 44 Court st, have completed plans for a 4-sty brick apartment, 38x85 ft, at the southwest corner of Mermaid av and West 36th st for Agello & Esposito, 140 Montague st, owner and builder. Cost, \$50,000. Owner will soon take bids on separate contracts.

14TH AV.—Ferdinand Savignano, 6005 14th av, has plans in progress for a 4-sty brick and limestone apartment, 80x80 ft, at the southeast corner of 14th av and 70th st for Mariano Cordi, 966 59th st, owner. Cost, \$100,000.

CHURCHES.

48TH ST.—Helmie & Corbett, 130 West 42d st, Manhattan, have preliminary plans in progress for a church, school and convent at 48th st and 7th av for R. C. Order St. Agatha, Rev. Father M. Fitzpatrick, pastor, 713 49th st, owner. Details will be announced later.

DWELLINGS.

MANSFIELD PL.—Philip Caplan, 16 Court st, has completed plans for four 2-sty frame dwellings, 20x38 ft, on the west side of Mansfield pl, 100 ft south of Av N, for Saladino Const. Co., Anthony Saladino, president, 225 West 39th st, Manhattan, owner and builder. Cost, \$28,000.

MANSFIELD PL.—Philip Caplan, 16 Court st, has completed plans for three 2-sty frame dwellings, 20x38 ft, on the east side of Mansfield pl, 135 ft south of Av N, for Saladino Const. Co., Anthony Saladino, president, 225 West 39th st, Manhattan, owner and builder. Cost, \$21,000.

AV O.—Seelig, Finkelstein & Wolfinger, 44 Court st, have completed plans for a 2-sty brick dwelling, 22x55 ft, at the southwest corner of Av O and East 10th st for G. & W. Construction Co., 4406 16th st, owner. Cost, \$16,000.

MILLER AV.—E. M. Adelsohn, 1778 Pitkin av, has plans in progress for six 2-sty brick dwellings, 20x57 ft, on the east side of Miller av, 86 ft north of Riverdale av, for A. V. Wycoff, 362 7th av, Manhattan, owner. Cost, \$10,000 each.

FACTORIES AND WAREHOUSES.

PENNSYLVANIA AV.—E. M. Adelsohn, 1778 Pitkin av, has plans in progress for a 2-sty brick factory, 50x60 ft, on the west side of Pennsylvania av, 195 ft south of Lorrain st, for Rose Karron, 818 Pennsylvania av, owner. Cost, \$20,000.

SHEPHERD AV.—Wm. C. Winters, 106 Van Siclen av, has plans in progress for a 1-sty brick factory, 16x100 ft front and 132x100 ft rear, on the east side of Shepherd av, 191 ft south of Atlantic av, for N. D. I. Specialty Co., 571 Liberty av, owner. Cost, \$60,000.

STABLES AND GARAGES.

4TH AV.—J. Sarsfield Kennedy, 157 Remsen st, has completed plans for a 1-sty brick garage, 56x100 ft, on the east side of 4th av, 43 ft south of 39th st, for Estate of Roscoe R. Bell, Jos. R. Bell, manager, 3908 4th av, owner. Cost, \$15,000.

THEATRES.

DE KALB AV.—Thos. W. Lamb, 644 8th av, Manhattan, has completed plans for a 20-sty

brick, limestone and terra cotta vaudeville theatre, 162x251x41x63 ft, with stores and offices, on the block bounded by DeKalb av, Fleet, Prince and Gold sts for Goldfleet Corp., Chas. Monash, president, 1564 Broadway, Manhattan, owner. Cost, \$1,500,000. Steel engineer, Paul Chapman, 1482 Broadway, Manhattan.

Queens

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—B. W. Dorfman, 16 Court st, Brooklyn, has plans in progress for sixteen 3-sty brick and limestone apartments, with stores, on Broadway, between 5th and 6th avs, L. I. City, for B. M. Maltz, 16 Court st, Brooklyn, owner and builder. Cost, \$500,000.

DWELLINGS.

CORONA, L. I.—A. Marinelli, 15 East Jackson av, Corona, has completed plans for a 2-sty frame and stucco dwelling, 21x52 ft, on the north side of Filmore av, 50 ft east of 45th st, Corona, for Jos. Diagotti, 45th st and Filmore av, Corona, owner and builder. Cost, \$8,000. Owner will take bids on separate contracts.

FOREST HILLS GARDENS, L. I.—Theo. C. Visscher, 363 Lexington av, Manhattan, has plans in progress for a 2½-sty tapestry brick dwelling, 26x40 ft, with garage attached, at Forest Hill Gardens for owner, care of architect. Cost, \$25,000. Architect will take bids on general contract immediately.

GREAT NECK, L. I.—Walter J. Skinner, 1188 Main st, Bridgeport, has plans in progress for a 2-sty frame dwelling, 27x42 ft, with garage, at Great Neck for Philip A. Sayles, 15 East 38th st, Manhattan, owner.

GREAT NECK, L. I.—J. J. Gloster, 110 West 40th st, Manhattan, has plans in progress for ten brick and stucco dwellings, 43x65 ft each, at Great Neck for Frederick C. Gilsey, Great Neck, owner. Cost, \$100,000. Architect will take bids about April 1.

HOLLIS, L. I.—Wm. C. Winters, 106 Van Siclen av, Brooklyn, has plans in progress for a 2-sty frame dwelling, 23x30 ft, on the west side of Hollis av, 275 ft north of Prospect av, Hollis, for Geo. Schmidt, Hollis and Prospect avs, Hollis, owner. Cost, \$6,000.

HUNTINGTON, L. I.—John E. Stasse, 175 5th av, Manhattan, has completed plans for a 3½-sty frame dwelling, 38x80 ft, with garage and outbuildings, on Sammis Property, Huntington, for Geo. A. Fuller, Esq., 111 Broadway, Manhattan, owner.

MIDDLE VILLAGE, L. I.—Wm. Von Felde, 2188 Metropolitan av, Middle Village, has completed plans for a 2-sty frame dwelling, 18x36 ft, on Metropolitan av, Middle Village, for Joseph A. Bermel, 100 Pulaski st, Middle Village, owner. Cost, \$8,000.

PLANDOME, L. I.—Mott B. Schmidt, 14 East 46th st, Manhattan, has been retained to prepare plans for two dwellings at Plandome for J. Larocque Anderson, 30 East 42d st, Manhattan, owner. Details will be announced later.

RIDGEWOOD, L. I.—L. Berger & Co., 1696 Myrtle av, Ridgewood, have plans in progress for twenty-four 2-sty frame dwellings, 20x55 ft, in the west side of Sprague st, between Myrtle and Copeland av, Ridgewood, for Brunjes Homes, Inc., J. Herold, president, 182 Forest av, Ridgewood, owner and builder. Cost, \$5,000 each.

ROSLYN, L. I.—Mott B. Schmidt, 14 East 46th st, Manhattan, has been retained to prepare plans for a dwelling, with garage, on plot of 20 acres, at Roslyn, for Henry Hill Anderson, 204 West 110th st, Manhattan, owner.

WHITESTONE, L. I.—A. Brems, Corona av, Corona, has plans in progress for four 2-sty frame dwellings, 22x36 ft, at Whitestone for James E. Weeks, 11th st, Whitestone, owner and builder. Cost, \$5,000 each. Exact location will be announced later.

WHITESTONE, L. I.—Plans have been prepared privately for a 2½-sty brick dwelling, 40x50 ft, with garage, at Whitestone for Albert Hoffberg, 119 West 25th st, Manhattan, owner.

HOSPITALS.

RICHMOND HILL, L. I.—M. L. & H. G. Emery, Bible House, Manhattan, have completed plans for a 4-sty brick hospital in the west side of Van Wyck st, 300 ft south of Fulton st, Richmond Hill, for Jamaica Hospital, Wm. R. Higbie, president, Jamaica, owner.

SCHOOLS AND COLLEGES.

EASTHAMPTON, L. I.—Townsend, Steinle & Haskell, 8 West 40th st, Manhattan, have been retained to prepare plans for a grade school at Easthampton for the Easthampton Board of Education, Dr. David Edwards, president, Easthampton, owner.

RIVERHEAD, L. I.—Tooker & Marsh, 101 Park av, Manhattan, have been retained to prepare plans for a 3-sty brick and stone high school at Riverhead for Riverhead Union Free School Dist. Board of Education, Riverhead, owner. Cost, \$250,000.

STABLES AND GARAGES.

LONG ISLAND CITY, L. I.—Chas. Lehning, 810 Stanley av, L. I. City, has been retained to prepare plans for a 1-sty and basement brick and steel garage, 100x60 ft, with showrooms, at the southeast corner of Queens Blvd and Harold av, L. I. City, for Herman Euthe, 319 East 26th st, Manhattan, owner and builder.

Richmond

APARTMENTS, FLATS AND TENEMENTS.

ST. GEORGE, S. I.—Emery Roth, 119 West 40th st, Manhattan, has completed plans for a 5-sty brick, cast stone and stucco apartment, 150x200 ft, with stores, at the southwest corner of Wall st and Stuyvesant pl, St. George, for Snug Harbor Realty Co., John Rosenstein, president, 30 West 36th st, Manhattan, owner. Cost, \$350,000.

Westchester

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—Wm. Heapy, 306 So. Broadway, Yonkers, has plans in progress for a 5-sty brick apartment, 65x110 ft, in Radford st, Yonkers, for Johnson & Miller, 55 So. Broadway, Yonkers, owner and builder. Cost, \$140,000.

DWELLINGS.

YONKERS, N. Y.—W. P. Katz, 2 Hudson st, Yonkers, has plans in progress for a 2½-sty tapestry brick dwelling, 22x38 ft, on Central Park av, Yonkers, for N. Barbetta, 5 Murry av, Yonkers, owner and builder. Cost, \$13,000.

YONKERS, N. Y.—W. P. Katz, 2 Hudson st, Yonkers, has plans in progress for four 2-sty brick and stone dwellings, 22x36 ft, at Glenwood and Woodworth avs, Yonkers, for A. Muth, owner, care of architect. Cost, \$8,500 each.

NEW ROCHELLE, N. Y.—Plans have been prepared privately for a 2-sty frame dwelling, 23x31 ft, on Hilltop av, New Rochelle, for F. M. Ensinger, 309 North av, New Rochelle, owner and builder. Cost, \$8,000.

OSSINING, N. Y.—A. Raymond Ellis, 36 Pearl st, Hartford, has completed plans for a 2½-sty

frame dwelling, 30x42 ft, at Ossining for Milan C. Goodrich, Ossining, owner. Cost, \$20,000.

YONKERS, N. Y.—W. P. Katz, 2 Hudson st, Yonkers, has plans in progress for a 3-sty frame dwelling, 21x45 ft, at 499 Saw Mill River rd, Yonkers, for T. Swetz, 10 Croton terrace, Yonkers, owner. Cost, \$15,000.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Bldg., Mt. Vernon, has completed plans for a 2½-sty frame and stucco dwelling, 34x40 ft, on Vernon pl, Mt. Vernon, for Samuel Gibson, Inc., Proctor Bldg., Mt. Vernon, owner and builder. Cost, \$10,000. Mason work, Louis Carilli, 13 No. High st, Mt. Vernon.

WHITE PLAINS, N. Y.—Plans are being prepared privately for a 2½-sty frame dwelling, 28x34 ft, with garage, on Waller av, White Plains, for A. A. Johnson, 11 Rathbun av, White Plains, owner and builder. Cost, \$10,000.

HOSPITALS.

PEEKSKILL, N. Y.—Thomas W. Lamb, 644 8th av, Manhattan, has plans in progress for a 3-sty brick and terra cotta hospital, 38x68 ft, in South st, Peekskill, for Peekskill Hospital, L. F. Crumb, in charge, Savings Bank Bldg., Peekskill, owner. Cost, \$70,000.

SCHOOLS AND COLLEGES.

CORNWALL-ON-HUDSON, N. Y.—Tooker & Marsh, 101 Park av, Manhattan, have been retained to prepare plans for a brick and limestone and high grade school at Cornwall-on-Hudson for Board of Education, J. W. Wersebe, president, Cornwall-on-Hudson, owner. Cost, \$150,000.

STABLES AND GARAGES.

PEEKSKILL, N. Y.—Plans are being prepared privately for a 1-sty brick and stucco on

1140 Fifth Avenue

1140 Fifth Avenue Inc has taken over the property at 1140 Fifth Avenue and will erect a 14-story apartment house

Since it is planned that this building shall be modern in every respect contracts have been signed with this company for Central Station Service

The electrical installation when the building is completed will consist of 2000 lamps and 85 horsepower

Architects—Fred F French Co

299 Madison Avenue

Big Buildings Use Edison Service

The New York Edison Company

At Your Service

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



hollow tile garage, 50x75 ft., at Washington st and Loomis av, Peekskill, for Keller & Gillman, 238 Washington st, Peekskill, owner. Cost, \$30,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

BANKS.

TENAFLY, N. J.—R. H. MacKenzie, 89 James st, Englewood, has the general contract for a 1-sty brick and stone bank, 30x70 ft., at West Railroad av and West Clinton av, Tenafly, for First National Bank of Tenafly, W. H. Hayes, president, Tenafly, owner, from plans by Holmes & Winslow, 134 East 44th st, Manhattan, architect. Cost, \$75,000.

PASSAIC, N. J.—Hegeman & Harris, 185 Madison av, Manhattan, have the general contract for a brick and limestone bank on Bloomfield av, near Main av, Passaic, for Passaic National Bank, R. J. Scoles, president, Main av, Passaic, owner, from plans by Harry Leslie and Walker and John F. Kelly, associate architects, 144 East 54th st, Manhattan, architects. Cost, \$500,000.

CHURCHES.

LONG ISLAND CITY, L. I.—Appleton Bldg. Co., 145 West 41st st, Manhattan, has the general contract for a brick and stone church, 60x97 ft., with gymnasium, on the east side of 4th av, 55 ft north of Broadway, L. I. City, for the First Presbyterian Church of Astoria, A. Wilson, secretary, 812 Ely av, Astoria, owner, from plans by A. E. Richardson, 100 Amity st, Flushing, architect.

DWELLINGS.

BRONX.—Lindblom & Schultz, 230 5th av, have the general contract for a 2-sty brick dwelling in Riverdale section, for Dr. H. V. Hillman, owner, care of architect, from plans by Dwight Jas. Baum, 246th st and Waldo av, architect.

BRONX.—Geo. V. Ellice, 102 Lawton av, Yonkers, has the general contract for a 3-sty frame and stucco dwelling, 32x54 ft., with 1-sty garage, 11x31 ft., on the east side of Delafield av, 295 ft north of Iselin av, for Dr. W. R.

Williams, 67 West 85th st, owner, from plans by Dwight Jos. Baum, 246th st and Waldo av, architect. Cost, \$26,000.

ELMHURST, L. I.—E. E. Scheider, 230 East 17th st, Manhattan, has the general contract for a 2½-sty frame, stucco and hollow tile dwelling, 24x34 ft., on the bay at Elmhurst for Joseph Slanar, 139 Varick st, Corona, owner, from plans by R. Lukowskt, 49 Stevens st, Astoria, architect. Cost, \$8,000.

LOCUST VALLEY, L. I.—Chas. N. Brady, 11 Dosoris lane, Glen Cove, has the general contract for a 1 and 2-sty brick and shingle dwelling, 37x40 ft., at Piping Rock, Locust Valley, for Piping Rock Realty Co., Locust Valley, owner, from plans by Pleasants Pennington, 2 East 41st st, Manhattan, architect. Cost, \$10,000.

JAMAICA, L. I.—Williams & Kronk, Queens Village, Queens, have the general contract for a 2-sty frame dwelling, 25x30 ft., on the west side of Hillcrest av, north of Highland av, Jamaica, for Mrs. J. M. Brown, 16 Delap pl, Jamaica, owner, from plans by Wm. Spaulding, 375 Fulton st, Jamaica, architect. Cost, \$12,000.

FLUSHING, L. I.—A. Hanson, 11th av, Flushing, has the general contract for a 2-sty frame, stucco and brick veneer dwelling, 25x30 ft., on the west side of Parsons av, 100 ft south of Sinclair av, Flushing, for Julius Remenisy, 2324 Woodlawn st, Brooklyn, owner, from plans by A. E. Richardson, Amity st, Flushing, architect. Cost, \$10,000.

NEW ROCHELLE, N. Y.—B. J. Hines & Co., 388 Main st, New Rochelle, have the general contract for a 2½-sty frame dwelling, 24x42 ft., at New Rochelle for A. Edward Remick, 104 East 25th st, Manhattan, owner, from plans by Arthur T. Remick, 52 Vanderbilt av, Manhattan, architect. Cost, \$9,500. Heating and plumbing, Hauxwell & Smith, 46 Broad st, Portchester.

MOUNT VERNON, N. Y.—Barto Phillips, 280 Madison av, Manhattan, has the general contract for a 2½-sty frame and clapboard dwelling on Devonia av, Mt. Vernon, for Denis MacGillicuddy, 391 East 149th st, Manhattan, owner, from plans by Louis Kreis, 835 West 178th st, Manhattan, architect. Cost, \$22,000.

SCARSDALE, N. Y.—H. I. Kellard, Hartsdale, has the general contract for a brick dwelling, 30x50 ft., at Scarsdale for James Ridgeway, Scars-

dale, owner, from plans by H. P. Knowles, 21 West 49th st, Manhattan, architect.

TUXEDO PARK, N. Y.—Robert McCready, Tuxedo Park, has the general contract for alterations to a dwelling at Tuxedo Park for Mrs. S. Sloan Colt, Tuxedo Park, owner, from plans by B. B. Smith, 50 West 47th st, Manhattan, architect. Cost, \$10,000.

MONTCLAIR, N. J.—W. E. Armstrong, 200 Midland av, Montclair, has the general contract for a 2½-sty frame dwelling, 24x20 ft., at 196 Midland av, Montclair, for John D. Stringer, 474 Summer av, Newark, owner, from plans by B. Halstead Shepard, 564 Main st, East Orange, architect. Cost, \$8,000.

MONTCLAIR, N. J.—Collins Bros., 500 Monroe st, East Orange, have the general contract for two 2½-sty frame dwellings, 26x34 ft., on Woodland av, near Park st, Montclair, for Owen and Alfred Glasson, 373 Alden st, East Orange, owners, from plans by H. Messinger Fisher, 460 Bloomfield av, Montclair, architect.

PLAINFIELD, N. J.—Geo. W. Nolte, 471 West Front st, Plainfield, has the general contract for a 2½-sty frame dwelling, 28x34 ft., on Marine av, Plainfield, for M. Howard Marchant, 112 Watchung av, Plainfield, owner, from plans prepared privately. Cost, \$12,000.

SOUTH ORANGE, N. J.—Wm. Miller, 564 Main st, East Orange, has the general contract for a 2½-sty frame bungalow, 23x46 ft., on Melrose pl, South Orange, for S. Imbrie, 155 No. Munn av, East Orange, owner, from plans by Wm. E. Garrabrants, 343 Main st, East Orange, architect. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Isaac Beers Co., Inc., N. Y. Times Bldg., Manhattan, has the general contract for alterations to the 3-sty reinforced concrete factory at 12th and Monmouth sts, Jersey City, for Ault & Wiborg Co., 57 Greene st, Manhattan, and 312 Washington st, Jersey City, Mr. Storms in charge in Manhattan, owner, from plans by Louis A. Hornum, 405 Lexington av, Manhattan, architect. Cost, \$17,000.

LONG ISLAND CITY, L. I.—American Concrete Steel Co., 27 Clinton st, Newark, has the general contract for a 3-sty, reinforced concrete and brick, or brick and steel factory, 130x200 ft., on the south side of Nelson av, from Rawson to Hill sts, Long Island City, for The Underpinning & Foundation Co., J. R. Brencard, in charge, 290 Broadway, Manhattan, owner, from plans by Francis Bruys, 290 Broadway, Manhattan, architect. Cost, \$200,000. Lessee, Ford Instrument Co., 80 Lafayette st, Manhattan.

GLENDALE, L. I.—The Foundation Co., 120 Broadway, Manhattan, has the general contract for a 1-sty concrete factory, 152x352 ft., at Woodhaven av and Long Island Railroad, Glendale, for The Conley Tin Foil Co., Edwin J. Conley, president, 521 West 25th st, Manhattan, owner, from plans by H. O. Ward and Geo. P. Bender, 120 Broadway, Manhattan, architect and engineer. Cost, \$175,000.

HALLS AND CLUBS.

ELIZABETH, N. J.—Chas. Flocken, 681 Newark av, Elizabeth, has the general contract for an addition to a 3-sty basement brick and limestone club house, 100x125 ft., at Elizabeth, for B. P. O. Elks, Geo. Hirtzel, chairman building committee, 211 Broad st, Elizabeth, owner, from plans by King & Campbell, 36 West 40th st, Manhattan, architects. Cost, \$200,000. Structural engineer, F. E. Seelye, 101 Park av, Manhattan.

SCHOOLS AND COLLEGES.

JERSEY CITY, N. J.—W. H. & F. W. Cane, Baldwin av, Jersey City, have the general contract for an addition to the 3-sty brick grade school No. 5, at 3d and 4th sts and Herseles st, Jersey City, for Board of Education of Jersey City, G. Fred Ege, secretary, Administration Bldg., Harrison av, room 108, Jersey City, owner, from plans by John F. Rowland, Jr., 100 Sip av, Jersey City, architect. Cost, \$800,000.

MANHATTAN.—Edw. Corning Co., 145 East 45th st, has the general contract for a 3-sty and basement brick and limestone faculty house, 80x82 ft., at Morningside dr and 117th st for Columbia University, Nicholas Murray Butler, president, 116th st and Broadway, owner, from plans by McKim, Mead & White, 101 Park av, architects. Ventilating and heating engineer, Werner Nygren, 101 Park av. Electrical engineer, Chas. E. Knox, 101 Park av.

STABLES AND GARAGES.

WHEATLEY HILLS, L. I.—E. W. Howell, George st, Babylon, has the general contract for a 1-sty frame stable, 30x104 ft., with tennis court, etc., at Wheatley Hills, for E. F. Hutton, Saxon av, Bayshore, owner, from plans by Chas. M. Hart, 331 Madison av, Manhattan, architect. Landscape architect, Marion C. Coffin, 830 Lexington av, Manhattan.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Cauldwell Wingate Co., 381 4th av, has the general contract for alterations and an addition to the 2-sty brick store and studio building, 200x75 ft., at 571-91 Madison av, for Gustave T. Kirby, 7 East 9th st, owner (Chas. Halsey, 7 East 42d st, in charge), from plans by J. D. Leland & Co., 41 Mt. Vernon st, Boston, architect. Cost, \$50,000. Lessee, American Art Assoc., 6 East 23d st.



A-B Gas Ranges

Headquarters for

LANDLORDS AND BUILDERS

Own your own ranges and don't pay rent for them forever. A-B Ranges are the best bakers, save gas and are finished in sanitary porcelain Enamel. Rustproof.

40 Different Styles & Sizes at Lowest Prices

Guaranteed to Give Satisfaction

J. ROSE & CO., 63 Orchard St., N. Y.

Tel. Orchard 3090

Est. 36 Years

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street

BROOKLYN, N. Y.

TELEPHONE: MANSFIELD 2300

RETAIL LUMBER

CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phone: { 1370
Mott Haven { 1371

Office and Factory: River Ave. and East 151st St.

Money to Loan

on all classes of high-grade income producing properties in New York City, in amounts of \$500,000 and upward.

Building Loans American Bond & Mortgage Company, Inc.

562 Fifth Ave., New York City
Telephone 9600 Bryant

To Whom it May Concern:-

I take great pleasure in voluntarily testifying as to the ability and reliability of Mr. A. Wilkes, Decorator and Painter, who has just completed a satisfactory job of painting and re-decorating of my home at 196 Shonnard Terrace, Yonkers, N. Y., which shows thoroughness, good workmanship and artistic judgment.

Mr. Wilkes' prices are reasonable and not excessive like some who figured on this job, and instead of "cutting corners" and omitting details, I find that he has included many small details, not specified, in order to give a thoroughly satisfactory service and effects.

I therefore commend him unqualifiedly as a conscientious and dependable person who can be relied on to do a first class job of painting or decorating, and will be pleased to show the work in my home or be a reference for further information.

Yours very truly,
CLARENCE P. DAY.

A. WILKES CO.

Painters, Interior Decorators
2371 JEROME AVENUE
Fordham 9000

SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



F. J. KLOES

Established 1872
269 Canal St., New York
Telephone: Canal 4072

PLANS FIL. ED FOR NEW CONSTRUCTION IN ALL BOROUGHES OF NEW YORK CITY

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

102D ST., n s. 145 e Riverside dr. 9-sty bk tnt. 55x100, slag rf; \$250,000; (o) 315 W 102d St. Corp., 217 Bway; (a) Geo. Fred Pelham, 200 W 72d st (180).

BENNETT AV., 1-15, 6-sty bk tnt. 63x168, slag rf; \$260,000; (o) Coliseum Const. Corp., 590 W 18th; (a) Sommerfeld & Steckler, 31 Union sq (175).

PARK TER E., 108-116, 5-sty bk tnt. 51x88x90, tar and gravel rf; \$115,000; (o) Park Terrace East Corp., 20 W 34th st; (a) Renwick, Aspinwall & Tucker, 8 W 40th st (186).

RIVERSIDE DR., 300, 14-sty bk tnt. 100x135, slag rf; \$1,000,000; (o) 300 Riverside Drive Corp., 217 Bway; (a) Geo. Fred Pelham, 200 W 72d st (185).

VERMILYEA AV., 16, 1-sty bk stores and tnt. 70x100, slag rf; \$25,000; (o) Wacht Const. Corp., 805 Fairmont pl; (a) J. M. Felson, 1133 Bway (182).

COLLEGES AND SCHOOLS.

HESTER ST., 201-7, 5-sty bk school. 72x98, slag & tile rf; \$200,000; (o) City of N. Y., Board of Education, 500 Park av; (a) C. B. J. Snyder, Flatbush av & Concord, Bklyn (176).

FACTORIES AND WAREHOUSES.

WATER ST., 659-61, 2-sty bk factory and offices, 50x70, plastic slate rf; \$10,000; (o) Daniel and Jas. Reardon, 237 South st; (a) Louis A. Sheinart, 194 Bowery (183).

30TH ST., 410-12 E., 1-sty bk store house, 7x10, tar & gravel rf; \$100; (o) Inter City Fuel Co., 17 Battery pl; (a) Parsons, Klapp, Brinkerhoff & Douglas, 84 Pine (173).

STABLES AND GARAGES.

9TH AV., 3795-3800, 10 1-sty metal garages, 45x18, metal rf; \$5,000; (o) The Northern Terminal Co., Gayety Bldg., Bway and 36th st; (a) J. B. Allen, 2502 Webster av, Bronx (178).

BWAY, 4076, 4 1-sty metal garages, 10x17, metal rf; \$650; (o) Edlaw Rity. Co., 41 E 42d st; (a) Richard Shutkind, World Bldg, N Y C (184).

STORES, OFFICES AND LOFTS.

47TH ST., 224-6 W., 10-sty bk bank and office bldg. 32x100, slag rf; \$100,000; (o) The Greenwich Bank of the City of N. Y., 135 William st; (a) Geo. Fred Pelham, 200 W 72d st (181).

AMSTERDAM AV., 1889-91, 1-sty bk strs, 50x100, slag rf; \$15,000; (o) Henry L. Weiss, 1889 Amsterdam av; (a) Moore & Landsiedel, 148th & 3 av (174).

STORES AND TENEMENTS.

STANTON ST., 315½, 2-sty bk store and tnt, 25x75, plastic slate rf; \$10,000; (o) Hyman Davidowitz, 316 E Stanton st; (a) L. F. Weiher, 271 W 125th st (177).

9TH AV., 647, 3-sty bk store, 20x76, slag rf; \$9,000; (o) Mary F. Yoost, 214 W 103d st; (a) Andrew J. Thomas, 137 E 45th st (179).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

MACOMBS RD., w s, 150 s Nelson av, 5-sty bk tnt. 75x68.2, slag rf; \$90,000; (o) Chas. L. Adams, 369 Grand av; (a) Fred F. French Co., 299 Madison av (728).

174TH ST., n w c Nelson av, 5-sty bk tnt. 135x80.90, slag rf; \$125,000; (o) Carvinter Realty Co., Inc., Louise I. Bergman, 4031 3 av, Pres; (a) Moore & Landseidel, 3 av & 148th (886).

BEDFORD PARK BLVD., s e c Decatur av, 5-sty bk tnt. 125.5x91.8, slag rf; \$200,000; (o) 55 Mt. Hope Place, Inc., Cornelius J. Carry, 261 E Fordham rd; (a) John P. Boyland, 120 E Fordham rd (460).

CAULDWELL AV., w s, 375.1 n 149th, 5-sty bk tnt. 100x87, slag rf; \$170,000; (o) St. Mary's Park Realty & Const. Co., Mayer Stern, on prem, Pres; (a) Wm. Koppe, 2310 Waterbury av (864).

DECATUR AV., n w c Bedford Park blvd, 5-sty bk tnt. 121x143.11, slag rf; \$250,000; (o) Marion Decatur Corp., Jos. J. Lese, 277 Bway, Pres; (a) Geo. F. Pelham, 200 W 72d (877).

MARION AV., n e c Bedford Park blvd, 5-sty bk tnt. 116.11x93, slag rf; \$250,000; (o) Marion Decatur Corp., Jos. J. Lese, 277 Bway, Pres; (a) Geo. F. Pelham, 200 W 72d (874).

MORRIS AV., w s, 184.2 n 184th, 5-sty bk tnt. 114.3x77.10, slag rf; \$185,000; (o) Walton Holding Corp., Samuel Silberberg, 990 Leggett av, Pres; (a) Chas. Kreymborg, 2334 Marion av (734).

PLIMPTON AV., s w c 170th, 4-sty bk tnt. 48.8x90, slag rf; \$60,000; (o) John P. Leo, 529 W 142d; (a) Frank J. Schefcik, 4168 Park av (723).

PLIMPTON AV., n w c 170th, 4-sty bk tnt. 25x90, slag rf; \$35,000; (o) John P. Leo, 529 W 142d; (a) Frank J. Schefcik, 4168 Park av (722).

SEDGWICK AV., s w c Fordham rd, 5-sty bk tnt. 76.8x82.5, slag rf; \$80,000; (o) Susswell Realty & Const. Co., Morris Sussman, 103 Park av, Pres; (a) G. A. & H. Boehm, 7 W 42d

COLLEGES AND SCHOOLS.

BATHGATE AV., e s, 185 n Tremont av, 4-sty bk school & dwg, 100x62.2, slag rf; (o) Church of St. Joseph, Rev. Patrick Morris, Bathgate av, rector; (a) Robt. J. Reiley, 477 5 av (875).

DWELLINGS.

238TH ST., s s, 175 w Keppler av, 1½-sty fr dwg, 18x37.6, comp shingle rf; \$5,000; (o) Emily Haffen, 1236 Edison av; (a) Wm. Koppe, 935 Intervale av (475).

238TH ST., s s, 150 w Keppler av, 1½-sty fr dwg, 18x37.6, comp shingle rf; \$5,000; (o) Jas. Dalton, 800 E 216; (a) Wm. Koppe, 935 Intervale av (474).

239TH ST., s w c Vireo av, 2-sty & attic bk dwg, 28x35, asbestos shingle rf; \$10,000; (o & a) Emil N. Vallance, 746 E 178th (453).

239TH ST., s s, 50 e Maltida av, 2-sty fr dwg, 24x53, plastic slate rf; \$10,000; (o) Paul & Mary Muks, 215 W 53; (a) John H. Knubel, 305 W 42 (572).

260TH ST., n e c Spencer av, two 2-sty & attic bk dwgs, 22x45, asphalt shingle rf; \$15,000; (o) R. A. Matera, 160 W 45; (a) M. W. Del Gaudio, 158 W 45 (550).

ALLERTON AV., n s, 50 w Radcliffe av, 1-sty bk dwg, 30x41, plastic slate rf; \$6,500; (o) Samuel Adler, 26 E 106th; (a) Lucian Pisciotta, 3011 Barnes av (421).

BARNES AV., e s, 150 s 242d, 2-sty & attic bk dwg, 33x30, asbestos shingle rf; \$8,500; (o) Giachino Antonaccio, 161 So 9 av, Mt. Vernon; (a) M. W. Del Gaudio, 158 W 45 (494).

CALHOUN AV., e s, 300 n Philip av, 2½-sty fr dwg, 21.6x38, shingle rf; \$8,000; (o) Chas. Michelson, 514 E 135; (a) Andrew Carlson, 205 E 124 (529).

EASTBURN AV., w s, 94.8 n 173d, two 2-sty bk dwgs, 20x61, tar & gravel rf; \$24,000; (o) Success Bldg. Co., Abr. Tabor, 1130 Topping av, pres; (a) Morris Rothstein, 2109 3 av (564).

GLEASON AV., s s, 100 w Havemeyer av, 2-sty bk dwg, 30x44, asbestos shingle rf; \$14,700; (o) Edw. Windisch, 379 E 142; (a) Edw. J. Stauffer, 140 Willis av (579).

HOBBART AV., w s, 91.41 n Westchester av, 2-sty fr dwg, 20x48, slag rf; \$10,000; (o) Mary Seirs, 2609 Marion av; (a) Anton Pirner, 2069 Westchester av (496).

LACONIA AV., e s, 290 n Arnow av, 2-sty fr dwg, 20x38, rubberoid rf; \$65,000; (o) Kader & Frandich, 268 Delancey; (a) Della Penna & Erickson, 289 E 149 (522).

LAFAYETTE AV., e s, 100 e Edison av, 1-sty & attic fr dwg, 20.6x32, Fire Chief rf; \$4,000; (o) Helen Schweigard, 807 St Anns av; (a) A. Schweigard, 807 St Anns av (620).

MAYFLOWER AV., w s, 150 n Waterbury av, 1-sty fr dwg, 20x40, flexatite rf; \$3,500; (o) Nicholas Eichler, 4723 Matilda av; (a) Franz Wolfgang, 535 E Tremont av (594).

OLMSTEAD AV., s w c Haviland av, 2-sty bk dwg, 20x48, rubberoid rf; \$10,000; (o) Edw. J. Moberg Co., Inc., Edw. J. Moberg, 2280 Lyon av, pres; (a) Anton Pirner, 2069 Westchester av (523).

PEARSALL AV., w s, 107.7 s Adeo av, 2-sty fr dwg, 21x38, plastic slate rf; \$8,500; (o) Jos. Muto, 434 E 118; (a) M. A. Cardo, 61 Bible House (602).

STABLES AND GARAGES.

208TH ST., w s, 81.1 n Steuben av, 3-sty bk dwg & garage, 20x55, slag rf; \$10,000; (o) Elsie S. Geisen, 203 E 175th; (a) Wm. A. Geisen, 2403 Creston av (906).

241ST ST., s w c Katonah av, 1-sty stn garage, 19x20, rubberoid rf; \$1,500; (o & a) Wm. F. Cunningham, on prem (913).

SEDGWICK AV., e s, 330.10 n 183d, 2-sty fr dwg, 27x29, 1-sty fr garage, 12x18, asphalt shingle rf; \$5,000; (o) Julia K. O'Keefe, 2333 Loring pl; (a) Westfield Havens Co., Inc., 30 E 42d (911).

STORES AND DWELLINGS.

PLIMPTON AV., w s, 58.6 s Boscobel av, 1-sty bk strs & dwg, 25x64, rubberoid rf; \$6,000; (o) C. E. Nessle, 197th & Sedgwick av; (a) John A. Rossi, 86 E 180th (920).

STORES, OFFICES AND LOFTS.

HUNTS POINT RD., n e c Whitlock av, 1-sty bk strs, 160.3x60.6, tar & gravel rf; \$8,500; (o) Louis Rosemann, 26 Court, Bklyn; (a) Benj. Sackheim, 26 Court, Bklyn (925).

EMPIRE Extensible Steel Partitions

are adjustable to any ceiling height. Entire floors can be dismantled and re-erected over night, at less than 25% of the cost of the ordinary partitions.

Finished in Baked Enamel, Oak, Mahogany, Circassian and American Walnut, etc.

"COST COMPARES FAVORABLY WITH WOOD"

See Our Details in Sweet's Catalogue

In that giant among giants—the Equitable Building—what partition to use was a serious question.

You can imagine that with the stream of tenants moving and changing continually the cost of building new partitions might easily be tremendous.

There was not only the cost of the material destroyed if plaster partitions were used, but the dust annoyance to the tenants had to be thought of.

Every type of partition material was considered and rejected for one reason or another.

Finally Empire Steel Partitions was decided upon because of the "ease and economy" with which it can be moved whenever tenants require alterations.

"The partitions embodying the EMPIRE STEEL construction give us a flexible partition which can be used on nearly every floor, and which can be moved at low cost, without expensive waste or damage.

C. T. COLEY, M. E.,
Operating Manager,
Equitable Office Bldg. Corp.,
New York

**EMPIRE STEEL
PARTITION CO., Inc.,
College Point, N. Y.**

CLARENCE AV, w s, 150 n Philip av, 2-2½-sty fr dwgs, 18x24, shingle rf; \$9,588; (o) Anna V. & Jenny L. Eddey, 1231 Vyse av; (a) Chas. A. Newbergh, Grand Central Terminal (847).

COLDEN AV, w s, 216.6 n Adeo av, 2-1-sty concrete dwgs, 20x32, shingle rf; \$10,000; (o) Marie & Frank Gentile, 797 Magenta; (a) Chas. Williams, 905 Burke av (917).

Brooklyn

DWELLINGS.

KATHLEEN PL, 724-36, s s, 116.8 w Coney Island av, 3-2-sty fr 1 fam dwgs, 24x25; \$13,500; (o) Dominick Jaccarino, 2809 W 19th st; (a) S. B. McDonald, 1630 Surf av (2195).

KATHLEEN PL, 725-37, n s, 100.6 w Coney Island av, 3-2-sty fr 2 fam dwgs, 24x37; \$22,500; (o) same (2196).

MANSFIELD PL, 1714-16, w s, 100 s Av I, 2-sty fr 2 fam dwg, 25.6x46; \$10,000; (o) Oliver H. Simmons, 53 Claremont av, Jersey City, N. J.; (a) R. T. Schaefer, 1543 Flatbush av (2725).

HENRY ST, 2744-6, w s, 160 n Neptune av, 2-sty fr 2 fam dwg, 22x65; \$11,000; (o) Ayah Barnett, 2913 W 27th st; (a) Morris Perlstein, 49 Fulton av, Middle Village, L. I. (2252).

E 1ST ST, 2281-83, e s, 100 n Av W, 2-1-sty fr 1 fam dwgs, 16x50; \$6,000; (o) Jennie M. Reid, 2743 W 17th; (a) Laspia & Samenfeld, 525 Grand (3232).

E 4TH ST, 1497-1501, e s, 100 s Av N, 2-2-sty bk 2 fam dwgs, 20.6x57; \$24,000; (o) Endfield Realty Co., 707 New Jersey av; (a) E. M. Adelson, 1778 Pitkin av (3339).

E 5TH ST, 1035-53, e s, 100 s Av I, 6-2-sty fr 1 fam dwgs, 16x48.6; \$30,000; (o) Paul Connelly, 1075 E 7th; (a) S. L. Malkind, 16 Court (3231).

E 6TH ST, 3013-47, e s, 100 s Ocean View av, 12-2-sty fr 2 fam dwgs, 13.2x53; \$120,000; (o) Sab. Bldg. Corp., Hopkinson & Dumont avs; (a) Seelig & Finkelstein, 44 Court (3343).

E 7TH ST, 2165-99, e s, 100 s Av U, 12-2-sty fr 2 fam dwgs, 18x59; \$120,000; (o) Malkin Lumber Corp., 912 Av S; (a) Jas. J. Millman, 26 Court (3276).

E 7TH ST, 258, w s, 73.2 n Church av, 2-sty bk 2 fam dwg, 20x57; \$15,000; (o) Olga Realty Co., Inc., 646 Vernon av, L. I. City; (a) Shampian & Shampian, 50 Court (2982).

E 7TH ST, 2128-32, w s, 170 n Av U, 2-2-sty fr 1 fam dwg, 16x40; \$10,000; (o) Steneboro Const. Co., Inc., 344 Gates av; (a) A. White Pierce, 26 Court (2036).

E 7TH ST, 2166-2200, w s, 100 s Av U, 12-2-sty fr 2 fam dwgs, 18x59; \$120,000; (o) Malkin Lumber Corp., 912 Av S; (a) Jas. J. Millman, 26 Court (3277).

E 11TH ST, 2611, e s, 75.4 s Av Z, 2-sty fr 2 fam dwg, 24x38; \$8,500; (o) Michele Boccia, 2319 Kings Highway; (a) H. H. McKee, 1360 E 28th (2844).

E 13TH ST, 2029-39, e s, 400 n Av U, 3-2-sty fr 2 fam dwgs, 23x53; \$36,000; (o) Israel Ockum, 762 Rockaway av; (a) S. Gardstein, 26 Coprt (3062).

E 13TH ST, 1468-72, w s, 600 s Av N, 2-2-sty fr 2 fam dwgs, 20.6x57; \$30,000; (o) J. Goldman, 1419 St. Marks av; (a) Seelig, Finkelstein & Wolfinger, 44 Court (3236).

W 13TH ST, 1739, e s, 305 n Av Q, 2-sty bk 2 fam dwg, 23x50; \$8,000; (o) Crocifissa Cognio, 106 Hester, Manhattan; (a) Antonio Licata (3094).

W 13TH ST, 1766-70, w s, 240 n Highlawn av, 2-2-sty fr 1 fam dwgs, 16x46; \$8,000; (o) Krewer Dunne Co., Inc., 1748 73; (a) Burke & Olsen, 32 Court (3288).

E 14TH ST, 2380, w s, 30 n Av X, 2-sty fr 2 fam dwg, 20x46; \$9,000; (o) Jos. T. Morris, 1401 Av X; (a) H. H. McKee, 1360 E 28th (2833).

E 15TH ST, 1638-44, w s, 159.4 n Kings Hwy, 3-2-sty bk 2 fam dwgs, 20.6x66.6; \$30,000; (o) Louis Ockum, 305 E 21st st, N. Y.; (a) S. Gardstein, 26 Court st (2686).

E 18TH ST, 1739, e s, 300 s Av Q, 2-sty bk 2 fam dwg, 24x64.8; \$9,000; (o) Wm. V. Vernam, 1717 E 18th st; (a) Vernam & Clough, 15 E 40th st, N. Y. (2193).

E 28TH ST, 2548-64, w s, 160 n Av Z, 6-2-sty fr 1 fam dwg, 18.4x44; \$39,000; (o) Community Assoc., Inc., 1693 S B rd; (a) Lester Smith, 2665 E 26th st (2216).

E 31ST ST, 1125-7, e s, 200 s Av K, 2-3-sty fr 1 fam dwgs, 13x49; \$12,000; (o) Albert Mayhew, 1151 E 39th st; (a) R. T. Schaefer, 1543 Flatbush av (2722).

E 31ST ST, 1325-75, e s, 140 n Av N, 15-2-sty fr 1 fam dwgs, 16x36; \$75,000; (o) Peter Imprialo, 524 Van Sicken st; (a) Laspia & Samenfeld, 525 Grand st (2240).

49TH ST, 1612, s s, 80 e 16th av, 2-sty fr 2 fam dwg, 27x63.6; \$14,000; (o) Armor Const. Co., 1334 48th st; (a) S. Gardstein, 26 Court st (2688).

51ST ST, 1060-72, s s, 100 w 11th av, 4-2-sty bk 2 fam dwgs, 20x66.4; \$48,000; (o) Gor Const.

Co., Inc., 30 E 42d st, N. Y.; (a) Levy & Berger, 395 So 2d st (2693).

53D ST, 1713-19, n s, 100 e 17th av, 2-2-sty fr 2 fam dwgs, 23x61; \$28,000; (o) Herman Steinberg, 1422 55th st; (a) Jas. J. Millman, 26 Court st (2682).

60TH ST, 1453-7, n s, 133.5 w New Utrecht av, 2-2-sty bk 2 fam dwgs, 18.6x55; \$14,000; (o) Antonio Scozzaro, 1679 75th st; (a) Wm. A. Parfitt, 26 Court st (2685).

68TH ST, 2116-46, s s, 100 e 21 av, 8-1½-sty fr 2 fam dwgs, 24x48; \$60,000; (o) Realty Sales Co., 1409 Av J; (a) Fredk J. Dassau, 26 Court st (2199).

75TH ST, 36-42, s s, 100 e Narrows av, 3-2-sty bk 2 fam dwgs, 20x62; \$30,000; (o) Chas. Hempel, 166 12th st; (a) McCarthy & Kelly, 16 Court st (2194).

75TH ST, 60-6, s s, 340 e Narrows av, 3-2-sty bk 2 fam dwg, 20x62; \$30,000; (o) Chas. Hempel, 166 12th st; (a) McCarthy & Kelly, 16 Court st (2190).

AV I, 2606-18, s s, 40 w East 27th st, 6-2-sty fr 1 fam dwgs, 16x41.6; \$36,000; (o) Cozy Bldg. Co., Inc., 1674 Flatbush av; (a) R. T. Schaefer, 1543 Flatbush av (2727).

AV J, 422, s w c E 5th st, 1½-sty fr 2 fam dwg, 26.6x44; \$7,500; (o) Realty Sales Co., 1409 Av J; (a) Fredk J. Dassau, 26 Court st (2198).

AV M, 4403-09, n s, 19 e Troy av, 3-2-sty fr 1 fam dwgs, 16x26; \$14,400; (o) Gload Const. Co., Inc., 1819 Albemarle rd; (a) Frank F. Gload, 1819 Albemarle rd (2687).

AV M, 4810-12, s s, 60 e East 48th st, 2-2-sty fr 1 fam dwgs, 16x36; \$9,600; (o) Gload Const. Co., Inc., 1819 Albemarle rd; (a) Frank F. Gload, 1819 Albemarle dr (2706).

AV Y, 639-43, n s, 20 w E 7th st, 2-1-sty fr 1 fam dwgs, 22x44; \$11,000; (a) Max Thaler, W 19th st & Mermaid av; (a) Wm. J. Wingerath, 1013 Av Y (2211).

BAY PARKWAY, 4609, n s, 64.4 w Ocean Pkway, 1½-sty fr 2 fam dwg, 26.6x44; \$7,500; (o) Realty Sales Co., 1409 Av J; (a) Fredk J. Dassau, 26 Court st (2200).

BROOKLYN AV, 1552-4, w s, 426 s Farragut rd, 2-2-sty fr 1 fam dwg, 16x41.6; \$12,000; (o) M. S. M. Realty Corp., 1325 52d st; (a) R. T. Schaefer, 1543 Flatbush av (2724).

FT HAMILTON AV, 8223, n e c 83d st, 2-sty bk 2 fam dwg, 20x60; \$12,000; (o) Patk J. Carley, 8216 5 av; (a) Thos. Bennett, 7826 5 av (2238).

FT HAMILTON AV, 8213-21, e s, 20. ¾ n 83d st, 3-2-sty bk 2 fam dwg, 20x60; \$36,000; same owner (2239).

NAUTILUS AV, n s, 160 e Sea Gate av, 3-2-sty fr 1 fam dwgs, 22x48; \$22,500; (o) Windall Bldg. Corp., 215 Montague st; (a) Julius J. Diemer, 1 Madison av (2227).

NEW YORK AV, 1226-8, w s, 100 s Clarendon rd, 2-2-sty fr 2 fam dwgs, 16x70.4; \$20,000; (o) Adgar Erikson, 279 E 32d st; (a) Chas. G. Wesel, 1399 E 4th st (2225).

OCEAN AV, 2409-13, e s, 360 n Av T, 2-2½-sty fr 1 fam dwgs, 18x39; \$10,000; (o) Harris Bldg. Corp., 189 Montague st; (a) Jas. A. Boyle, 367 Fulton st (2179).

OCEAN AV, 1721, e s, 300 s Av L, 2½-sty bk 2 fam dwg, 20x68; \$10,000; (o) B. & H. Const. Co., 1706 Union st; (a) Brooks & Levine, 1708 Pitkin av (2699).

OCEAN AV, 1723-53, e s, 325 s Av L, 10-2½-sty bk 2 fam dwgs, 20x68; \$100,000; (o) B. & H. Constn. Co., 1706 Union st; (a) Brooks & Levine, 1708 Pitkin av.

OCEAN AV, 1755, e s, 575 s Av L, 2½-sty bk 2 fam dwg, 20x68; \$10,000; (o) B. & H. Const. Co., 1706 Union st; (a) Brooks & Levine, 1708 Pitkin av (2705).

STUYVESANT AV, 61, w s, 100 n De Kalb av, 2-sty bk 2 fam dwgs, 25x58; \$11,000; (o) Annie Golin, 208 Throop av; (a) Murray Klein, 37 Garham av (2248).

4TH AV, 5804-22, w s, 20 n 59th, 8-2-sty bk str & 1 fam dwgs, 20x65; \$56,000; (o) Alex. Miller, 5210 12 av; (a) Henry Dorf, 614 Kosciuszko (3059).

6TH AV, 7606-12, w s, 20 s 76th, 3-2½-sty fr 1 fam dwg, 18x40; \$14,000; (o) Harry A. Pinover, 655 77th st; (a) Burke & Olsen, 32 Court st (2242).

16TH AV, 8792-4, w s, 180 s Bath av, 2-2-sty fr 2 fam dwgs, 17x69; \$18,000; (o) Salvatore Grillo, 224 Johnson av; (a) Chas. P. Cannella, 1163 Herkimer st (2218).

Queens

DWELLINGS.

MASFETH.—Mt. Olivet av, n w c Collins av, & Hubbard av, s s, 100 w Mt Olivet, twelve 2-sty fr dwgs, 15x36, shingle rf, 1 fam, gas, hot air heat; \$54,000; (o & a) Ridgewood Terrace Home Co., 447 Kossuth pl, Ridgewood (1432 to 1437, inclusive).

MASFETH.—Mt. Olivet av, n s, 127 w Fresh Pond rd, four 2-sty fr dwgs, 16x36, gravel rf, 1

family, gas; \$16,000; (o) Jacob Esswein, Mt. Olivet & Fresh Pond rd, Maspeth; (a) J. H. Vandeweg, 2157 Bleeker, Ridgewood (911 to 914).

QUEENS.—Queens Parkway, s s, 402 — Hudson av, 2-sty fr dwg, 24x32, shingle rf, 1 fam, gas, hot water heat; \$8,500; (o) A. A. Holler, 278 Etna st, Bklyn; (a) Harold Santasiore, 4 Court sq, Bklyn (1327).

QUEENS.—221st st, n w c 94th rd, 7-2½-sty fr dwgs, 21x32, shingle rf, elec, steam heat; \$45,000; (o & a) John Greig, 4190 Fulton, Woodhaven (1555 to 1561).

QUEENS.—Orange st, s e c Rocky Hill rd, 2½-sty fr dwg, 4x35, shingle rf, 1 family, gas, hot water heat; \$10,000; (o) Arthur Behrer, 81 Beekman, Manhattan; (a) J. Nitchie, 602 World Bldg., Manhattan (643).

QUEENS.—Orange st, n s, 100 w Madison av, 2½-sty fr dwg, 40x34, shingle rf, 1 family, gas, steam heat; \$10,000; (o) Alvin Behrer, 81 Beekman, Manhattan; (a) J. Nitchie, 602 World Bldg., Manhattan (644).

QUEENS.—Jackson av, s e cor and Spruce st, 2½-sty fr dwg, 24x33, shingle rf, 1-fam, steam heat; \$7,500; (o & a) Chas. E. Glinick, Jackson av, Queens (780).

RICHMOND HILL.—Roanoke av, s e c 114th, 2-2-sty fr dwgs, 16x44, shingle rf, 1 family, gas, steam heat; \$9,000; (o) Samuel Sherman, 1784 Prospect pl, Bklyn; (a) Louis Dannacher, 328 Fulton, Jamaica (278-79).

RICHMOND HILL.—110th st, w s, 100 n 86 av, 2-sty bk dwg, 30x29, 1 family, shingle rf, elec, steam heat; \$8,000; (o) J. F. Knauer, 885 Woodward av, Bklyn; (a) Lunning & Woodland, 30 Church, Manhattan (572).

RICHMOND HILL.—Lefferts av, e s, 280 n Roanoke av, two 2-sty fr dwgs, 16x38, shingle rf, 1 fam, gas, steam heat; \$9,000; (o) J. Miller Sons, 10415 Church st, Richmond Hill (1252-3).

ROCKAWAY BEACH.—Beach 85th st, w s, 50 s Rockaway Beach blvd, 2-2-sty fr dwgs, 18x38, shingle rf, 2 families, gas; \$10,000; (o) J. J. Keenan, Beach 85th, Rockaway Beach; (a) A. Knoll, Jr., Rockaway Beach (596-7).

ROCKAWAY PARK.—Beach 134th st, w s, 240 n Bayside dr, 3-2½-sty fr dwgs, 24x37, shingle rf, 1 family, gas, steam heat; \$15,000; (o) Edwin Caldwell, Belle Harbor; (a) Henry Hohauser, 237 Betch 116th, Rockaway Park (410-11-12).

ROCKAWAY PARK.—Beach 115th st, e s, 300 n Triton av, 3½-sty fr dwg, 32x81, shingle rf, 2 families, gas, steam heat; \$10,000; (o & a) H. Rassmussen, Beach 96th, Rockaway Beach (1350).

ROCKAWAY PARK.—Bayside drive, e s, 60 n Beach 118th st, 2-sty fr dwg, 28x44, shingle rf, 2 fam, gas, steam heat; \$13,000; (o) T. J. Conolly, 316 Lewis av, Bklyn; (a) I. L. Cransman, 2035 So. Blvd., N. Y. City (1316).

ROCKAWAY PARK.—Beach 120th st, s e c Bayside dr, 2½-sty fr dwg, 24x44, shingle rf, 1 family, elec, steam heat; \$9,000; (o) Mrs. M. S. Thompson, Rockaway Park; (a) Henry Hohauser, 237 Betch 116th, Rockaway Park (808).

ST. ALBANS.—Herkimer st, w s, 305 s Rutland st, 2½-sty fr dwg, 34x20, shingle rf, 1-fam, elec, steam heat; \$8,000; and 1-sty fr garage, \$350; (o) Dellano Smith, 437 5th av; (a) H. T. Jeffrey, Jr., Fulton st, Jamaica (663-664).

SOUTH OZONE PARK.—140th st, e s, 269 s Rockaway blvd, four 2-sty fr dwgs, 15x34, tar & gravel rf, 1 fam, gas; \$15,200; (o) Blattmacher Bros., Inc., 181 Shaw av, Woodhaven; (a) Geo. Forth, 145th st, South Ozone Park (1317-18).

PLANS FILED

FOR ALTERATIONS

Manhattan

CHURCH ST, 50, new balcony, floor in 11-sty bk office bldg; \$3,000; (o) Hudson & Manhattan R. R. Co., 30 Church; (a) P. P. (593).

COOPER SQ, 63, remove piers, new beams, girders in 4½-sty bk str & lofts; \$1,000; (o) Bernhard Schneller, 67 Cooper sq; (a) John J. Pettit, 157 E 44th (650).

DELANCEY ST, 21-25, remove partitions, new show windows, rearrange partitions in 6-sty bk str & tnt; \$3,000; (o) Jacob Rosenthal, 530 West End av; (a) Zipkes, Wolff & Kudroff, 432 4 av (600).

PEARL ST, 177, new show window, doors, gratings, change balance of fire-escape on 5-sty bk factory; \$1,500; (o) John Bingham & Co., 84 Wall; (a) John L. V. Bull, 57 Poplar pl, New Rochelle, N. Y. (645).

WILLIAM ST, 226-38, remove floor, new beams, conc floor, ceiling, reset beams, girders in 12-sty bk factory; \$1,000; (o) Rhinelander R. E. Co., 31 Nassau; (a) Clinton & Russell, 100 Maiden la (592).

9TH ST, 212 E, remove wall, excavate cellar, new wall, lower beams in 3-sty bk factory & machine shop; \$1,500; (o) Wm. S. Hess, 242 W 9th; (a) Louis A. Sheinart, 194 Bowery (585).

14TH ST, 242 W, new ext on 4-sty bk str, offices & apts; \$1,500; (o) Wm. S. Hess, 242 W 14th; (a) Geo. M. Pollard, 250 W 14th (595).

22D ST, 133 W, new ext, plumbing, fire-escapes on 4-sty bk str & factory; \$15,000; (o) Morris Sinder, 116 W 22d; (a) Zipkes, Wolff & Kudroff, 432 4 av (602).

26TH ST, 23 W, new add sty, stairs, window, dumbwaiter shaft, elevator shaft, change partitions in 2-sty bk offices; \$10,000; (o) Vincent Astor, 23 W 26th; (a) Peabody, Wilson & Brown, 140 E 39th (597).

31ST ST, 124 E, remove stoop, new entrance, plumbing, general repairs, rearrange partitions in 3-sty bk dwg; \$5,000; (o) John F. Birch, 241 3 av; (a) Scott & Prescott, 34 E 23d (656).

31ST ST, 5 W, new partitions in 10-sty bk factory & str; \$1,700; (o) Est Abram Boudouine, 45-7 Wall; (a) Adolph E. Nast, 56 W 45th (672).

33D ST, 53-63 W, remove retaining wall, curb, new retaining wall, beams, sidewalk, reset curb on 26-sty bk hotel; \$25,000; (o) Est D. H. McAlpin, Hotel MsAlpin; (a) W. T. Smith, 157 W 43d (586).

42D ST, 315 E, 43D ST, 314 E, remove windows, new stairs, 4 add stys, entrance, doors, partitions, steps on 6-sty bk hospital; \$200,000; (o) N. Y. Soc. for the Relief of the Ruptured & Crippled, 321 E 42d; (a) York & Sawyer, 50 E 41st (647).

45TH ST, 217-225 E, remove partitions, floors, wall, coping, 2-sty ext, piers, new platforms, rf

(tar & gravel), foundations, partitions, pent house, ext, floor, front in 5-3-sty bk nursery, dwgs, storage; \$100,000; (o) Franciscan Missionaries of Mary, 223 E 45th; (a) Edw. F. Fanning, 522 5 av (663).

46T HST, 148-50 W, new ext, str fronts, partitions in 2-4-sty bk str, offices, apts; \$6,000; (o) Chas. Geoly, 110 W 46th; (a) John H. Knubel, 305 W 43d (644).

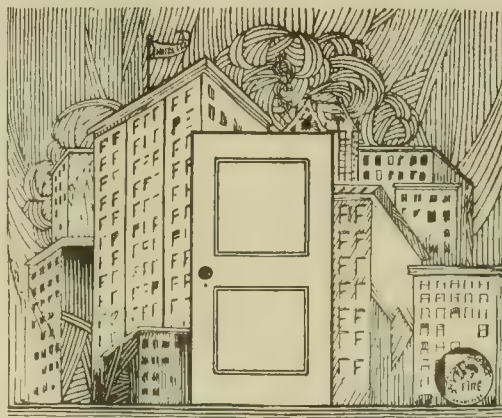
48TH ST, 159 E, remove elevator, stairs, new front enclosure, toilets, dumbwaiters, stairs, elevators in 5-sty bk lofts; \$20,000; (o) Herbert W. Gray, 2 W 45th; (a) John Wolfe, 9 E 48th (659).

49TH ST, 312 E, new wall, chimney, partitions, toilet, doors, windows, cornices on 1-sty bk stable; \$1,500; (o) Arthur Danitz, 1187 Clay av; (a) L. B. Mapes, 30 Church (642).

57TH ST, 122 W, remove porch, steps, steel, arches, new curb entrance, sidewalk, ash hoist doors in 12-sty bk hotel; \$8,000; (o) E. & Wm. S. Coffin, 153 E 46th; (a) Bowdoin & Webster, 70 E 45th (665).

60TH ST, 229 E, new partitions, kennels, toilets, bath rooms, dumbwaiter shaft in 4-sty bk dwg; \$10,000; (o) Dr. Geo. Cohen, 103 E 63d; (a) Saml. Cohen, 32 Union sq (661).

69TH ST, 259-261 W, new rf over court, conc slab floor, extend wall, remove wall on 3-sty bk garage; \$2,000; (o) The Singer Sewing Mach.



Chesley Doors are not expensive. Yet they are used in the highest class of construction and afford absolute protection from fire.

Chesley Doors are not expensive. Yet they are beautiful—easily painted or grained.

Chesley Doors are not expensive. Yet they are superior in construction. No bolts, rivets, or open joints. Moldings an integral part of the door.

Chesley Doors are not expensive. They are standardized and shipped from stock. Ask us to prove the advantage of using them in your next building.

See Sweet's and Write

A. C. CHESLEY CO., Inc.

5704 East 133d Street

New York

Phone: Melrose 2452 and 2453

NIEWENHOUS COMPANY, INC.

We specialize in Financing, Planning and Erecting Legitimate Building Operations on a 60% Loan Basis.

Commission Moderate. 316-318 East 161st Street
Telephone: Melrose 1694-1695
New York City

HEATING STEAM OR HOT WATER RADIATION WITH GAS

IS MADE SIMPLE AND SATISFACTORY BY USING

KAY-SOLA GAS FIRED HEATING BOILERS

FOR HOMES—OFFICES—Factories—STORES WITH OR WITHOUT A CELLAR

Write Dept. G for illustrated literature

THE SOLAR ENGINEERING CORPORATION

505 FIFTH AVE.
NEW YORK, N. Y.

LOUIS BROOK, INC.

LUMBER and TIMBER at RETAIL

SASHES BLINDS MOULDING TRIM SHELVING FLOORING
SHINGLES ROOFING PARTITION BOARDS VENEER PANELS, ETC.

OFFICE:
148-152 INDIA STREET

TEL. 2600 GREENPOINT
GREENPOINT, BROOKLYN

YARDS:
OAKLAND & INDIA STS.

Co., 149 Bway; (eng) Purdy & Henderson Co., 45 E 17th (671).

69TH ST, 27 E, remove wall, part of ext. chimneys, gutters, new windows, front, add sty, partitions, stairs, rf, floors, footings, steel const, elevator, dumbwaiter, bk work, plaster work, woodwork, plumbing, heating, electric work, rebuild ext, raise sills on 4-sty bk res; \$100,000; (o) Lueretia L. Strauss, 325 W 75th; (a) York & Sawyer, 50 E 41st (601).

70TH ST, 46 W, new room, window in 4-sty bk dwg; \$1,500; (o) Harry F. Loneheim, 46 W 70th; (a) Schwartz & Gross, 347 5 av (673).

74TH ST, 107 W, remove stoop, area, new bath rooms, rearrange rooms in 4-sty bk dwg; \$15,000; (o) The Helein Rly. Co., 109 W 74th; (a) Philip J. Rocker, 6 E 46th (660).

78TH ST, 130 E, remove encroachments, wall, raise beams, rearrange partitions, new beams, columns, entrance in 5-sty bk dwg; \$30,000; (o) Wm. A. Shaskan, 353 4 av; (a) F. B. J. & M. Hoffman, 147 E 51st (633).

115TH ST, 237-9 W, remove toilet, new bathroom, doors, windows in 5-sty bk tnt; \$1,000; (o) Max Chayes, 237 W 115th; (a) De Rose & Cavalieri, 370 E 149th (666).

116TH ST, 163 E, remove partitions, front, new floors, stairs, front, rooms, partitions in 3-sty bk dwg; \$7,000; (o) Mrs. Cununziata Cescione, 419 E 116th; (a) Michael A. Carde, 61 Bible House (596).

125TH ST, 2 E, 5TH AV, 2015-17-19, remove walls, stoop, new ext, columns, girders, piers, plate glass fronts, stairs, alter plumbing in 4-4-sty bk str, offices & apts; \$50,000; (o) Mayer Rly. Corp., 272 6 av; (a) Geo. H. Van Auker, 430 W 44th (641).

136TH ST, 168 W, remove stoop, new entrance, apt, plate glass window in 5-sty bk dwg; \$4,000; (o) Junius M. Green, 19 W 135th; (a) Hewlett & Mitchell, 129 E 27th (636).

AUDUBON AV, 86, alter & remodel tnt into dwg, new plumbing, heating in 3-sty bk str & tnt; \$1,000; (o) Paul Wilson, 568 Columbus av; (a) E. W. Crumley & R. Skrivan, 255 E 149th (588).

BROADWAY, 889-91, remove package conveyor, new elevator, entrance hall, partitions, toilets in 8-sty bk str & lofts; \$4,000; (o) Est Ogden Goelet, 8 W 51st; (a) John H. Duncan, 347 5 av (589).

BROADWAY, 1889-95, demolish rear portions of court, new f. p. add to wing on Columbus av side, new f. p. wing in centre of court, new baths, toilets, freight elevator, stairs, exits, relocate 2 passenger elevators in 7-sty bk hotel; \$300,000; (o) Morewood Rly. Holding Co., 21 E 40th; (a) Severance & Van Alen, 372 Lexington av (603).

BROADWAY, 62 new mezzanine in 8-sty bk office; \$1,500; (o) Est John E. Schewerhorn, 7 E 42d; (a) Fredk. Hall, 411 E 22d (668).

BROADWAY, 1724-68, new tank on 12-sty bk hotel; \$1,400; (o) Thos. Green, 1724 Bway; (a) R. J. Mansfield, 135 William (643).

BROADWAY, 1654, 3 new hand ball courts on 7-sty bk lofts; \$1,200; (o) Bway Central Athletic Institute, 1654 Bway; (o) Otto J. Sambach, 29 Cleveland pl (578).

BROADWAY, 2328, new conc cross wall, ceiling, mach room, cold storage room, refig plant in 3-sty bk str & offices; \$8,000; (o) Saml. Arnnow, 2328 Bway; (o) Franklin M. Small, 407 Bway (532).

BROADWAY, 2680-84, remove frt wall, new windows, lower tier, beams in 3-5-sty str & tnts \$30,000; (o) Marion S. I. Martin, 331 Madison av; (a) Saml Cohen, 32 Union sq (540).

BROADWAY, 1332-46, new mezzanines, str frt on 3-sty bk str & offices; \$2,500; (o) Manice Est., 55 William; (a) Nicholas Marty, 103 Truxton (513).

EAST BROADWAY, remove stairs, fire escape, new stairs, fire escape, frt on 4-sty bk str & factory; \$15,000; (o) Saml Rothstein, 104 E Bway; (a) Archibald Cook, 386 Fulton, Jamaica, L. I. (514).

LENOX AV, 293, remove walls, stairs, new partitions, columns, beams, store fronts, piers, stairs in 4-sty bk str & apt; \$6,000; (o) Geo. Ehrer, 1197 Park av; (a) L. E. Denslow, 44 W 18 (583).

LEXINGTON AV, 825, remove stoop, railing, area & drain, new tile vest floor, steps, grating, air duct in 3-sty bk dwg; \$1,200; (o) Chas. M. Munsch, 410 Madison av; (a) Wm. C. Lauritzen, 138 W 35 (550).

MADISON AV, 1492-4, remove walls, new beams, columns, str fronts in 2-sty bk M. P. theatre & billiard parlor; \$10,000; (o) Louis Myers, 960 So Blvd, Bronx; (a) Jacob Fisher, 25 Av A (576).

MADISON AV, 1645, remove str fronts, columns, walls, new columns, str fronts in 5-sty bk str & tnt; \$9,000; (o) Mrs. Jennie Peloso, 331 E 109; (a) Carl E. Cali, 81 E 125, N. Y. C. (570).

MADISON AV, 1761, remove frt, new str frt, cols, girders, in 5-sty bk tnt; \$3,500; (o) A. A. H. Realty Co., 5 W 114; (a) Nathan Langer, 81 E 125 (511).

MADISON AV, 571-91, new balcony in 2 & 3-sty str & studio; \$1,500; (o) Gustavus T. Kirby, 2 E 23; (a) Nathan Langer, 81 E 125 (547).

PARK AV, 607, underpin rear ext for str room in cellar of 5-sty bk res; \$1,500; (o) B. S. Prentice, 607 Park av; (a) H. A. Jacobs, 64 E 53 (505).

RIVERSIDE DR, 137-39, remove partitions, wood stairs, new stairs, 2 elev, partitions, rooms remove & reset cols in 12-sty bk tnt; \$50,000; (o) Randolph Realty Corp., 253 W 58; (a) Chas. E. Birge, 29 W 34 (534).

WEST END AV, 325, new fuel oil burning equip & tank in 12-sty bk apt house; \$5,000; (o) C. Arndt R. E. Co., 325 West End av; (a) L. P. Fluhrer, 280 Madison av (554).

WEST BROADWAY, 135, excavate cellar, remove chimney breast, new beams, stairs, wall, floor, girder in 3-sty bk str & offices; \$1,000; (o) Wm. J. Lachner, 158 Chambers; (a) Chas. H. Richter, 96 5 av (587).

1ST AV, 769, remove horse run, 1 flr, alter 1 flr to garage in 2-sty bk storage & loft; \$7,500; (o) Jacob Levy & Co., 769 1 av; (a) J. J. Glosster, 110 W 40 (582).

2D AV, 2478, new 3,500 gal stand pipe tank on 4-sty bk studio; \$5,000; (o) International Film Studio Corp., 2478 2 av; (a) Herbert J. Krapp, 116 E 16 (557).

2D AV, 435, remove walls, partitions, new ext, heater flue, show windows, girders, partitions in 3-sty bk str & apts; \$8,000; (o) Israel Blinder, 435 2 av; (a) Max Muller, 115 Nassau (657).

34 AV, 106, remove partitions, fixtures, chimney breast, new stairs, bulkhead, fire-escape, fire retard ceilings & stair halls in 3-sty bk restaurant & factory; \$2,000; (o) Geo. Schade, 171 3 av; (a) R. C. P. Boehler, 116 W 39th (651).

3D AV, 446-8, new str fronts, beams on 2, 2-3 & 5-sty bk str & apts; \$1,000; (o) Peter Doelger Rly. Co., 407 E 55th; (a) Geo. Dress, 116 W 39th (648).

3D AV, 555, remove partitions, stairs, new toilets, partitions, ducts in 4-sty bk str & bakery; \$1,100; (o) Edw. Dowender, 555 3 av; (a) Chas. Schaefer, Jr., 394 E 150th (669).

3D AV, 1876, remove toilets, partitions, new partitions, baths, elec lights in 4-sty bk tnt; \$2,000; (o) Saml Schulman, 1876 3 av; (a) Brunow W. Berger & Son, 121 Bible House (555).

3D AV, 2273, remove front, new ext, toilets, front in 3-sty bk str & apt; \$4,000; (o) Albert E. Valentine, 255 W 34; (a) Carl E. Cali, 81 E 125 (573).

3D AV, 2345, ext stairs & enclose same, new balcony outside of 3-sty bk str & factory; \$1,500; (o) Thos. Minor, 2345 3 av; (a) Robt. A. Fash, 163 W 20 (510).

4TH AV, 482, remove marquise, curb, vault lights, curb, steps, new sidewalk, curb, vault lights on 7-sty bk hotel; \$12,000; (o) Helen C. Butler, 46 Cedar; Lawrence S. Butler, 46 Cedar; Chas S. Butler, et al, 46 Cedar; (a) Ford, Butler & Olver, 101 Park av (540).

5TH AV, 316, remove str front, stairs, mezzanine, new str & fronts, elev, hall, reset stairs in 6-sty bk str & lofts; \$20,000; (o) M. Francis S. Von Stade, care Farmers Loan & Trust Co., 475 5 av; (a) Louis A. Abramson, 48 W 46 (581).

5TH AV, 276, remove ent, portico, steps, new limestone jambs, ent, doors in 10-sty bk str & offices; \$5,000; (o) The 5th Av. & 30th St. Corp., 276 5 av; (a) Severance & Van Alen, 372 Lexington av (516).

6TH AV, 135-37, new beams, cols, str frts, stairs, partitions, ext on 3-sty bk str & apt; \$2,500; (o) Sarah Gens, Minnie Rutheiser, 230 Grand; (a) Henry M. Entlich, 413 S 5th, Bklyn (523).

6TH AV, 417, new stairs, posts, girder, str frt, underpinning in 4-sty bk str & loft; \$2,000; (o) Luna Realty Co., 417 6 av; (a) Jacob Fisher, 25 Ave A (536).

6TH AV, 767-9, remove str frt, wall, new ext, str frt, beams, plastering, wiring in 4-sty bk str & apts; \$5,000; (o) Est. Richard S. Clark, 1487 Bway; (a) B. H. & C. N. Winston, 2 Columbus Circle (533).

6TH AV, 871, remove walls, new columns, girders, partitions, show windows, cornice on 4-sty bk str & tnt; \$3,000; (o) Louise T. Baring, Santa Barbara, Cal., care arch; (a) Otto L. Spannhake, 116 Nassau (652).

7TH AV, 289, remove partitions, new ext, stairs, fire-escapes, toilets in 4-sty bk str, apt & factory; \$18,000; (o) Lewis Smith, 289 7 av; (a) Saml. Cohen, 32 Union sq (662).

7TH AV, 2341 to 51, 138TH ST, 148 W, remove m. p. booth, new balcony & loges, stairs rest rooms, m. p. booth, exits, doors in 1 & 2-sty m. p. theatre & str; \$15,000; (o) Caroline Bird, 205 W 89th, Sarco Rly., & Holding Co., 2343 7 av; (a) Harry C. Ingall, 347 Madison av (670).

8TH AV, 629-31, remove columns, c. i. framework, mezzanine, new str fronts, partitions, toilets, window in 4-sty bk m. p. theatre; \$2,000; (o) Redden Rly. Associates, 148 Duane; (a) Henry Z. Harrison, 1787 Madison av (664).

8TH AV, 854-56, remove stairs, tubs, toilets, new wash tubs, bath rooms, exits, floors in 5-sty bk str & apts; \$5,000; (o) Jas. Maloney, 854 8 av; (a) G. H. White, 1264 Finlay av (638).

Bronx

GREENE PL, 2935, move 2-sty fr dwg; \$1,000; (o & a) Barbara Rumpf, on prem (131).

GUERLAND ST, s e c Leland av, 1-sty fr ext, 10x26½, new plumbing, new partitions to 1½-sty fr dwg; \$2,500; (o) John H. Burk, 1519 Benson; (a) E. A. Lynde, 2685 Briggs av (124).

ORCHARD ST, s s, 700 w City Island av, 1-sty fr ext, 20.4x26.4, new plumbing, new partitions to 2½-sty fr dwg; \$1,500; (o) Jacob Katz, 462 Convent av; (a) B. Ebeling, 1372 Zerega av (130).

163D ST, 1018, 1-sty bk ext, 237.33x185.91, new bk walls, new steel girders, cols & beams, new plumbing & new partitions to 6-sty bk str; \$15,000; (o) 141 5th Av. Realty Corp., on prem; (a) Chas. F. Winkelman, 103 Park av (135).

165TH ST, 928 E, 2-sty fr ext, 18x16.6, new plumbing, new partitions to 2½-sty fr str & dwg; \$2,500; (o) Jas. G. Patton, 824 Jackson av; (a) U. S. Baudesson, 824 Jackson av (123).

183D ST, 17 W, 1-sty fr ext, 15x24, to 2-sty fr dwg; \$1,500; (o) Mrs. F. Calderone, on prem; (a) V. Petrone, 67 W 44th (126).

Brooklyn

BERKELEY PL, 214, s s, 330.1 w 8 av, int alts & plumbing to 3-sty bk 2 fam dwg; \$1,200; (o) Michael McHugh, prem; (a) David A. Lucas, 2224 E 19th (4319).

CHAUNCEY ST, 342, s s, 225 e Howard av, str front & int alts to 2-sty bk 2 fam dwg; \$5,000; (a) Saml. Ackerman, 417 S 4th; (a) Levy & Berger, 395 S 2d (3398).

FT. GREENE PL, 165, e s, 150 s Hanson pl, ext, int & exterior alts to 3-sty bk storage, office & 2 fam dwg; \$5,000; a) Jack Weinstein, 169 Ft. Greene pl; (a) Julius Eckman, 217 Bway, Manhattan (3871).

FULTON ST, 1105-7, n w c Ormond pl, exterior & int alts to str fronts on 3-sty bk str & 2 fam dwg; \$4,000; (o) David Nutman, 908 Dean; (a) S. Millman & Son, 1780 Pitkin av (3368).

STATEMENT OF THE OWNERSHIP, MANAGEMENT, CIRCULATION, ETC., REQUIRED BY THE ACT OF CONGRESS OF AUGUST 24, 1912.

Of Real Estate Record and Builders' Guide, published weekly at New York, N. Y., for April 1, 1922.

State of New York } ss.
County of New York }
Before me, a Notary Public in and for the State and county aforesaid, personally appeared Frank E. Perley, who, having been duly sworn according to law, deposes and says that he is the President of The Record and Guide Company, publishers of the Real Estate Record and Builders' Guide, and that the following is, to the best of his knowledge and belief, a true statement of the ownership, management, etc., of the aforesaid publication for the date shown in the above caption, required by the Act of August 24, 1912, embodied in section 443, Postal Laws and Regulations, printed on the reverse of this form, to wit:

1. That the names and addresses of the publisher, editor, managing editor, and business managers are:

Publisher, Record and Guide Company, 119 West 40th St., New York, N. Y. Editor, Frank E. Perley, 119 West 40th St., New York, N. Y. Managing Editor, Frank E. Perley, 119 West 40th St., New York, N. Y. Business Manager, Frank E. Perley, 119 West 40th St., New York, N. Y.

2. That the owners are: The F. W. Dodge Company, 119 West 40th St., New York, N. Y.; Estate of F. W. Dodge, 119 West 40th St., New York, N. Y.; F. T. Miller, 119 West 40th St., New York, N. Y.

3. That the known bondholders, mortgagees, and other security holders owning or holding 1 per cent. or more of total amount of bonds, mortgages, or other securities are: None.

4. That the two paragraphs next above, giving the names of the owners, stockholders, and security holders, if any, contain not only the list of stockholders and security holders as they appear upon the books of the company but also, in cases where the stockholder or security holder appears upon the books of the company as trustee or in any other fiduciary relation, the name of the person or corporation for whom such trustee is acting, is given; also that the said two paragraphs contain statements embracing affiant's full knowledge and belief as to the circumstances and conditions under which stockholders and security holders who do not appear upon the books of the company as trustees, hold stock and securities in a capacity other than that of a bona fide owner; and this affiant has no reason to believe that any other person, association or corporation has any interest direct or indirect in the said stock, bonds, or other securities than as so stated by him.

FRANK E. PERLEY,
President of Record and Guide Company,
Publishers of Real Estate Record and Builders' Guide.

Sworn to and subscribed before me this 23rd day of March, 1922.

[Seal.] Henri David,
Notary Public No. 212, New York County.
My Commission expires March 30, 1922.

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; E. S. DODGE, Vice-President; J. W. FRANK, Secretary-Treasurer

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

Copyright, 1922, by The Record and Guide Company,

119 West 40th Street, New York (Telephone: Bryant 4800)

VOL. CIX
NO. 14 (321)

NEW YORK, APRIL 8, 1922

25c. A COPY
\$12.00 A YEAR

Advertising Index Page

A. B. See Electric Elevator,	4th Cover
Ackerly & Son, Orville B.	433
Adams & Co.	432
Adler, Ernest N.	433
American Bureau of R. E. Title Page	
American Enameled Brick & Tile Co.	441
Ames & Co.	2d Cover
Amy & Co., A. V.	2d Cover
Anderson Brick & Supply Co.,	4th Cover
Anderson & Co., James S.	2d Cover
Armstrong & Armstrong	433
Ashforth & Co.	2d Cover
Athens Brick, Lime & Cement Co.,	4th Cover
Automatic Fire Alarm Co.	442
Balter, Alexander	432
Bauer, Milbank & Molloy	2d Cover
Bechman, A. G.	435
Bell Co., H. W.	442
Benenson Realty Co.	428
Boyd, James	428
Boylan, John J.	2d Cover
Brener, Samuel	428
Brett & Goode Co.	Front Cover
Brooks & Momand	428
Brown, Frederick	428
Brown Co., J. Romaine	Front Cover
Builders' Brick & Supply Co.,	4th Cover
Bulkley & Horton Co.	435
Busher & Co., Eugene J.	2d Cover
Butler & Baldwin	Front Cover
Cammann, Voorhees & Floyd,	2d Cover
Carpenter, Leonard J.	2d Cover
Chauncey Real Estate	2d Cover
City Investing Co.	420
Classified Advertising	434
Coburn, Alfred P.	432
Corth & Co., George H.	433
Cross & Brown	Front Cover
Cruikshank Co.	Front Cover
Cruikshank's Sons, Wm.	Front Cover
Cudner, R. E. Co.	2d Cover
Cusack Company	432
Cushman & Wakefield	432
Cutler & Co., Arthur	2d Cover
Cutner, Harry B.	2d Cover
Davies, J. Clarence	435
Day, Joseph P.	2d Cover
Dean & Co., W. E.	2d Cover
Dike, O. D. & H. V.	2d Cover
Dodge Co., F. W.	431
Dowd, James A.	433
Dubois, Chas. A.	432
Duffy Co., J. P.	440
Dunlap & Lloyd	432
Duross Co.	2d Cover
Edwards Co., Charles G.	2d Cover
Edwards, Dowdney & Richart	420
Elliman Co., Douglas L.	428
Ely & Co., Horace S.	Front Cover
Empire Brick & Supply Co.,	4th Cover
English, J. B.	2d Cover
Finch & Co., Chas. H.	440
Finkelstein & Son, Jacob	433
Fischer, J. Arthur	2d Cover

TABLE OF CONTENTS

Editorials	421
Total Legislative Appropriations \$2,500,000 Under 1921	423
Joseph P. Day Tells How to Succeed as Realty Auctioneer	424
Modern Apartment House for Madison Avenue Car Barn Site	425
Work Started on Vehicular Tunnel Under Hudson River	426
Review of Real Estate Market for the Current Week	427
Private Sales of the Week	427
Statistical Table of the Week	435
March Building Totals Equal Record Figures of April, 1920	437
State to Spend \$10,000,000 on Construction This Year	438
Builders Optimistic Despite Predicted Labor Troubles	439
Personal and Trade Notes	439
Trade and Technical Society Events	439
Building Materials Market	440
Current Building Operations	440
Contemplated Construction	442
Plans Filed for New Construction	445

	Page		Page
Fisher, James B.	435	Kilpatrick, Wm. D.	420
Fox & Co., Fredk.	2d Cover	Kissling, J. P. & L. A.	432
Frey, William J.	435	Kloes, F. J.	445
Goodwin & Goodwin.	2d Cover	Kohler, Chas. S.	420
Gulden, Royal Scott.	432	Kopp & Co., H. C.	432
Hallock, C.	436	Kraslow, Walter	428
Harris Exchange.	433	Kurz Co., Wm. F. A.	435
Hecla Iron Works.	442	Lackman, Otto	435
Heil & Stern.	428	Lawyers Mortgage Co.	430
Hess, M. & L., Inc.	Front Cover	Lawyers Title & Trust Co.	434
Holmes Elec. Protective.	4th Cover	Lawrence, Blake & Jewell.	420
Hold, F. W.	430	Lawrence Cement Co.	4th Cover
Holt & Merrill, Inc.	433	Leaycraft & Co., J. E.	Front Cover
Home Title Insurance Co.	420	Leist, Henry G.	2d Cover
Hubbard, C. Bertram.	2d Cover	Lesch & Johnson	442
J. & E. Realty Corp.	433	Lovers, Robert	432
Jackson, Daniel H.	Title Page	Losere, L. G.	435
Jones & Son, William P.	433	Martin, Samuel H.	2d Cover
Kane Co., John P.	4th Cover	May Co., Lewis H.	2d Cover
Keller, Charles G.	432	McMahon, Joseph T.	Title Page
Kelley, T. H.	432	Milner, Joseph	433
Kelly, Albert E.	432	Mississippi Wire Glass.	4th Cover
Kempner & Son, Inc.	Front Cover	Monell, F. Bronson.	2d Cover

Advertising Index Page

Moore, John Constable	433
Moors, J. K.	2d Cover
Morgan Co., Leonard	433
Muhlker, Arthur G.	433
Murtha & Schmohl	4th Cover
Nail & Parker	420
Natanson, Max N.	420
Nehring Bros.	2d Cover
New York Edison Co., The	443
New York Title & Mortgage Co.	420
Niewenhaus Co., Inc.	442
Noyes Co., Charles F.	Front Cover
Ogden & Clarkson Corp.	2d Cover
O'Hare, Geo. L.	420
Oppenheimer, Fred	433
O'Reilly & Dahn	2d Cover
Payton, Jr. Co., Philip A.	434
Pease & Elliman	Front Cover
Pell & Co., S. Osgood	442
Pencoyd Steel & Iron Co.	440
Pendergast, John F., Jr.	435
Phomm, F. & G.	Front Cover
Phelps, Albert D.	435
Pomeroy Co., Inc., S. H.	442
Porter & Co.	Front Cover
Quell & Quell	435
Read & Co., Geo. R.	Front Cover
Realty Co. of America	420
Rinaldo, Hiram	432
Runk, Geo. S.	432
Ryan, George J.	2d Cover
Sansone Arena Co.	433
Schindler & Liebler	432
Schweibert, Henry	435
Seaman & Pendergast	432
Shaw, Arthur L.	433
Shaw, Rockwell & Sanford	432
Simberg, A. J.	444
Sherman & Kirschner	433
Smith, Malcolm E., Inc.	2d Cover
Smith, Gerritt, Mrs.	430
Spear & Co.	432
Speyers, Inc., James B.	433
Spotts & Starr	2d Cover
Sterling Mortgage Co.	434
Straus & Co., S. W.	445
Tabolt, Jacob J.	432
Tankos, Smith & Co.	433
Title Guarantee & Trust Co.	420
Tyng & Co., Stephen H., Jr.	420
Union Stove Works	440
United Elec. L. & P. Co.	429
Van Valen, Chas. B.	428
Vorndrans Sons, C.	442
Walden, James P.	432
Walsh, J. Irving	2d Cover
Watson Ely. Co., Inc.	4th Cover
Weill Co., H. M.	434
Wells Architectural Iron Co.	444
Wells Sons, James N.	2d Cover
Westergren, Inc., M. F.	4th Cover
White & Sons, Wm. A.	Front Cover
Whiting & Co., Wm. H.	Front Cover
Whitney-Foster Corp.	432
Wilkes Co., A.	445
Williams-Dexter Co.	433
Winter, Benjamin	428
Wood-Dolson Co.	Front Cover
Wyckoff, Walter C.	2d Cover
Zittel & Sons, Fredk.	2d Cover

\$2

**12-Story Bldg.
6-8 E. 39th St.**

at 5th Ave.

Square Foot

**Immediate Possession
or May 1st.**

Showrooms

3,000 to

Offices

15,000 Ft.

Full Commission to Brokers

Daniel H. Jackson, Owner

135 Broadway

Tel. Rector 3569

Member Brooklyn Real Estate Board

Money to Loan on First Mortgage

Joseph T. McMahon

**REAL ESTATE and
MORTGAGE LOANS**

**188 and 190 MONTAGUE STREET
BROOKLYN**

Main 0834

**SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES**

**CO-OPERATION OF RELIABLE BROKERS INVITED
OFFERED**

Office Floor, 14,000 s. f.; 40' s. Mid'n @ \$1.58 (L)
Resid. & 7 1/2 acres, Staten Island, \$150,000 (S)
18 acres, high, level, nr Jamaica @ \$2,200 (S)
Residence & outbuilds, Stamford, Ct., \$50,000 (S-B)
68,000 acres, Manatee Co., Fla., @ \$6 (S)
Garage, 52,000 s. f., W. 50's, \$350,000 (S-E)
1,200 River Bot'm acres, Sacramento Val., Cal. (S-E)

WANTED

Store in 34th or 42d; Retail Cloaks & Suits (R)
Large House, 14 to 20 Mid'n, for Dance Studio (R)
Small House in St. Nicholas Av., 86th to 181st (R)

AMERICAN BUREAU OF REAL ESTATE

All About Real Estate Everything—Everywhere

MODERN "A. B. R. E." SYSTEM

18-20 W. 34th St. (Aster-Court Bldg.), New York

Telephones 0396-0397 Pennsylvanla

Explanation: B—Buy; E—Exchange; L—Lease;

R—Rent; S—Sell

ALL ITEMS TREATED STRICTLY CONFIDENTIAL

(See Previous Weekly Ads.)

TITLE INSURANCE FOR THE OWNER

Mortgage Loans for
the Realtor

5½% Guaranteed First
Mortgages and Certificates
for the Investor.

NEW YORK
TITLE AND MORTGAGE
COMPANY

Manhattan 135 Broadway
Brooklyn 203 Montague St.
Jamaica 375 Fulton St.
L. I. City Bridge Plaza
Staten Island 21 Bay St.
White Plains 163 Main St.

EDWARDS, DOWDNEY & RICHART REAL ESTATE AND MORTGAGE LOANS

156 Broadway, New York

Tel. Cortland 1571-1572
Member Real Estate Board, N. Y.

STEPHEN H. TYNG H. OAKLEY HALL

Stephen H. Tyng, Jr., & Co.

Incorporated

Member Real Estate Board, N. Y.

REAL ESTATE
MANAGEMENT OF
BUSINESS PROPERTY

41 Union Square West

22 EAST 17TH STREET
Telephone: Stuyvesant 4000

A Trust Fund That Cannot Shrink

NO. 10

You may ask what rate of interest you may expect if you establish a trust fund under the guarantee of this Company that it will not shrink.

The return will be the amount paid by the Guaranteed Mortgages of the Bond & Mortgage Guarantee Company in which we will invest the trust fund less very moderate trustees' commissions.

During the past thirty years, such mortgages have paid a little more than Municipal Bonds or other saving bank bonds purchased at the same period with this difference—there has been no shrinkage in the principal invested in the Guaranteed Mortgages while there have been heavy losses in the value of those other investments.

TITLE GUARANTEE & TRUST CO

Capital \$7,500,000
Surplus \$11,000,000

176 BROADWAY, NEW YORK
175 REMSEN STREET, BROOKLYN
350 FULTON STREET, JAMAICA

The Realty Company of America

FRANKLIN PETTIT
President

TRANSACTS A GENERAL BUSINESS IN
THE PURCHASE AND
SALE OF NEW YORK
CITY REAL ESTATE

2 WALL STREET, NEW YORK CITY
Rector 0275-0276

Established 1887
CHAS. S. KOHLER, Inc.
Real Estate
Insurance

Broker and Manager of
Estates

MAIN OFFICE:
901 Columbus Ave.—Corner 184th St.
BRANCH OFFICE:
1428 St. Nicholas Ave.—Near 181st St.
NEW YORK

Lawrence, Blake & Jewell Mortgage Loans

115 Broadway

Tel. 4080 Rector

Member Real Estate Board, N. Y.

GEORGE L. O'HARE
MEMBER REAL ESTATE BOARD OF N. Y.

REAL ESTATE

EXCEPTIONAL INVESTMENTS
SELLING—RENTING—BUSINESS AND
APARTMENT BUILDINGS

SPECIALIZING IN LEASEHOLDS

MORTGAGE LOANS

FULL EQUIPPED DEPT. FOR EXCHANGING

489 FIFTH AVE.
TEL. VANDERBILT 5092-6441

Specialists in Harlem
and
Colored Tenement
Properties

NAIL & PARKER REAL ESTATE

145 West 135th Street
New York City

JOHN E. NAIL
HENRY C. PARKER

Telephone { 7682
Morningside } 7683

William D. Kilpatrick

REAL ESTATE
OPERATOR

149 BROADWAY

SAMUEL KILPATRICK

MAX N. NATANSON

BUYS AND SELLS
IMPROVED
MANHATTAN
PROPERTY

Guaranty Trust Building
522 FIFTH AVE.

Suite 900 to 906 Vanderbilt 8586-7-8-9

HOME TITLE INSURANCE CO.

HENRY J. DAVENPORT, President

Insures Titles Makes Loans
Sells Guaranteed Mortgages

Capital and Surplus over \$1,500,000

51 Willoughby Street
Brooklyn

Post Office Building
Jamaica

City Investing Company

61 Broadway, New York

Telephone: Bowling Green 6336

Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

As to Representing the Public

It is surprising indeed to note the attitude of the Building Trades Council in the negotiations which are under way to reach new wage and working agreements in the building trades. The Council takes the position that the so-called Public Group engaged in the negotiations does not actually represent the public, or, at least, that the Public Group does not represent the public as does the Lockwood Committee. And the Lockwood Committee, in turn, holds that the public cannot be fully and properly represented in these negotiations unless its Chief Counsel, Mr. Samuel Untermeyer, is made a party to the proceedings.

This amazing proposition naturally is resented by the Public Group, the Secretary of which, Mr. Robert D. Kohn, properly declared that "the Council cannot tell us that we do not represent the public interest," adding, "twenty-five civic organizations are represented in this committee and we have a perfect right to interest ourselves in this situation and to represent the public."

Unless THE RECORD AND GUIDE is greatly mistaken, a large number of New Yorkers take exception to the idea that in the present building situation in the metropolis no one has any regard for the public interest excepting the Lockwood Committee or its Chief Counsel. Thoughtful observers keep in mind the fact that the Lockwood Committee, although marvelously press-agented for many months, is made up of individual Senators and Assemblymen of limited experience in public affairs, men whose activities prior to their appointment on the Lockwood Committee were largely confined to the small geographical sections of the city which they represent at Albany. When the Legislature decided to have a Housing Committee the personnel of that committee was determined by the up-state political leaders, and none of the members owed his selection to the fact that he stood out pre-eminently either as an authority on housing or on civic affairs in general in the metropolis. In fact, little was known about any member of the committee outside his own district.

Contrasted with these men, it is interesting to note who constitute the Public Group participating in the present negotiations. In the list with Mr. Walter Stabler as Chairman are found the names of some of the best-known and most reputable architects in New York, bankers of high standing and wide experience, leaders in the real estate field like Mr. Clarence H. Kelsey, high officials of savings banks which furnish millions on millions of the money used in building, Mr. William Fellowes Morgan, President of the Merchants Association of New York, Mr. Charles G. Edwards, President of the Real Estate Board of New York, Mr. J. Harvey Williams, President of the Brooklyn Chamber of Commerce, and representatives of the Bronx Board of Trade and the Queens Chamber of Commerce, together with other long-recognized leaders in civic and business organizations.

When the acting Public Group is contrasted with the Lockwood group it seems amazing, if it were not so ludicrous, that the effort to adjust the building situation in the

metropolis should be held back because of such a puerile discussion as to which group is more truly representative of the public in the situation. The leaders of the Building Trades Council probably have their reasons for favoring the Lockwood Committee and Mr. Untermeyer as the only simon-pure representatives of the New York public, but the great mass of New Yorkers cannot be so blind. Many as are the difficulties that beset Father Knickerbocker these days, surely he cannot yet have reached the point where nobody loves him or is willing to safeguard his interests excepting the members of the Lockwood Committee and its Chief Counsel.

On the contrary, the character and standing and experience and public-spirit of the men constituting the Public Group in the present negotiations furnish in themselves an answer to the absurd proposition. Representing the public in such a vital matter as is involved in the present negotiations is a serious business and the great public of the metropolis, more vitally interested than any single group, may well count itself fortunate in having as its representatives in the Public Group such a body of men as are now working on this problem. Certainly if these men cannot adequately represent the public in the present negotiations it would be a waste of time to try to find any group which could satisfactorily perform that public service.

Albany Helps Out the Taxpayers

Governor Miller has completed consideration of the various financial bills passed by the recent Legislature, and the taxpayers of the state now know how much it will cost them for state government during the next fiscal year. Because of some extraordinary but necessary expenditures, Governor Miller has not succeeded in keeping the totals quite as low as he had hoped to do, but it is only fair to say that he has done well by the taxpayers under the circumstances.

The total appropriations approved by the Governor amount to \$133,142,807.34, a decrease of about \$2,500,000 as compared with the present fiscal year and a decrease of more than \$12,000,000 as compared with the appropriations for 1920. These comparisons with the record of the last two preceding years show that the taxpayers have ample ground for satisfaction, even though the total for the new fiscal year shows a smaller relative reduction than was effected in 1921.

As Governor Miller points out, the 1922 appropriations include four items, totaling \$9,000,000, to meet extraordinary demands on the State Treasury. These unusual items include \$5,500,000 to complete the state's share of the New York and New Jersey Vehicular Tunnel, \$1,500,000 to acquire land for the improvement of the Harlem River, \$1,000,000 to utilize surplus canal waters now running to waste, and \$1,000,000 for prompt, temporary relief of disabled veterans of the World War. No objection can be raised to any of these extraordinary expenditures, but for which the total appropriations this year would be between \$11,000,000 and \$12,000,000 less than those for 1921. In

this connection it is interesting to note the Governor's statement that "the legitimate needs of the state and needful public improvements have been adequately provided for." In other words, Governor Miller shows by the record that he has instituted real economy in the conduct of the state government and that this has been done without detriment to the public interest. That is the sort of record which appeals to all taxpayers, and taxpayers do not care what may be the political proclivities of the official bringing about the economies.

A good example of governmental economy has been given at Albany and it should be followed by city and county officials all over the state. The only way to cut tax burdens is to cut them, and extravagance by local officials should not be permitted to eat up the millions saved in running the state government.

1922 Setting New Building Records

If the building activity reported throughout the country during the first quarter of the current year is any criterion, there can be no doubt that 1922 will establish a new high record for national building accomplishments. Already the total commitments are significant of the long-predicted revival in building, and from the manner in which the industry has gained momentum during the past two or three months in practically all sections of the United States the recent forecasts of the extent of the 1922 building boom are likely to be more than fulfilled.

Construction statistics compiled by the F. W. Dodge Company show that the building commitments for March in the twenty-seven Northeastern States reached a total of \$293,636,000. This figure represents a gain of sixty-five per cent. over the total for the previous month and is approximately seventy-nine per cent. greater than the volume

of construction reported placed under contract during March, 1921.

The first quarter of 1922 is about sixty-eight per cent. ahead of the same period a year ago in the value of contract awards for new building and engineering projects, and as the reported contemplated construction for last month, plans for a large percentage of which are fully matured, amounted to a total of nearly \$613,000,000, or more than twice the value of the work actually awarded during the same period, there is a practical assurance that only a widespread stoppage of construction activity in various parts of the country will prevent the current year from establishing a new high record for building achievement. The March total of reported construction being planned is the largest of any single month since March, 1920, which was a banner month, and as the records of the past three months show a steady gain there is a likelihood that previous records will be broken before the year is half over.

Despite repeated claims that a large amount of local construction is being held in abeyance because of prevailing high costs, particularly as applied to building labor, the March commitments for the territory including New York State and Northern New Jersey amounted to \$88,506,000. This total is less than a quarter of a million dollars below the record total for this district and an additional project of the ordinary New York City commercial loft building type would have broken the local monthly record.

Although the major portion of the work now active throughout the country is residential in character, and operations of this type during March represent the greatest total of any single month since the summer of 1919, there has been a healthy gain in all classifications of construction. The building industry has every reason to feel assured that the future is exceptionally bright and the outlook for progress better than it has been for many years past.

Hearing on Amendments to Emergency Rent Laws Next Monday

GOVERNOR MILLER will give a hearing on the amendments to the Emergency Rent Laws passed at the recent session next Monday, April 10, in the Executive Chamber at Albany. It is expected that a large number of those interested in this legislation will attend.

The Real Estate Board of New York will oppose the bill extending the Emergency Rent Laws for two years, to February 15, 1924, because the board takes the position that this date is far beyond the reasonable possibility of the existence of any "emergency" which may have existed and that the bill applies equally to all types of apartments, even those of which there is already a surplus.

Another bill which will be opposed by the Real Estate Board is intended to modify the administration of the rent laws for both tenant and landlord. In the judgment of the Board it does not do this through faulty drafting. The provision in the old law requiring that there could be no defense when the tenant had paid three months' rent without question, was generally satisfactory to both landlord and tenant; but complaint was made that some landlords compelled first payment of three

months' rent in advance. In order to remedy this a new section is proposed, but is so badly drawn that it leaves the matter for both landlord and tenant worse than it was before. Another undesirable feature is that the assessed value be presumed to be real value as of the time of payment of the first month's rent. This in many cases would be the value of some three to five years ago.

The bill permitting insurance companies to go into the building business on the plea that they can produce cheap housing is objected to by the Real Estate Board because while the bill provides that the maximum rent to be obtained per room per month shall be \$9, it says nothing as to the character of the apartments or the service to be rendered.

"Except among theorists there is no particular interest in this bill, apparently not even on the part of the insurance companies," declares the Board. "Indiscriminate owning of real estate was forbidden to the insurance companies after very thorough consideration some years ago. Policyholders will agree that life insurance funds should not be used in speculative building."

Philadelphia Will Have Real Estate and Building Exposition April 15-22

THE Philadelphia Real Estate Board will hold the fourth annual real estate and building exposition in that city from April 15 to 22 inclusive. It will be held in the First Regiment Armory and will include exhibits of building materials, furnishings and appliances of all kinds, and will also have as a part of the exhibits a competition of architects for various types of residences.

Included in the membership of the Philadelphia Real Estate

Board are practically all the real estate men in that city, the larger contractors and bankers and business men of all kinds as honorary members.

The general chairman of the committee in charge of the exposition is C. William Spiess. Interest in this annual event has been growing rapidly since its inauguration four years ago and it is confidently expected that all former efforts will be eclipsed this year.

REAL ESTATE SECTION

Total Legislative Appropriations \$2,500,000 Under 1921

Governor Miller Points Out Net Reduction Notwithstanding Increases in Unavoidable Fixed Charges and Extraordinary Public Improvements

[Special to the RECORD AND GUIDE]

Albany, April 6.

THE supplemental appropriation bill carrying items aggregating \$1,229,142, which includes \$765,000 for adjusted canal claims and judgments of the State court of claims was signed by Governor Miller this week. A number of other bills received his approval.

"The total appropriations carried in this bill, the general appropriation bill amounting to \$102,857,610 and special bills appropriating \$19,167,587, mainly for highway construction and maintenance, are \$123,254,340," the Governor commented in a memorandum accompanying this legislation. "That sum fairly represents the amount to which the regular expenses of the State government have been reduced. In addition to the foregoing the Legislature has deemed it wise to provide for a number of extraordinary demands including the following items:

To complete the State's share of the construction of the New York and New Jersey Vehicular Tunnel	\$5,500,000
To acquire land necessary for the improvement of the Harlem River imperatively needed both for Barge Canal shipping and to relieve conditions in New York Harbor	1,500,000
To utilize the surplus canal waters at Visscher's Ferry and Crescent Dam, now running to waste	1,000,000
To give prompt, temporary relief to disabled veterans of the World War	1,000,000
Total	9,000,000

"Those with other items bring the total appropriations made by the Legislature up to \$133,143,807.34, which is two and a half millions under the appropriations of last year and more than twelve millions under the appropriations of 1920.

"That result is especially gratifying in view of the drastic cut of seventy millions of dollars, in round numbers, from the budget requests last year and of the further fact that there are annual increases in fixed charges and expenses of government which cannot be avoided. Some of these increases in the requirements of this over last year are as follows:

Debt service	\$705,378.57
Highways, under the Lowman Act and to supplement Federal Aid	506,483.72
Fixed charges in Education Department.....	2,416,765.00
Pension retirement system.....	100,477.00
Taxes on public lands.....	55,984.18
Tubercular cattle	382,618.39
Opening of Marcy Division, Utica State Hospital...	297,678.00
Statutory increases in salaries in institutions.....	191,399.98
Statutory increases in salaries for normal schools...	72,670.00
State Police	8,774.00
Total	\$4,738,228.84

"In other words the Legislature provided more than nine million dollars for extraordinary public improvements and requirements, met the necessary increases in the cost of government of more than four and three-fourths million dollars, and effected a net reduction of more than two and a half million dollars in the appropriations as compared with last year.

"The Legislature has not been parsimonious. The legitimate needs of the state and needful public improvements have been

adequately provided for. It is now for the administrative departments of the Government to make efficient and economical use of the funds provided and to discharge their several functions within the appropriations allowed them. To do that it will only be necessary to maintain the spirit of co-operation and the will constantly to improve methods of administration which have been exhibited in marked fashion during the past year."

The direct State tax bill was signed by the Governor this week, with this comment: "This bill levies a direct State tax of one-half of a mill for teachers' salaries and a trifle less than eight-tenths of a mill for debt service. That will result in a total reduction in direct State taxes of \$15,055,790 as compared with 1920 and unless absorbed by increases in local taxation will cause substantial tax reductions in every county in New York State."

The Governor also approved an amendment to the Real Property Law and the Executive Law, affecting counties in which there are registers and requiring a notary public in addition to filing his autograph signature with such register to file a certificate from the county clerk in which such notary was originally appointed or a certificate from the county clerk of the county where such notary has acknowledged a deed or other instrument.

The State standard building code bill was also signed by the Governor. This measure affects theatres and other places of public amusement having a seating capacity of 100 or more and is the precautionary outcome of the Washington theatre collapse of last winter. Under the terms of the bill the State industrial commission is directed to frame the building code and compel compliance with its regulations. The code shall supersede any special or local law or ordinance. In municipalities where there is a department or bureau of buildings the new regulations shall be administered by such department. The State code will represent the minimum of requirement, and municipalities may establish by ordinance additional requirements and restrictions. A special bureau will be established in the industrial commission for the administration of the code.

The Governor has also signed the Rayher bill providing that an owner or occupant of property who shall be deprived of light and air by any fence or fence structure exceeding 10 feet in height may institute an action to have such fence declared a private nuisance.

Governor Miller signed two bills aimed to curb the crime wave in New York City by speeding up the work of the criminal courts.

One of the measures provides for six additional assistant district attorneys for New York County and the other restores to the New York County District Attorney the control over the trial of indictments, now possessed by all other district attorneys in the State. The bill providing for the additional assistant district attorneys has the approval of Mayor Hylan.

Following the signing of the bills, the Governor sent a letter to District Attorney Joab H. Banton, of New York County, pointing out that all the measures he had requested to enable him to speedily bring lawbreakers to justice have now been provided. In his letter the Governor said there is no reason why New York should not be a safe place in which to live.

Joseph P. Day Tells How to Succeed as Realty Auctioneer

His Address in Y. M. C. A. Lecture Course Followed by Robert E. Dowling, Who Stressed Growing Importance and Respectability of Realty Business

THE members of the Real Estate Training Class of the West Side Y. M. C. A. received an extra charge of real estate information on Tuesday evening, when Robert E. Dowling, who presided and introduced the scheduled speaker, Joseph P. Day, himself spoke at length and unexpectedly on various phases of the real estate situation. Mr. Dowling's address followed that by Mr. Day and each speaker was greatly interested in what the other said, as was the audience. Mr. Dowling's speech was a pleasant surprise to his auditors and they asked him as many questions when he had finished as they asked Mr. Day.

In opening the meeting Mr. Dowling said that he did not know why he was asked to introduce Mr. Day to a real estate audience or to any other audience for that matter, for the reason that he was so well known he needed no introduction anywhere. Mr. Day, in response, said: "Mr. Dowling is more gracious to me than I deserve. But, his presence here tonight reminds me that I should utter a truism to this audience. John Jacob Astor was the biggest investor in New York real estate. Robert E. Dowling is the biggest and highest class operator in New York real estate. I express no flattery when I say that. He is one of the great constructive forces in the real estate movement of this city and you, students of a great line of business with which he is identified, should know it if you do not.

"Pardon me for being reminiscent for a few minutes. Mr. Dowling's presence here reminds me what an inspiration and bulwark he is to the New York real estate market. During the trying panic days of 1907, when building operations were going by the board, when most men lost their nerve as well as their money, when anything pertaining to the payment of money caused confusion, Dowling was in the midst of the huge job of erecting the City Investing Building, at 165 Broadway. During all of that era that tried men's souls and pocket-books Mr. Dowling went about his business daily, calmly effecting all that he had planned, and quietly and coolly he drew up his payroll each week and paid for the construction of the monumental pile that I have mentioned. He went through the panic of 1907 successfully. He knew his business. His judgment kept pace with the crucial hours. And, by the way, he is a native of this city. It seems to be a generally accepted belief that the most successful men in any line of business in this town are outlanders, that they come from Ohio, Indiana, Illinois, California and other parts of the country and show us something. Here is a salient instance of a native teaching the outlanders something. He is the real operator of this city. I say it in all sincerity. With such a success as this man has achieved don't ever wish to yourself that you had been born in Oshkosh, Kalamazoo or Hoboken, instead of here. If it has been your luck to have been born there, why, then do the best you can with the handicap."

Continuing, Mr. Day said:—

"My assigned task to-night is to talk on the selling of real estate at auction. I cannot give you a real heart-to-heart, man-to-man demonstration here because the environment is not here. Just come around to the Real Estate Salesroom any day when I am on the job. I will do better then and incidentally I may sell you a few lots. (Great laughter). I can only say now that I have been at the game twenty years in dead earnest. They have been twenty years filled with hard work, enthusiasm for that work and satisfaction, as a rule, over having performed it. Let me tell you the selling of real estate, either at auction or privately, is not always a bed of roses. You must have initiative and nerve to succeed, for you are always up against men of nerve and judgment who do succeed. As for the auction business, it is the hardest kind of work. If you become an auctioneer there will be many a day and night when you will have to absolutely forget home, mother and the babies in order to pull a big sale through to success. Work and then more work, that is the secret of my success. Boundless and undaunted enthusiasm for work. The fellow who said that genius was the faculty of working hard came pretty near the diagnosis. My beginning in the general real estate business dates back twenty-five years, but I got the idea of being a live auctioneer about twenty years ago.

"When I paid \$1,000 for a seat on the Real Estate Exchange and announced an active membership Peter F. Meyer and Adrian Muller were the king-pins of the business. And, let me say, they were remarkable men in their field. Because I ventured to sell real estate at auction they looked upon me as a sort of a fresh kid. Some said that I was crazy, and

wanted to know where I got off. Just at that moment, while they were thinking that way, I got on. (Laughter). You know that this world is not made for any coterie, as nearly as I can reckon.

"It so happened," Mr. Day continued, "that the Bennett building on Nassau street, erected by that journalistic genius, the late James Gordon Bennett, was to be sold at auction. It had previously passed out of the hands of Mr. Bennett. I went out and looked for the job of selling that property at auction and I got it. I think my fee was \$15. But I urged that a big advertising appropriation be made and it was. That exploited the property so well that it brought many persons to the sale. It was a success. Then subsequently I got busy hunting for executors' sales. That is where the auctioneer makes the real money. I finally got to the stage where I did not have to beg for sales. I suppose that my work to some extent spoke for itself.

"Let me impress upon you the four fundamentals of the real estate auction business. First, get your man's attention; then his interest in your proposition; then his desire to have it; and then his action. The last is the grand climax of the others. In arousing his attention show him the unique features of what you are offering, such as the profit a re-sale will yield and the renting power and possible increased renting power. You can do this best on a broad scale by advertising. Sometimes the pulling power of a daily newspaper page may require less than a page of actual space. Attract your public by advancing an unusual statement. Make it brief, pointed and impressive. Then, in another advertisement, arouse its interest by advancing arguments with merit. Then arouse its desire in another advertisement. Then your work is really done. Get so you feel it in your bones that you are selling the property to yourself. When that is done you are a sure winner.

"The power of suggestion is a wonderful power. While I was riding uptown on the subway tonight I beheld an advertisement of a certain brand of canned beans. It was illustrated so cleverly that the more I looked at it the more I felt like sitting down right there and eating a dishful. Let the power of suggestion work along the right lines in the real estate business. It is bound to come out right. Always feel that you are going to do better than the best. It is a grand and glorious feeling. The greatest indoor sport, to my mind, is selling real estate at auction. If you can only feel that way you have the feeling that will make the buyer come across. You will get some hard knocks as you go along. What of it? Knocks are always mixed with success.

"An essential in the auction room is quiet concentration on the work at hand. Be determined to sell and to hold the interest and desire of a prospective buyer even if there is a riot on hand. Straight order of business is necessary. Why, I want to tell you that at a recent auction sale of government property I made in Camden, N. J., the crowd was so dense and noisy that I had one prospective buyer dragged through a window so that he could learn what he wanted to know. And I sold him a parcel. There was local prejudice against the entire sale at the beginning, a high old row developed and things looked ominous for a while. But, I concentrated on my objective and within an hour and a half that gathering was a perfect love feast. Don't ever forget to exercise the power to put things over as quickly as possible. Keep cool. Don't lose sight of the main point. The power of a dominating will to do things must prevail."

When Mr. Day had finished, Mr. Dowling said: "I made my first sale of real estate when I was twenty years old. I started my career as a broker pure and simple. It is always interesting work. When I started the Upper West Side was mostly vacant lots. Nearly everybody said when the boom there began that values there would not last six months. Think of it! However, I believed in the future growth of this city. I had

(Continued on page 426)

Modern Apartment House for Madison Ave. Car Barn Site

S. W. Straus & Co. Underwrite Bond Issue on Fifteen-Story Multi-Family Project to Be Conducted According to New and Unique Plan of Operation

BY far the most important as well as interesting transaction in the real estate and building fields during the past week was the closing of negotiations for the construction of a fifteen-story apartment house to be erected on the west side of Madison avenue between Eighty-fifth and Eighty-sixth streets. This structure will be located upon the site of the old street car barns and will practically cover a plot with a frontage of 204 feet on Madison avenue and extending back 220 feet in both streets.

New methods of operation will be introduced by the owners and the innovations are likely to be viewed with extreme interest by other owners of multi-family houses.

The final plans and specifications for this project are now being prepared by Schwartz & Gross and work will be started immediately under a general contract which has been awarded to the Fred T. Ley Co., builders.

S. W. Straus & Co. have underwritten a first mortgage serial bond issue of \$4,200,000 on the land and building, which includes a first lien on the net annual earnings of this operation which are estimated at \$546,000. The building will contain 1,003 rooms, arranged in 365 living suites, in addition to the usual features of a modern hotel. The first floor will contain restaurants, banquet hall, office, lounge rooms and a large lobby. On this floor also will be located sixteen shops facing on Madison avenue, with rear entrances to the main lobby of the building. According to the present plans the Eighty-sixth street frontage will embody special accommodations for doctors' suites arranged with two and three rooms each.

This apartment will be owned and operated by the 12 East Eighty-sixth Street Corporation, of which I. Fluegelman, directing operator of the Hotel Hamilton, is president and one of the controlling stockholders. Discussing the newly-projected multi-family dwelling on the car barn site Mr. Fluegelman said:

"Tremendous progress has been made in the apartment house field within the past decade and it has in a measure solved many of the problems of living, particularly as it applies to the servant question of the present day. The modern apartment hotel is an expensive place to live in at best and the prime idea behind the construction of this new building is to commence by renting a vacant apartment with, however, a more complete service than the usual high class multi-family building offers, and for rooms and such service to charge a moderate rent in keeping with current apartment house rentals. In addition it is planned to furnish practically at cost any further service that may be desired by the tenants. This additional service is to be rendered as and when the tenants wish it, be it daily, weekly or at irregular intervals. Every apartment will have a completely equipped kitchen so that the families can live from one extreme to the other. The housewife may do her own cooking and when she desires will be able to have her house work done by trained servants on a per hour basis. She can also have meals or portions of meals served in her own apartment or the family can dine in the main dining room on the ground floor. In brief, this new project will be what might be termed a semi-hotel, combining all of the features of a non-furnished housekeeping apartment,



Fred T. Ley Co., Builders

Schwartz & Gross, Architects

PROPOSED FIFTEEN-STORY APARTMENT ON MADISON AVENUE

as well as all the comforts, conveniences and even luxuries of a perfectly appointed modern hotel."

WALTER I. WILLIS, secretary of the Queensboro Chamber of Commerce, in a recent address to the members of the Ozone Park Chamber of Commerce, said that Queens is not only the fastest growing borough in New York City, but one of the fastest growing communities in the United States. Mr. Willis gave the following comparisons showing how activities in all lines have increased in Queens during the past ten years:

			Per cent.
No. of Plans Filed for	1911	1921	Increase
New Bldgs.	5,000	15,000	200
Value of Plans Filed for			
New Bldgs.	\$22,000,000	\$84,000,000	280
Population	300,000	600,000	100
Assessed Valuation	\$446,000,000	\$732,000,000	62
No of Telephones	12,000	70,000	480
No. of Factories	771	1,500	100
Value of Mfg'd Products ..	\$151,000,000	\$330,000,000	100
No. of Factory Employees	25,000	75,000	200
Rapid Transit Passengers..	.....	100,000,000	..
Long Isl. R. R. Passengers	34,000,000	80,000,000	135

Work Started On Vehicular Tunnel Under Hudson River

Contractors Expect to Complete Twin Tubes Connecting Manhattan Island With New Jersey Within Specified Time of Three Years

CONTRACTS for the vehicular tunnel under the Hudson River having been signed last week, as reported in the RECORD AND GUIDE, work on this important link between Manhattan Island and New Jersey was actually started on Friday, March 31. Ground was broken at Canal and West streets for the power house in which will be installed the air compressors for driving the shields through the bed of the river, and other machinery for removal of rock and silt, and for many purposes connected with digging the hole that will at last connect this water-bound borough with the mainland. The project has been mooted for years, required the awakening of public interest to its importance, the overcoming of official objections to it, and favorable action carrying large appropriations by the New York and the New Jersey legislatures.

There was no ceremony to mark the start of so great an enterprise. In the presence of a small group of day laborers, Clifford M. Holland, chief engineer of the New York and New Jersey Tunnel Commission, drove a workman's pick into the soil, and Michael L. Quinn, general superintendent of Booth & Flinn, Ltd., who have the contract for building the tunnel at \$19,321,723, thrust a shovel into the loosened dirt and threw it to one side. Then the laborers took up the job and the huge task was under way. There will be two air compressors, one on the Manhattan shore and the other on the New Jersey shore.

Six shields to be used in driving the tunnel are now being manufactured by the Merchants' Shipbuilding Company at Chester, Pa. Thirty-nine jacks will be used in forcing the shields forward at a rate of from two and a half to fifteen feet a day, according to the resistance encountered. These jacks, placed about the outer edge of the shield, thrust forward with a power sufficient to move 7,600 tons. The shields, weighing 300 tons apiece, will be taken down the shaft in sections and set up below the surface. The shafts at Spring and Canal streets are sixty feet deep. They were sunk by Holbrook, Cabot & Rollins.

The total length of the tunnels will be 9,250 feet, with 8,330 feet

between the portals. The distance between the river shafts is 3,375 feet and the length of the under-river portion will be 5,480 feet. The twin tubes will have an outside diameter of 29 feet 6 inches. Each tube will have room for two automobiles abreast, and there will be a footway six feet wide in each tube. The maximum depth between the top of the tunnel and the high water level of the river will be 72 feet and the maximum depth of the roadway 92 feet.

The ventilation plan provides for changing the air forty times an hour and the projectors have no fear of gasoline fumes. The two tubes have an estimated hourly capacity in both directions of 3,800 vehicles. The maximum upgrade is 3.6 per cent. and a down grade of 4.05 per cent. The roadway widths are 20 feet and the headroom is 13 feet 6 inches.

The entrance on the New York side will be at Broome, between Hudson and Varick streets, and the New York exit at Vestry and Varick. On the Jersey City end the entrance will be at Provost and Twelfth streets and the exit at Provost and Fourteenth streets. Sixty parcels of land, costing \$1,700,000, are to be used in Manhattan for the entrance and exit plazas.

The Jersey City authorities have not yet approved the ordinances providing for the closing of certain streets needed for the tunnel plaza, but it was said that this approval would not be delayed more than a week. The total cost of the tunnel, when ready for the passage through it of the estimated 15,000,000 vehicles a year, is \$28,669,000.

George H. Flinn, president of Booth & Flinn, Ltd., said that his firm expected to complete the work within the specified time of 36 months. Already contracts for materials costing \$7,000,000 have been let with responsible firms, assuring against increase in prices. He said the company would employ from 1,000 to 1,500 men in three shifts.

The contracting firm built six of the tunnels under the East River at a total cost of \$18,000,000. These tunnels are only seventeen feet six inches in diameter, while the Hudson River tunnel is to be thirty feet in diameter.

Joseph P. Day Tells How to Succeed as Realty Auctioneer

(Continued from page 424)

studied its history, its progress, its strategic position and its growing power. I felt that it could not stop and that feeling was based on all the substantial things that had gone before. When I look back and think of the pessimistic prophets of that era it is to laugh. Like Mr. Day, I had faith based on things seen and the unseen has been realized. When I started people generally looked upon the real estate business as something that a man went into after he had failed at everything else. It is no longer so. The real estate business has attained an importance and a respectability as high, if not higher, than other first class callings. In its best sense it has become a profession. There are men in it who are as well educated and as intelligent as in other good lines of existence. Real estate is a business that deals with the largest values. When one buys a good automobile he thinks he has spent a lot of money. When he buys a house or a larger building in this city he has really spent some money. A chain of pearls or a painting by an old master may bring as good a price as a first-class piece of real estate. But there are many parcels of real estate that surpass those in price, and consequently the real estate business is an honorable and an important line of business. It cannot be successfully belittled.

"There is too much legislation now affecting real estate. The truth is that real estate in this city will be legislated to death if legislation at Albany and elsewhere does not cease. Underlying all attempts to regulate and control real estate by legislation is the single-tax idea of handling real property. A single-tax advocate once told me that I did not dare meet him on the platform to thresh out the idea. Why should I? It

was not necessary. I had read 'Progress and Poverty' thoroughly and I did not agree with it. I had seen the practical workings of real estate as it is and I felt and still feel that all the fine-spun theories in the world cannot supplant the economic workings of property.

"All real value will be taxed out of real estate if the performances of the last four years are continued in the same volume. Some time ago I sold the City Investing Building to B. Benenson. He is a Russian by birth. He owned considerable real estate in Russia. All of it was confiscated by the Soviet Government in one sweeping decree. What was done in Russia through fine-spun theories and ignorance of economics and by main strength can be done here by constant agitation against property rights and by connivance. That may sound like a rash statement, but it can come to pass. To punish real property is a trend of the times. To succor it and conserve it as a great asset of society is being discouraged in many places. The Geddes' report, recently made in England, should be read by all students of governmental interference with property rights. It proves an utter failure on the part of the government to solve the housing problem. There has been much foolish legislation in New York by honest and well-meaning persons. There must be an end to it or there will be an end to property as surely as there is in Russia.

"To succeed in the real estate business one must have the faculty of acting at the right time. A man may possess a profound knowledge of the market, but if he lacks the faculty of decision he is nil. Personality is frequently a big asset, as it is in every business, but action must be the prime accompaniment of all other qualities."

Review of Real Estate Market for the Current Week

Fine Elevator Apartment Houses Were Sold and There Was Variety of Dealing in Medium Sized Parcels and Costly Acreage

THIS has been a week of substantial transactions. There were no spectacular sales. A number of them ran up to the \$500,000 mark and some beyond that figure. The aggregate market shows that real estate at this time has a strong undertone with a likelihood of a good market continuing until summer. The leasing of space in new large buildings goes on unabated which shows the demand for modern office space. A feature of the week was the leasing for long terms of several large garages. All parts of town are feeling the impulse of a general demand for property for sale and rent. Some new and costly large apartments on upper Fifth avenue were leased for terms of fair length. Costly private dwellings in the same region changed hands. The upper West Side figured in all kinds of real estate transactions. Costly elevator apartment houses in the Park and Madison avenue zones as well as on the upper West Side and on Washington Heights sold well. Sites for several new large apartment houses were assembled. New apartment houses in the Bronx appear to be selling at fair prices.

A well known firm of warehousemen for the second time in two weeks bought a large warehouse. They now have one each in East and West Harlem. Several commercial buildings on the West Side were bought, one by a large wholesale paper firm which will occupy it. Various old parcels on the West Side of various descriptions changed hands. The Greenwich

Village district contributed some sales of more than ordinary moment. Operators are fairly busy in private dwellings and medium sized tenement houses in all parts of the city where such properties are.

A sale that marks the improving character of the neighborhood adjacent to Jefferson Market Court was that of three century old houses at 1 to 5 Minetta lane. An investor bought them who will restore them to their original Colonial appearance for use by artists and writers. The operation shows the expansion of the artist colony to Sixth avenue. These dwellings were long occupied by the lower elements of New York's population and the rehabilitation of them shows that the same trend is under way at the beginning of Sixth avenue and its environs as has been under way for a year or more further west in Greenwich Village.

The name of the recent buyer of the northwest corner of Fifth avenue and 34th street was made public by Max Nathan, the seller.

Conspicuous among the acreage purchases of the week was that of 36 acres and a mansion, at Sands Point, Nassau county by Vincent Astor. This buyer has long owned a magnificent estate at Rhinecliff near the Hudson, where generations of his family were before him. The fact that he is attracted to Long Island's North shore which is honeycombed with costly estates shows the allurements of that region for the wealthy.

PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week, was 89 as against 60 last week and 92 a year ago.

The number of sales south of 59th st was 31 as compared with 19 last week and 33 a year ago.

The number of sales north of 59th st was 58 as compared with 41 last week and 59 a year ago.

From the Bronx 33 sales at private contract were reported, as against 23 last week and 25 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 434.

Investors Buy Loft Building

Cross & Brown Co. sold for a client to the Seymour Co., wholesale paper dealers, 323-327 West 16th st, a 6-sty brick building, on a plot 75x60, formerly used as a furniture factory. After extensive alterations the new owners will occupy the entire building.

A Bit of Old New York Sold

Pepe & Bro. sold for the estate of Alice J. Merriam, 1 to 5 Minetta la (also known as 19 Minetta st) to Dr. Samuel Bookman. The property consists of three old 3-sty and basement brick dwellings, more than 100 years old and are of the old colonial type. Improvements will be installed so as to use them as studios for artists and writers. They will be restored to their original substantial character.

Warehousemen Again Invest

Lee Bros., Inc., bought from Washington Storage Warehouse & Van Co., the 6-sty warehouse, 75x100, 2296-2300 Eighth av, and the abutting 4-sty tenement house, 18.9x100.11, at 262 West 124th st. The sale of the warehouse business was also included in the transaction. This is the second large purchase in the 125th st zone made by Lee Bros., Inc., recently, the other being the 12-sty fireproof warehouse and office building at the northeast corner of 125th st and Park av. The brokers were Nathan Grabenheimer and Benedict B. Nurick.

Distinctive Lexington Avenue Sale

The Joint-Ownership Construction Co., Inc., Frederic Culver, president, has entered into a contract to acquire from James C. McGuire & Co. the property at the northeast corner of Lexington av and 69th st, a plot of about 14,000 square feet, 72.6x179.4x80.6 feet in size, which takes in all of the block front on the east side of Lexington av, with the exception of a 21-foot dwelling on the south corner of 70th st. Pease & Elliman were the brokers, and it was through Pease & Elliman that Mr. McGuire assembled the plot.

On this property the Joint-Ownership Con-

struction Co., Inc., will erect two joint-ownership apartment buildings, one to cover the corner plot, 72.6 feet on 69th st, by 100 feet on Lexington av, and the other to cover the plot in the north, 78.11x80.6. Both of these buildings will be 11 stories in height.

The corner building will be known as 943 Lexington av, and will contain ten 8-room apartments and ten 9-room apartments with smaller suites on the ground floor. The avenue building will be known as 955 Lexington av, and will contain ten 6-room apartments, 22 4-room and two 3-room apartments. In the rear of the buildings will be a large central court, 30x50, and the inside buildings will overlook the fine residence at 154-6 East 70th st, to the east, belonging to Maitland F. Griggs, thus ensuring excellent light to the rear. The two buildings will be jointly operated which will considerably decrease the maintenance costs.

A New Real Estate Firm

Fenimore C. Goode has retired from the real estate firm of Brett & Goode Co., Inc., at 582 Fifth av. He has formed the new firm of Fenimore C. Goode Co., Inc., with offices in the Straus building, 565 Fifth av.

Andre L. Benel, formerly a director of the Brett & Goode Co., Inc., is an officer and director of the new company and manager of its industrial department.

Vincent Astor in Nassau County

Vincent Astor purchased the William Butler Duncan estate at Sands Point, Nassau County, L. I. The property adjoins the estate of J. S. Cosden of the firm of J. S. Cosden & Co. It includes a large mansion and 36 acres of land with an extensive frontage on Long Island Sound. It has been held at \$300,000, but it is said Mr. Astor is securing it at a price considerably below that figure.

Among the other noted properties in the vicinity are those of Howard Gould, W. Bourke Cockran and the Guggenheim, Sloane, Thayer and Bourne estates. Mr. Astor owns the famous 414 Astor estate, Ferncliff, at Rhinebeck-on-the-Hudson.

Operator in Heights Deals

The A. Z. Realty Co., Inc., George Zauderer, president, operator, purchased the Somerset apartments, a 6-sty elevator apartment house, on a plot 100x100, at 385 Edgecombe av from Bing & Bing, operators. There are 41 apartments.

To the Yet Development Co., Inc., Louis Meyersfeld, president, Mr. Zauderer sold the Washington and Lafayette apartments, two 5-sty walk-up buildings on a plot 100x100, at 556-560 West 148th st. The buildings accommodate 40 tenants.

Company Buys Broad St. Corner

The newly organized 115 Broad Street Corporation, whose directorate is composed of Wil-

liam Leake Hewson, Thomas M. Bell and Theodore Crane, purchased from the Carl Platon Realty Corporation the 12-sty building, 113-115 Broad st and 27 Front st, forming the southeast corner of those thoroughfares. The property, which was valued at \$650,000, measures 62.5 feet on the former street and 76.3 feet on the latter. The sale is recorded.

Fifth Ave. Parcel Changes Hands

The 279 Fifth Avenue Corporation, S. R. Golding, R. Catterton and L. Cug, directors, has been formed to take over the 5-sty building, 25x100, at that address, adjoining the southeast corner of 30th st. The new company is represented by Snitkin & Goodman, attorneys.

Interesting Broad St. Deal

The Broad-Exchange Co., Walter T. Rosen, president, purchased from the estate of Calvin Stevens the 4-sty business building, 39 Broad st, covering a plot 30.36x117. The buyer recently purchased 35 and 37 Broad st, adjoining on the north, and has for some time owned No. 41, adjoining on the south. The latest purchase therefore fills out a plot with an entire frontage of 105 feet directly adjoining the Broad-Exchange Building, which the company also owns, at the southeast corner of Exchange pl and Broad st. The Broad-Exchange Co. recently purchased the 6-sty building, 51 Beaver st, as an outlet for the Broad-Exchange building.

The fee of the property at 43 to 47 Broad st, upon which the Combustion Engineering Corporation has erected a new 8-sty building on a long term lease, is owned by the Alliance Realty Co., so that the purchase just consummated finally brings into the ownership of these two companies an entire area of land of 52,000 square feet, being one of the largest plots in the financial district.

Property owners in Broad st. not long ago secured a court injunction which has resulted in the removal from the street of the remnant of the so-called curb market, which for so long held back the development of the block.

The site of the new home of the Stock Exchange firm of Post & Flagg, 49 and 51 Broad st, was originally purchased by the Broad-Exchange Co. and resold to that firm under restrictions as to the height of the building since erected. The Seaboard National Bank and the Western Union Co. have likewise put up new buildings in this block, and it is believed the recent purchases portend similar improvements in the near future which will complete the transformation of the block.

Audrey Hall in New Hands

Samuel Augenblick and Louis B. Brodsky sold Audrey Hall, a 6-sty elevator apartment house, at 1240-1246 St. Nicholas av, northeast corner of 172d st, to a client of William S. Baker. It contains 40 apartments and 7 stores and was held at \$280,000. The plot is 45x100.

Douglas L. Elliman & Co.
Real Estate Brokers
 Fifth and Park Avenue Districts
 Efficient Property Management
 Plaza, 9200 15 East 49th St.

JAMES BOYD
 Member Real Estate Board, N. Y.
Real Estate—Mortgage Loans
 135 BROADWAY
 Phone: Rector 8658-8659

BROOKS & MOMAND
 Member of Real Estate Board
Real Estate Mortgages
 115 BROADWAY Phone 2267 Rector
 2268

CHARLES B. VAN VALEN, INC.
 Member Real Estate Board of N. Y.
REAL ESTATE
 MORTGAGE LOANS—INSURANCE
 110 WILLIAM STREET
 Phone: 6000 Beekman

FREDERICK BROWN
Real Estate Operator
 OFFERINGS SOLICITED
 FROM BROKERS
 565 5th Ave. Phone Vanderbilt 8725

WALTER KRASLOW
Real Estate Operator
 Brokers' Offerings Solicited
 190 Montague St. Brooklyn, N. Y.

BENJAMIN WINTER
BUY AND SELL HIGH-CLASS
MANHATTAN PROPERTY
 BROKERS ARE INVITED TO SUBMIT
 PROPOSITIONS—Quick Decision Given.
 Lansing Building
 2299 BROADWAY, AT 62nd STREET
 Suite 6 Phone: Schuyler 2897

SAMUEL BRENER
REAL ESTATE OPERATOR
 50 EAST 42nd STREET
 Vanderbilt 3918-19

BENENSON REALTY CO.
BUY and SELL
HIGH CLASS BRONX AND
MANHATTAN PROPERTY
 Columbia Trust Bldg., 509 WILLIS AVE.
 Phone: Mott Haven 5212-5213

HEIL & STERN
Real Estate
Business Property Specialists
 Member of Real Estate Board, N. Y.
 1165-1167 BROADWAY (n. w. cor. 27th St.)
 Telephone: Watkins 4280

Builders Sell Fine Apartments

N. A. Berwin & Co. sold for Randolph and Everett Jacobs and S. Morrill Banner, 161 East 79th st, a 12-story elevator apartment house, on plot 62x102.2.

This is one of the highest type apartment house in the Park av section. There are two apartments, 7 rooms and 3 baths, and 8 rooms and 3 baths, on a floor. The house is fully occupied and brings an annual rental of \$85,000.

It is the first time this property has been sold, having been built by the sellers in 1915. The buyer purchased this house for an investment. It was held at \$600,000.

50 Year Old Holdings Sold

Pease & Elliman sold for the estate of Martin B. Ochs to Samuel A. Herzog 145-149 East 50th st, three 5-story brick flats, on a plot 75x100. It was a cash sale. The parcels were in the Ochs ownership 50 years.

Roosevelt Estate Sells Parcel

Cammann, Voorhees & Floyd sold for the Roosevelt estate, John E. Roosevelt and others, trustees, to M. J. Deleahanty, director of the Deleahanty Institute of Civil Service, the 3-story brick building 113-115 East 15th st, on a plot 50x103.3. After alterations the new owner will occupy. The Institute has long been in Webster Hall, 121 East 11th st.

This is the first sale of the property since 1839, at which time the Roosevelt interests purchased the lots for \$4,000. They are now assessed at \$89,000.

West Side Plot Assembled

Spear & Co. have completed, for a client, the assembling of a plot comprising the site of four old 3-story and basement brick dwellings, at 107-113 Leroy st. Each lot is 20x100, except No. 107, which is 20x75. The new owner will reimprove the plot.

The sales of 107, 111 and 113 were made 3 years ago. The title to 109 has just passed, as the late Mrs. McCullough, who had a life interest in the property, refused to sell during her lifetime.

Negotiations for 107 Leroy st were carried on by cable with the owner, Mrs. Lyle Samuels, who resides in England and who inherited this property from Mr. Lyle, at one time partner of Lord & Taylor.

A Sale on Fifth Avenue

Estate of Capt. Warren C. Beach sold 585 Fifth av, a 4-story and basement brownstone dwelling on a lot 19x100, between 47th and 48th sts, on the East side. The price is said to constitute more than \$171 per square foot. It is one of the few private houses remaining on the avenue south of 48th st and lies between the store and loft owned by the Marcus Daly estate and James W. Gerard and the 10-story structure built last year by Peck & Peck.

Sells Riverside Drive Corner

The Switzerland apartments, at the northeast corner of Riverside dr and 151st st, has been purchased by Abraham Crosney, lawyer and operator, from Herman Schafer. It is a 6-story and basement elevator building, arranged for 8 families on a floor, and occupies a plot 103.9½ feet on Riverside dr and 8 feet on 151st st with an inner line of 173.1½. It rents for \$66,000 per annum and was held at \$425,000. Morris Aronson and Herman Warshawer were the brokers.

Sewall Estate Sells Dwelling

Heirs of the Henry F. Sewall estate sold through Bracher & Hubert to a buyer, for occupancy, 320 West 81st st, adjoining the south corner of Riverside dr, a 5-story brick American basement dwelling, on a lot 24x60.8.

The property is at present under lease to Andrew Mills, president of the Dry Dock Savings Institution, on the Bowery. The parcel was held at \$50,000.

Sell Lexington Avenue Corners

George S. Runk, in conjunction with William Herrlich, sold for Samuel Goodman 1361-1365 Lexington av, northeast corner of 90th st, a 4-story brick flat with stores, on a lot 20x100.8½.

Cammann, Voorhees & Floyd, in conjunction with William Wolff's Son, sold for a client the northwest corner of Lexington av and 80th st, a 6-story brick and stone apartment house with stores, on a plot 30x100. The buyer owns other property nearby.

Antique Dealers Buy Artistic House

The most individual house in the Washington Square section, and probably in the city, 7 East 10th st, has been sold. It was built and owned by Mr. Lockwood de Forest, artist, who now makes his home in California.

It is one of those houses that always attracts attention. The doors, door frames, window frames and sashes, also the bay window on the front, are made of carved Indian teakwood; the walls of the hall, foyer and grand staircase to the second floor are lined with Indian tiles; also the fireplaces and chimney breasts are of these rare old tiles, some of which were in existence before the birth of Christ. The ceiling in the drawing room on the second floor is of carved glass which together with the teakwood trim and teakwood carvings over the doorways give a truly Oriental effect. It is a beautiful house, 24.6 feet wide, 5 stories and basement, with elevator, 3 rooms deep on first and second floors, and a large studio on the top floor. The house was purchased by Jaehne Brothers, dealers of antiques, of 560 Fifth av, who contemplate making extensive alteration, taking two floors for their own use. The property was held at \$75,000. R. Telfair Smith was the broker. The lot is 24.6x94.9.

istence before the birth of Christ. The ceiling in the drawing room on the second floor is of carved glass which together with the teakwood trim and teakwood carvings over the doorways give a truly Oriental effect. It is a beautiful house, 24.6 feet wide, 5 stories and basement, with elevator, 3 rooms deep on first and second floors, and a large studio on the top floor. The house was purchased by Jaehne Brothers, dealers of antiques, of 560 Fifth av, who contemplate making extensive alteration, taking two floors for their own use. The property was held at \$75,000. R. Telfair Smith was the broker. The lot is 24.6x94.9.

Car Barn Auctions Postponed

Auction of the car barn property of the New York Railways Co., occupying the block bounded by Fourth av, Lexington av, 32d and 33d sts, scheduled March 30 by Joseph P. Day, was adjourned without date.

The auction sale of the Second av car barns, bounded by First and Second avs, 96th and 97th sts, scheduled for March 30 by Mr. Day, was adjourned to June 15.

Operators Buy in Brooklyn

The newly formed A. G. W. Realty Corporation purchased from the A. L. G. Realty Corporation 587 to 591 Gates av, a motion picture theatre, 40x100; also the plot, 125x100, on the north side of Knickerbocker av, 25 feet from Melrose av, for improvement with a taxpayer. The new company is composed of M. H. Wurtzel, E. Meyers and J. L. Grubel.

Sells Canarsie Plots

Realty Associates sold to Weymar Homes, Inc., two additional parcels in Canarsie, on the east side of East 89th st, 223.4 feet north of Av L, 56.8x100; and on the west side of East 91st st, 220 feet north of Av L, 112.2x100, which the purchaser will immediately improve with 2-story frame bungalows to further meet the demand for low priced houses in this section.

Club House in Richmond Sold

P. H. Steinfurth Corporation sold for Mrs. S. Hammerschick the Imperator Club House, at New Brighton, Staten Island, on a plot 50x213, for \$25,000, \$19,000 cash, to Hans Firshing.

Real Estate Class to Dine

To close the season, the Real Estate Training Class of the West Side Branch, Y. M. C. A., will hold a banquet in the ballroom of the Park Avenue Hotel, on Tuesday evening, April 25, at 6.30 o'clock.

A number of good speakers will enliven the occasion, as well as good music.

Tickets are \$2.50 each and may be obtained from C. A. Robinson, chairman of the Dinner Committee, at the West Side branch.

Buys Fifth Av. Corner.

The 14-story Columbia Trust building at the northwest corner of Fifth av and 34th st has been sold by Max N. Natanson to Joseph Durst, cloak and suit manufacturer. It was held at \$3,250,000, and was sold for all cash over a mortgage for \$2,000,000 held by the Columbia Trust Co. and maturing in 1940. Byrne & Bowman were the brokers. Two years ago Mr. Durst bought the 12-story Century building at 1 West 34th st adjoining and held at \$1,100,000. The Columbia Trust building fronts 62 feet on Fifth av and 100 feet on 34th st. The banking floors are occupied under a long lease by the Columbia Trust Co. Mr. Natanson bought it in November, 1919, from the Columbia Trust Co., when it was a 4-story bank building. He added 10 stories. The annual rent is about \$350,000.

Investor Buys in Leonard St.

Daniel Birdsall & Co. sold for the Central Union Trust Co. as trustee, to the Hardwick Realty Co. 71 Leonard st, a 5-story stone loft building, on a lot 24.3x100.

Buys a Seventh Avenue Corner

Benenson Bros. and the Denwood Realty Co. sold to the Waverly Building Co., Louis Gold & Co., the two 3-story and basement stone dwellings at the northeast corner of Seventh av and 126th st, on a plot 33.8x99.11, diagonally opposite Keith's Alhambra Theatre. The property was sold to the sellers in this transaction last spring by the estate of Charles Weisbecker.

Some Bronx Deals.

David J. Rubinstein, builder, has just closed a trio of deals, one of them involving 6-story apartment house on the Grand Concourse, plot 100x90, at the southwest corner of Field pl, which Mr. Rubinstein, as president of the Blossom Realty Corp., completed March 1. The house is known as Blossom Court, and is arranged for 42 families, returning an annual rental of approximately \$40,000. He held it at \$225,000.

The Rolla Holding Corp., of which Mr. Rubinstein is president, has bought from Samuel Garfield the block front on the west side of Sherman av between 165th and 166th sts, a plot 359x100, on which it will build three 6-story apartment houses, representing an investment of about \$800,000.

Hotel Anderson and Lease Sold

J. & E. Realty Corporation sold for Charles Tenebaum to Max L. Solinsky 102 West 80th st, adjoining the southwest corner of Columbus av, an 8-sty apartment hotel, known as the Anderson, on a plot 60.1x102.212. The existing lease on the property and the furnishings were also acquired. The aggregate cost was in excess of \$400,000.

MORTGAGE LOANS

The Metropolitan Life Insurance Company has authorized loans on bond and mortgage amounting to about \$10,000,000. Of these over \$1,500,000 were on housing—331 dwellings and 28 apartment houses, accommodating 512 families. These dwellings were not only in New York City but were scattered through 24 States. Over \$1,250,000 were on business buildings in various parts of the country. About \$2,500,000 were on farm loans in 20 Western and Southern States. About \$4,500,000 were on bank buildings in Canada, which last investments are to be deposited in Canada to meet the requirements of the Canadian laws as to deposit of reserve.

William A. White & Sons placed a mortgage of \$500,000 on the block front of Riverside dr, 89th and 90th sts, for William H. Barnard. Mr. Barnard bought this property some years ago from the Clark estate, who purchased it from the late Bishop Henry C. Potter. The plot is improved with one of the finest residences on the drive. The loan was taken by the Title Guarantee & Trust Co.

Lawrence, Blake & Jewell placed for the Hudson and Manhattan Railroad Co. a first mortgage of \$500,000, for a term of years, on 42-44 Cortlandt st running through to 49-55 Dey st, improved with a 6-sty fireproof office building, known as the "Hudson Terminal Extension." It is valued at over \$1,000,000. The plot contains about 6 lots.

S. W. Straus & Co. announce recent loans made by them of \$8,640,000 in various cities of the country as follows: three apartment buildings, New York, \$2,500,000; three apartment buildings, Chicago, \$1,140,000; office building, Boston, \$1,100,000; apartment building, Kansas City, \$550,000; bank and office building, Fort Worth, Tex., \$1,250,000; apartment building, Omaha, Neb., \$375,000; apartment hotel, Seattle, Wash., \$475,000; Independent Packing Co., Chicago, \$1,250,000; Max Pollock & Co., Inc., thread manufacturers, Groton, Conn., \$200,000.

S. W. Straus & Co. have underwritten a first mortgage bond issue of \$1,100,000 on the new 19-sty Allerton House, 130 East 57th st. The building is now in course of construction. The land fronts 67.6 feet on the south side of 57th st, 22.6 feet west of Lexington av, by 100 feet deep, plus a frontage of 75 feet on the west side of Lexington av, 25.6 feet south of 57th st, and contains approximately 8,462 square feet. A valuation of \$1,600,000 has been placed on the land and building.

J. P. & L. A. Kissling placed for Lowenfeld & Prager a mortgage loan of \$20,000 on 206-208 West 148th st; a loan of \$35,000 for George Latour on 2099 Eighth av, Manhattan; a loan of \$25,000 for Max Greenberg on 13-15 Meserole st, Brooklyn; a loan of \$10,000 for Daniel F. Farrell on 430 West 44th st, Manhattan.

William A. White & Sons arranged a loan of \$60,000 for the Arben Realty Corporation on its 4-sty, 33-family flat on Seabreeze av, Coney Island.

Lawrence, Blake & Jewell were the brokers who placed the building loan of \$1,000,000 on 139 to 145 West 35th st through to 132 to 138 West 36th st with William Henry Barnum & Co. This property, which fronts 75 feet on each street, is now being improved with a 12-sty fireproof building by a company controlled by S. Morrell Banner and Herbert E. Mitler.

Charles Heymann with H. T. Gurney negotiated a first mortgage loan of \$140,000 on the 5-sty building, 50x100, at 427 and 429 Broadway, southwest corner of Howard st.

Duross Co. placed for M. M. Bahrenburg a first mortgage of \$18,000 on his property 795 Washington st and 92 Horatio st, Manhattan, and a first mortgage of \$28,000 on the apartment house 180 Quincy st, Brooklyn.

William A. White & Sons placed a first mortgage of \$60,000 on the Smith Rubber & Tire Co.'s plant at Garfield, N. J. The mortgage was made for a period of 3 years at 6 per cent. interest per annum.

Edwards, Dowdney & Richart placed for the Harding Construction Co. a first mortgage loan of \$155,000 on the apartment house, recently completed, on the southeast corner University av and 192nd st, with the Lawyers Mortgage Co.

They also placed a first mortgage of \$45,000

on the taxpayer on the northwest corner of Webster av and 167th st.

William A. White & Sons obtained for the Hebrew Children's Convalescent Home, at Rockaway Beach, Queens, a first mortgage of \$65,000, which will be used to remodel the buildings and to install more modern equipment. The loan was made for a term of 5 years and bears interest at the rate of six per cent. per annum.

MANHATTAN SALES**South of 59th Street**

CARMINE ST.—Fregulia & Lotti sold for David Silberstein to the Demartini Realty Co., 24-28 Carmine st, adjoining the southwest corner of Bleecker st, two 6-sty brick tenement houses with stores, on a plot 50x70.

BETHUNE ST.—Francis J. Ryan sold 30 Bethune st, a 3-sty and basement brick dwelling, on a lot 17x80.

MACDOUGAL ST.—Leonard Weill sold 49 Macdougall st, a 3-sty and basement frame and brick dwelling, on a lot 21x50.

MONROE ST.—Brown, Wheelock Co. sold for

the U. S. Trust Co., as trustee, 280 Monroe st, a 5-sty brick tenement house, on a lot 25.2x 68.1½, adjoining the southeast corner of Gouverneur st.

MULBERRY ST.—Leopold Porrino sold for the East River Holding Corporation, 245 Mulberry st, a 5-sty and basement brick tenement house on a lot 25x99.3.

WEST HOUSTON ST.—Pepe & Bro. sold for Leonard and Charles Weill to a buyer, for occupancy, 171 West Houston st, a 4-sty and basement brick dwelling with store, on a lot 21.10x76.

WILLETT ST.—William B. Codling sold to Feigenbaum & Blumenberg, 52 Willett st, a 6-sty brick business building with store, on a lot 16.8x100. The new owners will occupy.

10TH ST.—Miss Anna Boettner sold the leasehold, 110 East 10th st, 22x64.1, improved with a 4-sty and basement brick flat.

12TH ST.—Former District Attorney Edward Swann purchased the 3-sty and basement brick dwelling, on a lot 22.5x103.3, at 135 West 12th st, from the estate of Grace C. Turp through Edward S. Foley & Co. The property was held at \$30,000.

15TH ST.—William H. Whiting & Co. sold for Mabel W. Hill, Louise K. Boulton and the estate of Anita Bliss the three 5-sty brick tene-

United Electric Service

is supplied to the



SCHIFF APARTMENTS
98th STREET AND BROADWAY

A fourteen-story ultra-modern apartment dwelling recently erected in one of the finest residential sections of the city.

The owners and builders are the Broadway and Ninety-eighth Street Realty Corporation, Harry Schiff, President; the architects, Schwartz & Gross, and the electrical contractors, Wimpie Electric Co., Inc.

When in need of Electric Light or Power Service, call Stuyvesant 4980. Your requirements, whether large or small, will receive the prompt attention of our Commercial Department representatives.

**The United Electric
Light and Power Co.**

130 East 15th St., New York.

MONEY TO LEND ON BOND & MORTGAGE

LAWYERS MORTGAGE CO.

Capital and surplus \$9,000,000

59 Liberty Street, New York
184 Montague St., Brooklyn
4 Herriman Avenue, Jamaica



Portable Systems (Patented) Sewer Service Anywhere

EVEN though your home lies far beyond city sewer lines, you can enjoy the conveniences of sewer service if you have running water and a Sanisep System.

A spare room or large closet can be fitted up as a modern bathroom. A kitchen sink with drain will lighten housework. Sanisep takes care of all sewage, liquid and solid.

Once installed, Sanisep requires no chemicals or other attention. It is entirely self-operating.

Sanisep is moderately priced—easily within your means. "How it works" is fully described in an interesting catalog, which will be sent to you on request.

Made by Cement Products Company
Wilmingon, N. C.

F. W. HOLD

Eastern Representative

39 Cortlandt Street, New York

Tel. Rector 8284

MRS. GERRIT SMITH

Member Real Estate Board of New York

42 EAST 40th STREET

CITY DEPARTMENT
APARTMENTS AND HOUSES

SOUND SHORE PROPERTY A SPECIALTY

ment houses with stores, on a plot 74.9x103.3, at 501-511 East 15th st. The purchasers are Thomas A. Aurelio and Salvatore Aurelio.

21ST ST.—Petersfield Realty Corporation sold 303 East 21st st, a 3-sty and basement brick flat on a lot 25x100, adjoining the northeast corner of Second av.

23D ST.—William A. White & Son sold for the estate of Arthur R. Wilson to Frank J. Duval, for occupancy, 440 West 23d st, a 4-sty and basement brownstone dwelling, on a lot 25x98.9.

26TH ST.—Leopold Porriro sold for Joseph Guffanti, 119 West 26th st, a 5-sty loft building, on a lot 21.10½x98.9.

43D ST.—William P. Jones & Son sold for Eugene Callahan to John Marshlian, 454 West 43d st, a 3-sty and basement brick dwelling, on a lot 19x100.5.

52D ST.—John Constable Moore sold for Mrs. L. L. Danforth the 4-sty and basement brownstone dwelling, on a lot 20x100.5, at 49 West 52d st, to a physician, for his own occupancy.

EIGHTH AV.—Louis P. Van Riper of H. V. Mead & Co. purchased from the Ray Estate Corporation the 4-sty brick building, on a lot 21x70, at 397 Eighth av. The office of H. V. Mead & Co. is in the property.

North of 59th Street

DYCKMAN ST.—Frank Volz sold for Morris Bienenstock the 2-sty brick business building on a lot 16.4x100, at 124 Dyckman st, to Samuel Schechter.

60TH ST.—William R. Van Bokkellan sold through William P. Jones & Son to Caroline C. Doig, 129 West 60th st, a 5-sty brownstone tenement house, on a lot 25x100.5.

62D ST.—Julia Beverly Higgins sold for Mrs. Alice E. Schoenberger to Edward Blanc, 18 East 62d st, a 4-sty and basement stone dwelling, on a lot 23x100.5. The buyer will remodel and occupy.

69TH ST.—Mrs. Harriet F. Haas sold 7 East 69th st, a 4-sty and basement brick dwelling, on a lot 30x100.5.

70TH ST.—Cusack Co. sold for a client to a buyer, for occupancy, 109 West 70th st, a 4-sty and basement stone dwelling, on a lot 20x100.5.

74TH ST.—Charles W. Bowring sold 160 East 74th st, a 4-sty stone American basement dwelling, on a lot 18.9x102.2. The buyer will occupy.

77TH ST.—M. H. Gaillard & Co. sold for Louis Carreau, representing the estate of Marie A. Dunley, the 4-sty and basement dwelling, 156 West 77th st, on a lot 20x102.2, to Edith M. Stoughton, who will occupy after alterations are completed. It was held at \$30,000.

85TH ST.—Clark estate sold 63 and 67 West 85th st, two 4-sty and basement brick dwellings, the first being on a lot 17.10x102.2 and the second on a lot 17.6x102.2. They are the last of 14 houses sold by this estate in 18 months.

88TH ST.—J. Lemle sold for William Hartmann, 528 East 88th st, a 5-sty brick double flat on a lot 25x100.8½.

92D ST.—Estate of Addie Steinhardt sold 23 East 92d st, a 5-sty stone American basement dwelling on a lot 20.6x100.8½. The buyer will occupy. It was owned by the seller more than 25 years.

92D ST.—William S. Denison & Co. sold for Catherine C. Middleton to James H. Cruikshank, 127 West 92d st, a 3-sty and basement stone dwelling, on a lot 20x100.8½.

93D ST.—Grace P. Butler sold through the Duross Co. and H. T. Gurney, 139 West 93d st, a 3-sty and basement brick dwelling, on a lot 16.9x99.11. Howard A. Raymond is the buyer. Abutting this property in the rear is the cow path, better known as Aphorpe lane, title of which was cleared up a few years ago through the courts, and allotted to the adjacent owners.

95TH ST.—Pease & Elliman sold for Mrs. Margaret W. Snelling to Joseph G. Abramson, operator, 336 East 95th st, a 6-sty brick tenement house with stores, on a plot 40x100.8½. It was a cash sale.

113TH ST.—James H. Cruikshank bought through Harry Sugarman from Hattie T. Farland and resold through Charles Metzger to Frank Terrell, for occupancy, 238 West 113th st, a 3-sty and basement brick dwelling, on a lot 17x100.11.

116TH ST.—Ralph Russo sold for Seidemann Bros. to Salvatore Russo, 203 East 116th st, adjoining the northeast corner of Third av, a 5-sty brick tenement house with store, on a lot 20x100.

116TH ST.—Mulvihill & Co. sold for Catherine A. F. Boylan to Barbara Whitman, 229 East 116th st, a 3-sty and basement stone dwelling, on a lot 20x100.11. It is the first sale of the parcel in 35 years.

123D ST.—James H. Cruikshank resold through George Brettell & Son to Elizabeth Hall, 123 East 123d st, a 3-sty and basement brownstone dwelling, on a lot 15x100.11.

129TH ST.—J. H. Outlear resold for James H. Cruikshank to Mack Twitty, 147 West 129th st, a 3-sty and basement stone dwelling, on a lot 16.8x99.11.

129TH ST.—Porter & Co. sold for the Wells Holding Co. to Jacob Goodman, 227 West 129th

st, a 3-sty and basement brownstone dwelling, on a lot 16.8x99.11.

136TH ST.—James E. Poe sold for Henry S. Warner and Albert McD. Taylor to Alfred E. Burnett, 161 West 136th st, a 4-sty brick dwelling, on a lot 12.6x99.11.

137TH ST.—Morris Florea sold for a client 6-12 West 137th st, adjoining the southwest corner of Fifth av, two 6-sty and basement brick apartment houses with stores, on a plot 75x99.11.

169TH ST.—Arthur L. Shaw sold for J. J. Beaman, 517-519 West 169th st, a 6-sty and basement brick walk-up apartment house, on a plot 50x81.7½.

172D ST.—Norman Denzer sold for Caecilie Ettlinger to Minnie Rutheiser, 506 West 172d st, a 5-sty brick non-elevator apartment house, on a plot 48.4x95.

180TH ST.—Arthur L. Shaw sold for the L. C. S. Realty Co., 815 West 180th st, northwest corner Pinehurst av, a 5-sty and basement brick apartment house, on a plot 53.6 on the avenue and 106.8½ on the street, held at \$112,000.

207TH ST.—Daniel F. Farrell sold to A. L. Mordecai & Son the vacant plot, 150x99.11, on the south side of 207th st, 100 feet west of Columbus (Ninth) av. The plot will be resold.

AMSTERDAM AV.—The 5-sty brick flat with store, on a lot 24.11x100, at the southwest corner of Amsterdam av and 132d st has been sold by Joseph Adler through Thomas J. Meehan. It was held at \$50,000.

AMSTERDAM AV.—J. K. Moors sold for the Wendel Bieser Sons Realty Co., to the Shutters Realty Co., 2006-2008 Amsterdam av, a 6-sty brick apartment house with stores, on a plot 50x80, adjoining the northwest corner of 159th st.

AV. A.—Wilhelmina Statts sold through J. Lemle, 1692 Av A, southeast corner of East 89th st, a 4-sty brick single flat with stores, on a lot 20x60.

BROADWAY.—Slawson & Hobbs sold for Joseph Shenk, Sherwood Hall, 2790 Broadway, adjoining the southeast corner of 108th st, a 7-sty apartment house with 2 stores, on a plot 51.7½x105.4½ and known as Sherwood House.

BROADWAY.—Cusack Co., in conjunction with James Shea, sold for C. N. Diamond, 3132 Broadway, a 5-sty and basement brick apartment house, on a plot 32.6x75, between 124th and La Salle sts.

EDGEcombe AV.—Mrs. Sophie M. Loebinger sold 32 Edgecombe av, a 3-sty and basement brick dwelling, on a lot 17.6x90, to Fred Miller. The corner house, 26, was sold by Harry W. Bell to a Mrs. Roach. Nos. 28, 40 and 42 were recently reported sold for occupancy by negroes.

FT. WASHINGTON AV.—The Dee Realty Corporation, representing Joseph Durst, sold the Rock Forest, a 6-sty elevator apartment house at the southwest corner of Fort Washington av and 171st st. The property measures 94.1 feet on the avenue and 103.10 feet on the street.

HAVEN AV.—Herman Shaffer sold through M. Aronson to Meister Builders, Inc., the northeast corner of Haven av and 180th st, a 6-sty and basement elevator apartment house, on a plot 129.1½x125x92.7x125. It houses 54 families. The buyers have resold the property to the Chalmers Realty Co.

MADISON AV.—Porter & Co. sold for Clara Patterson to Helen Mahon, 2001 Madison av, a 3-sty and basement stone dwelling, on a lot 16.7x60.

PARK AV.—O'Reilly & Dahn sold for J. Zinman, 1074 Park av, adjoining the southwest corner of 88th st, a 3-sty brick flat with store, on a lot 25.2x82.2.

ST. NICHOLAS AV.—Joseph Shenk sold to David Silverman the 5-sty and basement apartment house, with stores, on a plot 94.10x100, at the southwest corner of St. Nicholas av and 188th st.

BRONX SALES

BRONX ST.—The New York, New Haven and Hartford Railroad sold to Samuel N. Glasserow the 1 and 2-sty buildings, 105.10x100x irregular, at the northwest corner of Bronx and 177th sts.

SIMPSON ST.—Edward Polak sold for M. Turin to L. Solomon 1247 Simpson st, a 2-sty and basement frame 2-family house, on a lot 17.5x60.

149TH ST.—William F. Kurz & Co. sold for the 173d Street Realty Co. to Krimbrick Bros. the 1-sty brick taxpayer, containing 10 stores, on a plot 124.5x75, on the north side of 149th st, 100 feet west of St. Anns av.

166TH ST.—Bartels & Waxman sold for Max Mandell, 443-447 East 166th st, a 6-sty and basement brick apartment house, on a plot 59.2x90.

180TH ST.—Angelo L. Frumento sold for M. Hochstein to A. Strogin, 927 East 180th st, a 5-sty brick flat with store, on a plot 42x109.11, adjoining the northeast corner of Daly av.

AQUEDUCT AV.—Schwab & Co. sold for the S. A. & J. Building Corporation the southwest corner of Aqueduct av and 192d st, a new 5-sty apartment house, on a plot 103x123. It contains

Covers 27 States

— DODGE REPORT SERVICE — Established January 1, 1892

SPRING

Spring is with us
 The building season is on
 Construction is booming
 Statistics prove it
 We compile the statistics and we know
 Because
 We have in our files
 A verified report
 For every item in the total
 These reports
 Can work for you
 And show you
 Where your market is
 Write today

Dodge Reports

Have your stenographer fill out this form and mail to our New York office

WE ARE NOT OBLIGATED BY MAILING THIS FORM

THE F. W. DODGE CO.1922

Gentlemen:—We are interested in learning more about your Daily Construction Report Service for the increasing of sales in our line of business.

We operate in the following states:.....

.....

Name.....

Address.....

Business.....

Offices of

The F. W. Dodge Company

New York - - - 119 West 40th Street
 Boston - - - - 47 Franklin Street
 Buffalo - - - 400 Niagara Life Building
 Philadelphia - - 1821 Chestnut Street
 Pittsburgh - - - - Bessemer Building
 Cleveland - 920 Citizens Bank Building
 Cincinnati - - - - 301 Gerke Building
 Detroit - - - - 800 Penobscot Building
 Chicago - - - 131 No. Franklin Street
 St. Louis - 600 Title Guaranty Building
 Minneapolis - 407 South Fourth Street

54 apartments and was held at \$300,000. It was a cash sale.

BERGEN AV.—Cahn & Cahn sold to O. Lippmann the 4-sty and basement brick double flat, 637 Bergen av., on a lot 25x86.

CAMBRELENG AV.—G. Tuoti & Co. sold for F. de Candido to M. Neglia the southwest corner of Cambreleng av and East 189th st., a 5-sty and basement brick apartment house, on a plot 50x100.

CARPENTER AV.—J. Clarence Davies sold for 23rd Ward Bank to George H. Janss the vacant plot, 50x95, on the west side of Carpenter av, 298 feet north of 239th st.

DAVIDSON AV.—Harry Cahn resold to Bella Feurst and Rebecca Cahill 2391 Davidson av., a 4-sty and basement brick apartment house, on a plot 50x100. It houses 18 families.

FAIRMONT PL.—J. Lieberman sold to F. Potentzer, 798 Fairmont pl., a 2½-sty and basement brick dwelling, on a lot 18.5x83.

INTERVALE AV.—Samuel Kaplan sold for Max Lippman to Simon Jacobson 993 Intervale av., a 5-sty brick apartment house with stores, on a plot 50x100.

JEROME AV.—Shaw, Rockwell & Sanford sold for Julian Kovac to a builder the southeast corner of Jerome av and 176th st., a vacant plot, 148x103. It will be improved with a 1-sty taxpayer.

MORRIS AV.—Harry Cahn, operator, purchased from the Reywal Holding Corporation the vacant plot, 150x92.5, on the east side of Morris av, 90 feet north of 169th st. Plans will soon be prepared for the erection of apartment houses.

SOUTHERN BOULEVARD.—Samuel Kaplan sold for Clara Plehn to Isadore Montefiore Levy, 1559 Southern boulevard, a 5-sty brick apartment house with stores, on a plot 40x100.

THIRD AV.—Julius Trattner sold for Mrs. Amelia Welsch the 3-sty frame building with store at 2776 Third av on a lot 28.11x80x irregular.

THIRD AV.—Edward Polak sold for a client 4030 Third av., southwest corner of East 174th st., a 4-sty brick flat with store, on a lot 26.9x 100.

UNIONPORT RD.—Ralph Russo sold for Mary Brokly to Adolfo Bedini and G. Gianini 1864 Unionport rd., a 2-sty and basement frame dwelling, on a lot 26.5x47.6, running through to Amethyst st.

WILLIS AV.—Benenson Realty Co. purchased from an estate, 304-306 Willis av., adjoining the northeast corner of 140th st., two 5-sty brick flats, containing 18 suites and 4 stores, on a plot 50x100. John M. Fetzer was the broker.

WEBSTER AV.—The Ebling Co. sold to Henry R. Stelling the plot, 75x100x irregular, at the northeast corner of Webster av and Woodlawn rd.

WESTCHESTER AV.—Cammann, Voorhees & Floyd sold for the William Sherwood Realty Co. 961-1.69 Westchester av and 1000 Kelly st., forming the northeast corner of the two thoroughfares, two 5-sty brick apartment houses with 10 stores, on a plot 100x150x82.1x113.8.

WESTCHESTER AV.—George A. Heffer, Inc., sold for A. Hupfel & Sons to the Trichester Realty Corporation 2168-2170 Westchester av., southwest corner of Castle Hill av., a 3-sty brick flat with store and some stables and garages, on a plot 74 feet on Westchester av and 237.7 feet on Castle Hill av., running back to Newbold av where the frontage is 101.4 feet.

BROOKLYN SALES

BARBEY ST.—E. Bast sold through Edouard C. Panitz and R. E. Hower 13 Barbey st., a brick dwelling.

ESSEX ST.—Edouard C. Panitz and Robert E. Hower sold for A. Fay 18 Essex st., a brick 2-family house.

HICKS ST.—J. P. & L. A. Kissling sold for Walter C. Korn 50 Hicks st., a 4-sty business building, on a lot 25x100.

CLERMONT AV.—Bulkley & Horton Co. sold for Mrs. Mary O. Quackenbush to a buyer, for occupancy, 84 Clermont av., a 3-sty and basement 2-family house.

CONEY ISLAND AV.—Meister Builders, Inc., sold to Ralph H. Segal 15 building lots on Coney Island av., East 11th st and Av X, upon which he will erect 2-family houses.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold for Isador Edelbaum 1110 Flatbush av., a 3-sty brick and stone double flat with store, on a lot 22x100.

PROSPECT PARK WEST.—E. T. Newman sold the 3-sty stone dwelling, 26x97, at 65 Prospect Park West for Francis Lambert.

RIDGEWOOD AV.—Edouard C. Panitz in con-

junction with Robert E. Hower sold for F. Kiendl 263 Ridgewood av., a brick dwelling.

SUNNYSIDE AV.—Edouard C. Panitz, in conjunction with Robert E. Hower, sold for E. Bast 154 Sunnyside av., a brick dwelling; and for L. Hanna 108 Sunnyside av., a brick 2-family house.

VAN SICLEN COURT.—A. Hupfel sold through Edouard C. Panitz and Robert E. Hower 3 Van Siclen Court, a brick dwelling.

WASHINGTON AV.—Florence B. Buell sold 790-794 Washington av., two, 4-sty brick and stone double apartment houses.

QUEENS SALES

ASTORIA.—F. de Bellegarde, Inc., importer of Italian marbles, purchased through Joseph P. Day, Inc., the stone plant of George Brown & Co., fronting 225 feet on the East River, and on the Boulevard, at the foot of Stevens st., Astoria. The property consists of a tract of 2½ acres of land, improved with 1-sty monitor roof buildings containing 42,000 square feet of floor space. The property was occupied for a number of years by the George Brown Co. and the plant is fully equipped. It was held at \$200,000.

ASTORIA.—A. Cantore sold for J. Schneider to C. Wilkins 75 Fourteenth av., Astoria, a 4-sty brick double flat; for A. Penze to G. Passanti 49 Ridge av., a 2-family house; for Henry M. Dietz to Ellen Berubuckler 146 Thirteenth av., a detached dwelling, on a plot 45x100; for Dermer Bros. to R. Citre a lot, 25x100, at Broadway and Hopkins av.; for E. Mayer to J. Nicastro 178 Jamaica av., a brick 2-family house; and for John McArdler to T. Assanti 35 Willow st., a frame 2-family house. All in Astoria.

FAR ROCKAWAY.—The Lewis H. May Co. resold for Morris Bieber the 2½-sty dwelling with garage, at 1427 Sheridan boulevard, Far Rockaway, to Joseph Levy, for occupancy.

JAMAICA.—A. G. Thompson Co. sold a 6-room dwelling on lot 25x100 at 21 Lincoln av., Jamaica, for J. Bauer, builder, to Willie Jordan, for occupancy.

QUEENS.—Bulkley & Horton Co. sold for the Cohasset Realty Corporation to the Twerton Construction Co. a tract of 30 lots in Buckingham Park, Queens. It will be improved with private dwellings. The same brokers sold for a client to Charles Flores a tract of 20 lots on Queens rd., for immediate improvement with private dwellings.

MEMBERS REAL ESTATE BOARD OF NEW YORK

ADAMS & CO., INC.

Real Estate Tel. Gramercy 1092
170 5TH AVE. SPECIALIST IN BUSINESS PROPERTY

ALEX. BALTER, INC.

REAL ESTATE & INSURANCE
Management of Property a Specialty
152 W. 42nd St., Knickerbocker Bldg. Bryant 2042-3

CUSHMAN & WAKEFIELD, INC.

RENTING AND MANAGEMENT OF
BUSINESS BUILDINGS
50 EAST 42d ST. Murray Hill 7820

ALFRED P. COBURN

Real Estate—Appraisals—Insurance
Management of Estate a Specialty
159 W. 72nd ST. Phone: Columbus 4256-2548

CUSACK COMPANY

Real Estate and Insurance Brokers
Specialists in West Side Properties
176 WEST 72nd STREET
Telephones: Columbus 6947-8179

CHAS. A. DUBOIS

REAL ESTATE
3551 BROADWAY
A+ 146th St. Established 1894

DUNLAP & LLOYD

Incorporated
Real Estate—Insurance
80 GROVE STREET Phone: Spring 5518

ROYAL SCOTT GULDEN

REAL ESTATE, FIFTH AVE. SECTION
680 FIFTH AVENUE Phone: Circle 8315

CHARLES G. KELLER

Real Estate and Insurance
109 WEST 23RD STREET
Watkins 5336

ALBERT E. KELLY

Successor to Fredk. A. Booth
REAL ESTATE AND INSURANCE
50 Union Square Tel. Stuyvesant 1125

T. H. KELLEY

Specialist in Fordham Heights Property
158 East 188th St., at Grand Concourse
Phone: Fordham 2509

J. P. & L. A. KISSLING

Sales—Management—Appraisals
896 8TH AVE., NEAR 54TH ST.
Established 1870 Circle 0591 to 5

H. C. KOPP & COMPANY

Specialists in Retail Store Locations
MANAGEMENT and BROKERAGE
402 Madison Avenue Vanderbilt 4900

ROBERT LEVERS

Real Estate—Insurance
THE KNICKERBOCKER, 152 West 42nd Street
Uptown Office: 376 Lenox Avenue. Phone Connections.

HIRAM RINALDO

Specializing in the Sale and Leasing of
East Side Property
230 GRAND ST. Bowery Bank Bldg.

GEORGE S. RUNK

REAL ESTATE BROKER
Mortgage Loans—Management
1252 LEXINGTON AVENUE

SCHINDLER & LIEBLER

Real Estate and Insurance
1393 THIRD AVE., at 79th St.

SEAMAN & PENDERGAST

RENTALS — SALES — MANAGEMENT
RESIDENTIAL PROPERTIES
542 FIFTH AVENUE Vanderbilt 1369

Manhattan Office 1 WEST 125th STREET
Tel. Harlem 8400
Bronx Office 1972 JEROME AVENUE
Bingham 2700

SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE

Successors to

SHAW & CO.

COMMERCIAL PROPERTY MANAGEMENT

Rentals—Sales—Appraisals—Insurance
Industrial Locations

Pearl & Co.
REAL ESTATE

840 BROADWAY 1261 BROADWAY
Stuyvesant 0627

JACOB J. TABOLT

REAL ESTATE
558 EIGHTH AVE. Phone:
Above 37th St. Fits Roy 1366

JAMES P. WALDEN

REAL ESTATE
Specialist in West Side Dwellings
1966 Broadway at 66th St., Columbus 9006

WHITNEY-FOSTER CORP.

Real Estate Administrator
150 WEST 72nd ST. Columbus 6409

RECENT LEASES.

Choice Leasehold Bought

The Hampton Shops, Inc., decorators, purchased from Helena B. Garvey Hayden the ground site of their 11-sty building, 18-20 East 50th st., measuring 56.2x100.5, on the south side of the street, facing St. Patrick's Cathedral.

The sale terminates one of the most unusual leases ever drawn in New York city. It was remarkable because it was made to operate practically in perpetuity with no reappraisals. It was drawn in 1893 by Andrew Jeffries Garvey, an old time politician, to Arthur H. Cutler of the Cutler School. The property then contained two substantial dwellings. The lease was to begin in 1894 and was to run for 20 years at \$8,500 a year. The lease also carried options for similar terms to run indefinitely and the rental called for in the first term was to be continued throughout the renewals. Usually leases are made with rental values based on reappraisements of the property every 21 years.

The taxes on the Garvey property at that time were \$1,037.40 a year and it was agreed that the owner would always pay this tax, but that all taxes above that amount were to be paid by the tenant.

In 1908 the Cutlers assigned the lease to W. W. & T. M. Hall, and 6 years later they disposed of it to the Grand Rapids Furniture Co., which improved it with an 11-sty building. This subsequently became the property of the Hampton Shops, Inc. The Mutual Life Insurance Co. has advanced a loan of \$300,000 on the property.

A Long Lease in Fulton Street

Walter F. Libby, Inc., who have for years occupied the store in 122 Fulton st., have leased the entire 6-sty building from the 122 Fulton Street Realty Corporation, for a term of 21 years, at an aggregate rental of \$262,000.

Libby's Oyster House has been famous for more than 75 years and was the favorite eating place of Horace Greeley, Henry Ward Beecher, Grover Cleveland and many other prominent citizens. The Libby Co. will make extensive alterations to the building for the expansion of their ever-growing business. Harold L. Lewis was the broker.

Lease with Right to Buy

Lewis L. Rosenthal Co. leased, for a term of 21 years, to Edward Hart, owner of the Hub Clothiers, the building, 20x100, at 166 West 48th st from the Freeman Purveying Co., with an option to purchase. This lease aggregates a rental of \$126,000. Plans are being drawn for

remodeling the present structure or erecting a new building.

Hotel America Leased

Edward Arlington, proprietor of the Hotel Harding at Broadway and 54th st and the Colonial Arms in Jamaica, has leased the Hotel America at 145 West 47th st for a long term at an aggregate rental of \$1,335,000. The house will be continued under the management of Juan Berutisch and will continue to cater to the Latin American clientele. Mr. Berutisch will act as assistant to J. H. Kenny, treasurer and general manager of the 145 West 47th St. Co. Messrs. Arlington and Kenny are negotiating for another hotel in the Forties, and will then control more than 1,000 rooms within ten square blocks.

Milliner Invades Sixth Avenue

Frederick Fox & Co., Inc., leased for the United Cigar Stores Co. a store on Sixth av, adjoining the southeast corner of 38th st, to William J. Houser, millinery, for a term of 10 years, at an aggregate rental of \$100,000.

Leases a Lexington Ave. Parcel

Pease & Elliman leased for Mrs. A. Wintjen, for a term of 21 years, at an aggregate rental of about \$100,000, the 5-sty building, 562 Lexington av. The lessor will extensively alter the building for business purposes.

Cortlandt Street Corner Leased

Tankoos, Smith & Co. leased to Burnee Co., who own and operate the Nedick Orangeade Drink Stands, the store at the northeast corner of Cortlandt and Greenwich sts, adjoining the Hudson Terminal Building. The lease is for 20 years, at a rental aggregating approximately \$185,000. The lessee, upon completion of alterations, will open a branch establishment.

From Tower to Tower

Whit-Goodman leased for the New York Times Co. the entire 23d floor in the tower of the Times Building, Broadway and 42d st, to Morris and Samuel Meyers, lawyers, who are now located in the Metropolitan Tower, 1 Madison av.

Some Fine Apartments Leased

Douglas L. Elliman & Co. leased a large apartment of 18 rooms and 6 baths in 907 Fifth av, southeast corner of 72d st, for the 907 Fifth Avenue Co., Inc., J. E. R. Carpenter, president, to Emanuel Gerli; also an apartment in 353 Park av to William E. Winchester; and an

apartment in 830 Park av to Mrs. Frederick Roosevelt; and an apartment in 840 Park av to Mrs. Francis M. Weld, Sr.

Pease & Elliman leased for J. E. R. Carpenter an apartment of 12 rooms and 4 baths in 920 Fifth av, which he is building at the south corner of 73d st, to Mrs. Richard T. Jader; also leased for Potter Bros. an apartment in 350 Park av, the southwest corner of 52d st, of 10 rooms and 3 baths, to Mrs. J. P. Edwards; and one in 11 East 68th st northwest corner of Madison av, to Mrs. H. C. Horton.

Law Firm Not to Move

The law firm of Cadwalader, Wickersham & Taft will not remove its offices from 40 Wall st to the new wing of the Bar Association building at 36 West 44th st. They have merely leased space in the new building to be used for conference purposes exclusively.

Notable Garage Leases

Silberman's Exchange, in conjunction with the Promoters Realty Exchange, leased for Isaac Ziff & Son to Schiller & Katz, the irregularly shaped 2 and 3-sty brick and concrete garage at 474 West 130th st, running through to and along West 129th st to and including the northwest corner of 129th st and Convent av. There is a store in the corner which has a frontage on the avenue of 54.2 feet. The garage fronts on West 129th st, 251 feet, and on West 130th st, 22.6 feet, with a total depth of 198.8 feet and of irregular width. It is known as the Covent Garden Garage.

The lease is for a term of 21 years, at an aggregate rental of \$750,000. Embracing 66,000 square feet, the garage will house 300 automobiles.

Silberman's Exchange leased for the Podher Realty Corporation to the Mossut Co., Inc., the 6-sty and basement fireproof garage, at 256-258 West 36th st, on a plot 35.7x98.9 for a term of 20 years, at an aggregate rental of \$145,000.

Some Bronx Store Leases

Herman A. Acker leased for clients the store in 1066 Westchester av to Max Rubrum, for the dry goods business; also, store on the northwest corner of Grand Boulevard and Concourse and Burnside av to Gristede Bros.; 1947 University av to Collins and Collins; 1949 University av to a client, Benjamin Zatlun, as a first-class delicatessen; 1951 University av to the Great Atlantic and Pacific Tea Co.; 1953 University av to the Morningside Supply Store, for hardware and house furnishings. This completes the leasing of all stores at the junc-

MANHATTAN BROKERS

ORVILLE B. ACKERLY & SON
Brokers and Appraisers
LONG ISLAND REAL ESTATE
Phone: Longacre 2280
243 West 34th St., New York City

ERNEST N. ADLER
Upper East Side Property a Specialty

1506 FIRST AVE., at 79th St.

Established 1903

Phone: Rhinelander 6125

ARMSTRONG & ARMSTRONG
Real Estate Agents and Brokers
212 ST. NICHOLAS AVE.—Near Eighth Ave. and
121st Street Phone: Morningside 1376

GEORGE H. CORTH & CO.
ECONOMICAL and EFFICIENT
MANAGEMENT OF PROPERTIES
342 MADISON AVENUE, NEW YORK
Telephone: Vanderbilt 9494

JAMES A. DOWD

Real Estate—Insurance
Renting—Management

874 SIXTH AVENUE, above 49th Street

JACOB FINKELSTEIN & SON

Real Estate—Mortgages
Specialists in the Bowery Section

42 BOWERY

Phone: Franklin 1810

HARRIS EXCHANGE

Real Estate—Mortgages
Renting and Leasing of Stores and Lofts
Times Building Broadway at 42d Street
Phone: Bryant 310-1134

HOLT & MERRALL, Inc.
Industrial Real Estate

342 MADISON AVE. Tel. Vanderbilt 4699

J. & E. REALTY CORPORATION
SELLING—LEASING—MANAGEMENT
5 COLUMBUS CIRCLE Columbus 7094

WM. P. JONES & SON

Real Estate & Insurance
1358 BROADWAY ESTABLISHED 1895
Corner 36th St. Phone: Fitts Roy 0207

JOSEPH MILNER CO., Inc.
Real Estate
505 FIFTH AVE., NEW YORK
Vanderbilt 3607

LEONARD MORGAN CO.
Real Estate—Insurance—Estates Managed
Gotham Bank Building, Columbus Circle
Suite 504-5 Phone: Columbus 1646

ARTHUR G. MUHLKER

Real Estate—Insurance
1112 PARK AVE., NEAR 90TH ST.
Phone: Lenox 2325

FRED. OPPENHEIMER

Real Estate—Mortgage Loans
540 Bergen Av., at 149th St.
Phone: MELROSE 5907

JOHN CONSTABLE MOORE
REAL ESTATE

15 EAST 40th ST. Vanderbilt 3189

SANSONE-ARENA CO.

Real Estate Insurance
Specializing in Italian Properties
320 EAST 34TH ST., NEW YORK
Tel. Vanderbilt 4218

ARTHUR L. SHAW

Washington Heights Specialist
4032 BROADWAY, ABOVE 169TH STREET
Wadsworth 4150-4151

SHERMAN & KIRSCHNER

Real Estate and Insurance

54 E. 109th STREET
NEW YORK

Tel. Harlem 9028-5863

JAMES B. SPEYERS, INC.

Real Estate
CANADIAN PACIFIC BUILDING
342 Madison Ave. Suite 814-816

TANKOOS, SMITH & CO.

REAL ESTATE
11 JOHN STREET, CORNER BWAY
Cortlandt 6938-2372-1306

WILLIAMS-DEXTER CO., INC.

Greenwich Village Real Estate
Insurance
72 GREENWICH AVE. Chelsea 8096

tion of the west side of University and Burnside avs, in the taxpayer now nearing completion. These leases are for periods of 3 to 5 years, at an aggregate annual rental of \$40,000.

Lease a Long Beach Hotel

Lewis H. May Co. leased for the Krug estate to Louis H. Saltzman the Hotel Brighton, at Long Beach, L. I. It is the second largest hotel on the boardwalk and fronting the ocean and is equipped for all-year use. The lease is for a term of years, at an aggregate rental of \$425,000. An option of purchase accompanies the lease.

The new lessee plans many changes, including a Venetian roof garden, extensive restaurant

and cafe, remodeling, including the installation of a 1,000 mile Radio Station. The location being directly on the ocean, will be in direct communication with incoming and outgoing steamers.

Hotels at Edgemere Leased

Lewis H. May Co. leased for Louis H. Saltzman to Regina Winkler, for a term of years, the Hotel Shelburne, fronting on the ocean, at Beach 30th st, Edgemere, Queens borough, at an aggregate rental of \$80,000, and leased for the same owner to Charles Seilitz, for a term of years, the Shelburne Casino and bath houses, adjoining the Hotel Shelburne, Edgemere, at an aggregate rental of \$40,000.

ADAMS & CO. leased for Weil & Mayer 10,000 square feet in 580-582 Broadway to M. & A. Aboud; also for the Blockton Realty Co. space in the Penn Terminal Building to M. L. Rimes Illustrating Co., for a term of years; also space in 128 East 23d st to Hobart Service, Inc., Chester Waterproof Co., Knickerbocker Art Embroidery Co. and Handel & Corak.

LEON S. ALTMAYER and Chr. Volzing & Son, Inc., leased to the Yellow Taxicab Co. a suite of offices in the Subway Express Building, at the northeast corner of Lexington av and 86th st.

DANIEL BIRDSALL & CO. leased for Sheldon Du Cret the store, basement and sub-basement of 69 Leonard st to Max Schwartz Textile Corporation, for a term of years; also the 5th loft in 24 Union sq to L. Reusche & Co.; and the 4th loft of 139-141 Spring st to M. Booth & Co.

G. P. BUTTERLY leased for the Burroughs Adding Machine Co. the store in 161 Atlantic av, Brooklyn, to the Anchor Machinery & Supply Co., Inc., for a term of years.

P. M. CLEAR & CO. leased for Albert Oliver & Son, Inc., 15,000 square feet at 717 East 140th st, Bronx, to Weydig & Henkelman, piano manufacturers, for a long term of years; and leased for William Goldstone the 3d loft, in 252 West 31st st, to the Es-Kay Novelty Co.

CROSS & BROWN CO. leased for a client to the Mitchell Publications, Inc., a floor, comprising 7,500 square feet, in 15 West 37th st; and sub-leased for the Mitchell Publications, Inc., to J. Matthews & Co. space in 912 Broadway.

DUROSS CO. leased for the Persephon Realty Corporation the 3-sty and basement dwelling, 6 Van Nest pl, to Helen Helmar, for a term of 10 years.

DOUGLAS L. ELLIMAN & CO. leased, for a term of years, for the Vanderbilt Avenue Realty Corporation the store in 395 Madison av to Mme. Obry, cleaner and dyer.

DOUGLAS L. ELLIMAN & CO., representing the L. Martin Co., manufacturers of lamp-black, leased for Albert B. Ashforth, Inc., as agents representing the Liggett-Winchester-Ley Corporation, the balance of the 19th floor in the Liggett Building, 42d st and Madison av, for the executive offices of the tenant. This completes the leasing of this floor, the balance of which was leased recently through the same brokers.

J. B. ENGLISH leased for Ellen V. Snowden to L. Bailey the three 3-sty and basement dwellings, 313-317 West 48th st, for a term of years.

J. B. ENGLISH leased for J. Hatfield Morton to Thomas A. Richeson, store in 151 West 48th st. The premises, after alterations are completed, will be used as a salesroom for men's wearing apparel.

J. ARTHUR FISCHER leased for a client to M. Singer, restaurateur, the store and basement of 693 Sixth av, for a term of years at an aggregate rental of \$70,000; and leased to J. Mathis the store and basement of 865 Sixth av, for a long term of years, at an aggregate rental of \$80,000.

M. & L. HESS leased, in the Hess Building, Fourth av and 26th st, space to the American Army & Navy Journal, Inc., for executive offices; also the store and basement of 25 West 15th st to the Franc-Graham Paper Co.; space on the 7th floor of 49 East 21st st to Marcus Bros.; space on the 6th floor of 125 East 23d st to the T. & P. Optical Co.; and the store and basement at 17 East 31st st to the Branford Knitting Mills.

HARMAN SPECIALTY SHOP, INC., leased to M. Tanenbaum & Co., Inc., the store in 2541 Broadway, for a term of years, at an aggregate rental of \$50,000.

TEARS AND SMILES

A CUSTOMER confessed the other day that she never invested in mortgages for fear some poor family might be evicted.

We told her she could invest in valuable city property, and that she need have no qualms of conscience. First Mortgage Participation Certificates, paying a sure 5½% and guaranteed by us, proved to be exactly what she wanted.

You are cordially invited to consult

LAWYERS TITLE & TRUST CO.

188 Montague Street, Brooklyn
160 Broadway, New York
44 Court Street, Brooklyn

367 Fulton Street, Jamaica, N. Y.
383 East 149th Street, New York
1354 Broadway, Brooklyn
160 Main Street, White Plains, N. Y.

MONEY TO LOAN

on-Mortgages
Building Alterations
Leaseholds
Building Loans
BROKERS PROTECTED

Sterling Mortgage Company Inc.

135 Broadway, New York.
TELEPHONE RECTOR 1226-9447

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 25c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests of lords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

SITUATIONS OPEN

YOUNG MAN with good knowledge of general real estate brokerage business. State qualifications. Exceptional opportunity. Box 882, Record & Guide.

WANTED: REAL ESTATE RENTING MAN. A RAPIDLY GROWING REAL ESTATE ORGANIZATION HAS AN OPENING FOR AN INTELLIGENT, ACTIVE RENTING MAN. STRAIGHT COMMISSION BASIS. EXCELLENT LIVE LEADS FURNISHED, WITH CAPABLE ASSISTANCE ON CLOSINGS. PROMOTION TO MANAGEMENT OF THE RENTING DEPARTMENT WILL BE MADE TO THE MAN MAKING GOOD. WRITE OR TELEPHONE FOR AN INTERVIEW.

HERBERT McLEAN PURDY & CO.
25 WEST 43D STREET VANDERBILT 8040

EXPERIENCED salesmen wanted for city real state. Must be thoroughly competent. Belmont & Grohman, 1151 Broadway. Watkins, 6957.

EXPERIENCED real estate man with West Bronx acquaintance preferred as a partner in an old established brokerage office. Good opportunity for a live wire. State past experience, etc. Promoters Realty Exchange, 3 Schiff Parkway, N. Y. City.

SITUATION WANTED

SUPERINTENDENT.

MAN with 20 years' experience in building maintenance, repairs, alterations, leasing, economical management, desires to connect with private owner or real estate concern as inside or outside man; licensed engineer; age, 35; best references. Box 884, Record & Guide.

WANT AND OFFER

WANTED: Capital and ability to promote sale 250 lots clear of any encumbrances, centrally located in shoe manufacturing town, Endicott, N. Y. References given and required. Party interested with capital and ability write Record & Guide, Box 885, New York.

WANTED RECORD & GUIDE ANNUALS FOR THE YEAR 1918. STATE PRICE AND CONDITION. ADDRESS BOX C, RECORD & GUIDE.

BUSINESS OPPORTUNITY—Want to meet man thoroughly experienced in the building material business to form partnership. Must be in position to make substantial investment. Box 886, Record & Guide.

Philip A. Payton, Jr., Company

REAL ESTATE AGENTS AND BROKERS

New York's Pioneer Negro
Real Estate Agents

127 West 141st Street

Between Lenox and Seventh Avenues
Telephone: Audubon 0945

SPECIALISTS IN PENN. TERMINAL SECTION REAL ESTATE

AGENTS—BROKERS—APPRAISERS

H. M. Weill Co.

Tel. Longacre 2290-2817 221 West 33rd St.

LEWINE & CO., INC., leased for L. M. Goldberg the store in 885 Eighth av to the Jackson Clothing Co., Inc., for a term of years, at an aggregate rental of approximately \$35,000.

PEASE & ELLIMAN leased for J. E. R. Carpenter an apartment of 12 rooms and 4 baths in the new apartment house 920 Fifth av, south corner of 73d st. to Albert B. Boardman, of the legal firm of O'Brien, Boardman, Harper & Fox. Also leased a loft in 16-18 East 15th st for the Charles Zinn Co. to H. E. Werran & Co., of Union sq.

PRICE, BIRKNER & JOHNSTON leased to the Metropolitan Roto Graver Co. a floor in 521 West 26th st; to the Houghton Elevator Co. the 12th floor in 250 West 54th st; to the Panhellen Phonograph Recording Co. the top floor in 48 West 39th st; for the Eastern Construction Co. to Harry Roman Co. the 2d floor in 56 West 39th st. All the above leases are for a term of years.

PRICE, BIRKNER & JOHNSTON leased for I. Goldberg to Solomon Tauscher, electrical supplies, a store in the new building 303 Eighth av for a term of years, at an aggregate rental of \$25,000.

REAL ESTATE NOTES.

THE HOUGHTON CO. has removed from 174 West 72d st to 132 West 72d st.

WILLIAM P. JONES & SON will, on May 1, remove their real estate business from 1358 Broadway to the Times Building, on Times square.

RULAND & BENJAMIN negotiated a first mortgage loan of \$200,000 on the 10-story business building 17-19 West 45th st and a first mortgage loan of \$5,000 on the 2-family house 2034 Morris av, Bronx.

UNITED STATES MORTGAGE & TRUST CO. has declared a quarterly dividend of 4 per cent. on the capital stock of the company, payable April 1, 1922, to stockholders of record March 28, 1922.

FRANK H. BUSH is again identified with the Brooklyn office of the Lawyers Title & Trust Co., at 188 Montague st. For several years Mr. Bush was connected with two of the largest mortgage and real estate companies in Brooklyn.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Mar. 29 to Apr. 4	1921 Mar. 30 to Apr. 5	1922 Mar. 29 to Apr. 4	1921 Mar. 30 to Apr. 5	1922 Mar. 28 to Apr. 3	1921 Mar. 29 to Apr. 4
Total No.....	346	353	267	201	995	975
Assessed Value.....	\$21,159,000	\$25,017,766	.....	.....	.....	.....
No. with consideration	29	44	9	11	41	36
Consideration	\$1,793,400	\$2,974,560	\$172,100	\$181,580	\$1,119,000	\$335,246
Assessed Value.....	\$1,921,000	\$2,308,200	.....	.....	.....	.....
	1922 Jan. 1 to Apr. 4	1921 Jan. 1 to Apr. 5	1922 Jan. 1 to Apr. 4	1921 Jan. 1 to Apr. 5	1922 Jan. 1 to Apr. 3	1921 Jan. 1 to Apr. 4
	3,071	2,677	3,042	1,861	9,916	7,628
Total No.....	3,071	2,677	3,042	1,861	9,916	7,628
Assessed Value.....	\$219,170,450	\$149,254,249	.....	.....	.....	.....
No. with consideration	281	272	321	122	442	442
Consideration	\$13,647,833	\$16,461,486	\$2,883,239	\$966,224	\$6,581,414	\$5,197,876
Assessed Value.....	\$13,675,750	\$13,071,600	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Mar. 29 to Apr. 4	1921 Mar. 30 to Apr. 5	1922 Mar. 29 to Apr. 4	1921 Mar. 30 to Apr. 5	1922 Mar. 28 to Apr. 3	1921 Mar. 29 to Apr. 4
Total No.....	287	212	200	127	952	722
Amount	\$10,546,969	\$6,455,746	\$2,360,332	\$977,026	\$5,927,109	\$3,719,850
To Banks & Ins. Co.	32	35	10	7	135	93
Amount	\$961,900	\$1,716,250	\$198,000	\$59,500	\$1,249,850	\$1,060,772
No. at 6%	241	179	181	111	912	680
Amount	\$4,345,754	\$4,963,356	\$1,953,749	\$881,896	\$5,669,946	\$3,533,800
No. at 5 1/2%	5	6	3	6	23	20
Amount	\$142,000	\$124,900	\$64,000	\$40,999	\$117,550	\$104,100
No. at 5%	2	4	2	1	6	7
Amount	\$30,000	\$279,500	\$202,000	\$6,581	\$27,550	\$34,200
No. at 4 1/2% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
Unusual Rates.....	3	2	3	.....	2	1
Interest not given...	\$5,475,000	\$25,658	\$8,983	.....	\$71,500	\$1,000
Amount	\$554,215	\$1,062,350	\$131,600	\$47,550	\$40,563	\$46,750
	1922 Jan. 1 to Apr. 4	1921 Jan. 1 to Apr. 5	1922 Jan. 1 to Apr. 4	1921 Jan. 1 to Apr. 5	1922 Jan. 1 to Apr. 3	1921 Jan. 1 to Apr. 4
	2,499	1,999	2,448	1,081	10,108	6,123
Total No.....	2,499	1,999	2,448	1,081	10,108	6,123
Amount	\$80,806,610	\$65,594,334	\$26,889,521	\$8,318,969	\$58,325,099	\$33,046,733
To Banks & Ins. Co.	332	345	192	57	1,925	928
Amount	\$21,460,978	\$23,186,150	\$4,138,480	\$1,110,795	\$16,252,192	\$9,395,286

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922 Mar. 29 to Apr. 4	1921 Mar. 30 to Apr. 5	1922 Mar. 29 to Apr. 4	1921 Mar. 30 to Apr. 5
Total No.....	77	45	26	12
Amount	\$4,491,725	\$4,407,400	\$503,500	\$250,000
To Banks & Ins. Companies...	50	32	16	7
Amount	\$3,226,350	\$3,970,900	\$295,500	\$136,000
	1922 Jan. 1 to Apr. 4	1921 Jan. 1 to Apr. 5	1922 Jan. 1 to Apr. 4	1921 Jan. 1 to Apr. 5
	732	620	259	196
Total No.....	732	620	259	196
Amount	\$53,966,148	\$45,308,186	\$7,860,600	\$3,937,721
To Banks & Ins. Companies...	508	387	164	90
Amount	\$40,442,975	\$36,590,789	\$5,428,700	\$2,289,500

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 Mar. 29 to Apr. 4	1921 Mar. 30 to Apr. 5	1922 Mar. 29 to Apr. 4	1921 Mar. 30 to Apr. 5	1922 Mar. 29 to Apr. 4	1921 Mar. 30 to Apr. 5	1922 Mar. 29 to Apr. 4	1921 Mar. 30 to Apr. 5	1922 Mar. 29 to Apr. 4	1921 Mar. 30 to Apr. 5
New Buildings...	13	11	194	53	382	272	600	217	65	75
Cost	\$1,315,200	\$417,600	\$6,340,404	\$1,269,800	\$3,700,135	\$2,211,845	\$3,859,810	\$1,058,865	\$226,175	\$213,225
Alterations	\$397,300	\$457,575	\$62,800	\$19,500	\$192,245	\$215,980	\$24,115	.....	.....	\$21,400
	1922 Jan. 1 to Apr. 4	1921 Jan. 1 to Apr. 5	1922 Jan. 1 to Apr. 4	1921 Jan. 1 to Apr. 5	1922 Jan. 1 to Apr. 4	1921 Jan. 1 to Apr. 5	1922 Jan. 1 to Apr. 4	1921 Jan. 1 to Apr. 5	1922 Jan. 1 to Apr. 4	1921 Jan. 1 to Apr. 5
	228	173	1,592	353	3,876	1,613	6,636	1,663	651	397
New Buildings...	228	173	1,592	353	3,876	1,613	6,636	1,663	651	397
Cost	\$37,126,570	\$21,322,960	\$48,093,076	\$11,748,220	\$41,908,935	\$16,332,420	\$44,450,653	\$9,367,519	\$2,339,426	\$1,114,000
Alterations	\$7,403,166	\$5,623,159	\$1,053,750	\$467,330	\$1,354,505	\$2,248,295	\$879,045	\$697,391	\$139,225	\$78,578

J. CLARENCE DAVIES

Incorporated

Member Real Estate Board, N. Y.

BRONX REAL ESTATE

AUCTIONEER—BROKER
APPRAISER—MORTGAGE LOANS

Main Office: 149th St. and Third Ave.

BRANCHES:

32 Nassau Street 51 East 42nd Street
Phone Connections

Bronx Brokers

A. G. BECHMANN

Real Estate and Insurance

Tel. Intervale 556 1065 SO BOULEVARD
One block from Simpson Street Subway Station

WILLIAM J. FREY

Real Estate and Insurance

370 EAST 149th ST.

George J. Frey Mott Haven 5404

WM. F. KURZ CO.

Bronx Real Estate

370 EAST 149TH STREET

Established 1897 Phone: Mott Haven 4916-4911

OTTO LACKMAN

Management of Properties my Specialty
2514 Grand Concourse, near Fordham Road
Phone: Fordham 5789

L. G. LOSERE

REAL ESTATE

Entire Charge Taken of Property
871 Brook Ave., at 161st St. Established 1898

JOHN F. PENDERGAST, Jr.

Real Estate—Estates Managed

340 WILLIS AVENUE

Phone Melrose 7223

ALBERT D. PHELPS

BRONX REAL ESTATE

554 Melrose Ave., near 149th St. and 3rd Ave.
PHONE MELROSE 4371

HENRY SCHWIEBERT

Real Estate—Insurance

261 EAST FORDHAM ROAD

Near Valentine Avenue Fordham 9345

Brooklyn Brokers

REAL ESTATE MUST BE SOLD

Under present conditions, real energetic salesmanship is necessary to sell real estate. Our large organization and 50 years' experience assures efficient selling service.

BULKLEY & HORTON CO.

"Established Over Half a Century"

585 Nostrand Avenue, near Dean Street

414 Myrtle Avenue, near Clinton Avenue

7520 Third Avenue, near 76th Street

1214 Flatbush Avenue, near Ditmas Avenue

BROOKLYN

Bank of Manhattan Bldg., Jamaica, L. I.

JAMES B. FISHER

Member of Brooklyn Real Estate Board

REAL ESTATE

174 MONTAGUE ST. Main 7267

QUELL & QUELL

REAL ESTATE INVESTMENTS

MANAGEMENT

318 Patchen Avenue Brooklyn, N. Y.

Telephone: Decatur 4981

200 LOTS

With Improvements

as a whole or in Building Plots

With Perfect Transportation at

WOODSIDE STATION

8 MINUTES FROM MANHATTAN

This being the junction of L. I. R. R. and I. R. T.
Elevated, Subways, and Trolley Lines.

With subordination to responsible builders.

With mortgage funds which we secure for you.

With a minimum deposit by you to prove good
faith.

With Tax Exemption.

What more can a clear-thinking
builder desire to induce him to

Build at Woodside

WRITE

PHONE

CALL

C. H A L L O C K

36 EIGHTH STREET

WOODSIDE, L. I.

Telephone: Newtown 1483

BUILDING SECTION

March Building Totals Equal Record Figures of April 1920

Statistics Tabulated by F. W. Dodge Company Show Commitments of \$293,636,000 in Twenty-Seven States, a Gain of 65 Per Cent. Over Previous Month

THE month of March witnessed the largest volume of construction started in any month since April, 1920, according to the F. W. Dodge Company. The total amount of contracts awarded during March in the 27 Northwestern States of the country amounted to \$293,636,000, an increase of 65 per cent. over February and of 79 per cent. over March, 1921. The first quarter of this year was 68 per cent. ahead of the first quarter of 1921.

Practically every class of construction showed a notable increase in March. The amount of residential construction was the largest since the summer months of 1919. March residential contracts amounted to \$121,551,000, which was 41 per cent. of the month's total. Public works and utilities amounted to \$51,997,000, or 18 per cent. of the total; business buildings, \$49,758,000 (largest figure on this class since May, 1920), or 17 per cent. of the month's total; educational buildings, \$25,575,000, or 8 per cent.; and industrial buildings; \$24,270,000, or 8 per cent.

Building contracts awarded in the 27 Northeastern States during the week ending March 17 amounted to \$71,105,100, according to the F. W. Dodge Company. This figure was greater by over 2% than the largest weekly total reported in 1921, which was in the middle of September. The week's figure showed a 9% increase over the previous week, and was far in excess of the amount reported for any previous week this year.

The amount of contemplated new work reported in March was \$613,000,000, more than double the amount of contracts awarded, the largest amount of contemplated work reported for any month since March, 1920.

Contracts awarded in the New England States during March amounted to \$27,795,000, an increase of 78 per cent. over the previous month, and of more than 100 per cent. over the corresponding month of last year. During the first quarter of this year the volume of construction contracts let has been more than double the commitments for the first quarter of last year.

The March total included: \$12,590,000, or 45 per cent., for residential buildings; \$5,769,000, or 21 per cent., for business buildings; \$3,106,000, or 11 per cent., for educational buildings; and \$2,848,000, or 10 per cent., for public works and utilities.

Contemplated new work reported during the first three months of this year has amounted to \$131,000,000, more than double the amount of contracts awarded in the same period.

Contracts awarded in New York State and Northern New Jersey during March amounted to \$88,506,000, only a quarter of a million under the maximum monthly total on record for this district. The March total was 49 per cent. greater than the February total, and three times the figure for March, 1921.

The volume of construction started in this district during the first quarter of the year has been more than two and a half times that of the first quarter of 1921.

The March, 1922, total included: \$50,424,000, or 57 per cent., for residential buildings; \$21,362,000, or 24 per cent., for business buildings, the largest amount of construction in this class since June, 1920; \$5,493,000, or 6 per cent., for educational buildings; and \$4,245,000, or 5 per cent., for public works and utilities.

Contemplated new work reported in the first quarter of this

year has amounted to \$336,000,000, compared with \$202,000,000 of contracts awarded in the same period.

March building contracts in the Middle Atlantic States (Eastern Pennsylvania, Southern New Jersey, Delaware, Maryland, District of Columbia, Virginia and the Carolinas) amounted to \$44,532,000, an increase of 62 per cent. over the previous month and of 66 per cent. over March, 1921. The total for the first quarter of this year has been 69 per cent. greater than for the corresponding period of 1921.

The March total included: \$18,720,000, or 42 per cent., for residential buildings; \$10,719,300, or 24 per cent., for public works and utilities; \$5,010,000, or 11 per cent., for business buildings; and \$3,513,000, or 8 per cent., for industrial buildings.

Contemplated new work reported in the first quarter of this year has amounted to \$203,000,000, more than double the amount of contracts awarded in the same period.

March building contracts in Western Pennsylvania, West Virginia, Ohio, Kentucky and Tennessee, amounted to \$37,748,000, which was 52 per cent. greater than the February figure, and 10 per cent. under the total for March, 1921. The total for the first three months of this year is 4 per cent. ahead of the corresponding period of 1921.

Included in the March total were: \$12,857,000, or 34 per cent., for residential buildings; \$8,981,000, or 24 per cent., for public works and utilities; \$5,161,000, or 14 per cent., for educational buildings; and \$4,505,000, or 12 per cent., for industrial buildings.

Contemplated new work reported during the first three months of the year has amounted to \$171,000,000, nearly double the amount of contracts actually awarded.

March building contracts in the Central West (comprising Illinois, Indiana, Iowa, Wisconsin, Michigan, Missouri, and portions of Eastern Kansas and Nebraska) amounted to \$84,993,000, the largest monthly total for this district since April, 1920. The March figure was 88 per cent. over February and 75 per cent. over March, 1921. The first quarter of 1922 has shown an increase of 48 per cent. over the first quarter of 1921.

The March total included: \$24,893,000, or 29 per cent., for residential buildings; \$19,921,000, or 23 per cent., for public works and utilities; \$12,799,000, or 15 per cent., for business buildings; and \$11,355,000, or 13 per cent., for industrial plants.

Contemplated new work reported in the first three months of the year has amounted to \$540,000,000, more than three times the amount of contracts awarded.

March building contracts in Minnesota, the Dakotas and Northern Michigan amounted to \$10,064,000, the largest monthly total for this district since May, 1920. March construction started was double that of February and one-third greater than that of March, 1921. The first quarter of 1922 shows an increase of 19 per cent. in value of awards over the first quarter of last year.

Included in this March total were: \$5,282,000, or 52 per cent., for public works and utilities; \$2,067,000, or 20 per cent., for residential buildings; \$828,000, or 8 per cent., for industrial plants.

The amount of contemplated new work reported in the first three months of this year was two and a half times the amount of work started.

State to Spend \$10,000,000 on Construction This Year

Funds Made Available for New Buildings, Repairs and Equipment of State Institutions Far Below Allotments of Previous Years

[Special to the RECORD AND GUIDE]

Albany, April 6.

THE pruning knife was used unsparingly this year upon appropriation requests for construction, repairs and equipment of State institutions and buildings, an analysis of the appropriation bills signed by Governor Miller discloses. The appropriations for this particular work or service are not within fifty per cent. of allotments made in other years.

The largest single appropriation was made for the construction of a state hospital for mentally defective soldiers and sailors residing in New York State. This institution will be located at Creedmore, L. I., and \$3,000,000 will be spent on its construction.

For construction and repairs at Central Islip State Hospital an appropriation of \$285,000 was made.

At Kings Park State Hospital \$362,000 will be spent for construction of additional wards; \$53,000 for furniture and equipment and \$25,000 for floor covering, linoleum, etc.

For additional accommodations at the Middletown State Hospital \$550,000 was appropriated.

For construction at the Utica State Hospital (Marcy Site) an appropriation of \$600,000 was made. At the Utica State Hospital proper \$100,000 will be spent for construction and repairs.

For an attendants' home, assembly hall and industrial building at Letchworth Village, Thiells, \$210,000 was appropriated.

Construction of a solarium at the Hospital for the Care of Crippled and Defective Children at West Haverstraw will cost \$40,000.

For continuing the work of construction at Sing Sing \$101,000 was appropriated.

An appropriation of \$198,000 was made for the construction work at Cornell College of Agriculture; \$70,000 for the Cornell Veterinary College.

Division of laboratories at Albany, \$98,000; elimination of grade crossings, \$175,000; cattle building on fair grounds at Syracuse, \$125,000; Institute of Applied Agriculture at Farmingdale, \$18,000; camps and rifle ranges, \$30,000; Troy Armory, \$25,000; Peekskill Camp, \$58,000; New York City Arsenal, \$20,000.

Equipment of dining room, Manhattan State Hospital, \$10,000; State Hospital at Raybrook, \$13,000; lighting facilities at Rome School for Mental Defectives, \$15,000; Syracuse School for Mental Defectives, \$20,000; repair of State Capitol roof, \$25,000; buildings at Alleghany Park, \$45,000.

Repairs of structures and equipment of buildings along the Barge Canal, \$600,000; canal shops, \$300,000; repairs to locks, dams and other terminals, \$513,000; repair of bridges over old Erie Canal, \$90,000; continuing work on Rochester terminal, \$50,000.

Bills now before the Governor which are likely to be signed provide \$480,000 for the continuation of the construction work on the Schenectady-Scotia bridge; \$40,000 for the terminal at Gowanus Bay; \$1,500,000 for the Harlem River improvement; \$46,050 for a research station on Long Island; \$1,000,000 for construction in connection with the State development of hydro-electricity.

Employers and Unions Remain Deadlocked Over Building Wage Revision

PRACTICALLY no progress has been made during the past week toward settling the dispute between the employers and the union workers in the building trades over the matter of revising the wage scales for the remainder of this year. The Building Trades' Council remains determined not to participate in any conference at which the Lockwood Committee and its special counsel are not represented. The employers are quite willing to meet the Council leaders at any conference at which legal counsel is barred but feel that the Public Group of which Walter Stabler is chairman adequately represents the public interest in construction and will be sufficient to assure that the public's welfare will be sufficiently safeguarded by this committee, which will have a voice in the deliberations but no vote.

The Building Trades Employers' Association, however, are determined that should future conferences result in the formulation of a new agreement the document must be signed by the various unions as individual organizations. No new agreement will be made by the employers with the Building Trades' Council, chiefly because that body has been expelled from the American Federation of Labor on account of its arrogant and arbitrary attitude toward the national organization, and furthermore, because several of the most important of the building trades unions are not affiliated with the Council and therefore whatever was accomplished with this organization would have to be repeated with the unions not included in its membership.

The Building Trades Employers' Association recently prepared in the form of "fourteen points" the principles which the members of this organization believe should be accepted as the basis for future trade agreements between employers and workmen. C. G. Norman, chairman of the Board of Governors of the employers' association, recently declared that whether or not the employers succeed in impressing the union officials with the justice of these principles, the employers will continue to advocate them for adoption at as early a date

as it may be practicable to do so. The "fourteen points" as drawn up by the employers' association are as follows:

1. All trade agreements made by the employers' associations, members of the Building Trades Employers' Association, and trade unions shall provide that all disputes arising in the trades shall be settled by trade boards of arbitration, with an umpire if necessary, and the decisions of trade boards and umpires shall be final and binding.
2. There shall be no strikes or lockouts or stoppage of work, neither shall members of a union collectively leave the work of a member of the Building Trades Employers' Association.
3. There shall be no agreement providing for discrimination against building materials, raw or manufactured.
4. The amount of work a man may perform shall not be restricted by a union nor by the representatives, officers or members of a union.
5. The use of machinery, tools, appliances or methods shall not be restricted or interfered with.
6. The employer shall be the judge of the competency of the employee and he shall be at liberty to employ and discharge whomsoever he sees fit; and the members of the unions shall be at liberty to work for whomsoever they shall see fit.
7. The foreman shall be the agent of the employer, and he shall not be subject to charges nor held accountable to the union for carrying out the instructions of his employer.
8. The trade associations and unions shall jointly maintain an apprenticeship system which will provide an adequate force of skilled mechanics for all trades. Arbitrary limitation and restriction of the number, qualifications and conduct of apprentices shall not be permitted.
9. The members of the unions shall not refuse to work with men who are not members of their organizations when the unions have failed to supply a sufficient number of competent mechanics.
10. Overtime shall not be worked, except when unavoidable.
11. There shall be no provision in any trade agreement having for its object the collection of claims.
12. There shall be no provision in any trade agreement which will prevent the doing of cutting by the trade which installs the work for which the cutting is done.
13. All trade agreements shall provide that laborers shall perform all work which requires no skill.
14. All trade agreements shall provide that disputes between trades and disputes relative to questions of jurisdiction of trade shall be adjusted in accordance with the method set forth in the joint arbitration plan of the New York Building Trades as adopted on July 9, 1903, and amended on April 22, 1905, and that all decisions rendered thereunder determining disputes arising out of the conflicting jurisdictional claims of the various trades shall be recognized by and be binding upon the parties thereto.

Although New York City building trades employers have as yet been unable to affect a downward revision in wage scales in order to stimulate construction employers' associations in other cities have been more successful.

Builders Optimistic Despite Predicted Labor Troubles

Steady Increase in Projected Construction Throughout Local Territory Indicated
by Figures of F. W. Dodge Company for Past Week

DESPITE the predictions that the building industry is likely to be halted by strikes unless labor will submit to a revision of wage scales, the architects and engineers in this territory are going ahead with plans for new construction projects with the apparent feeling that the dispute between employers and workers will not particularly affect their operations. This is true to a considerable extent, as the major portion of the new projects being planned are of the speculative type, including multi-family dwellings and a vast number of small houses, and a large percentage of the total is scheduled for suburban locations where no difficulty prevails between labor and employers.

Construction totals for the thirteenth week of this year, covering the territory including New York State and New Jersey, north of Trenton, indicate a steady upward trend to the general building situation, and from the amount of residential building involved allow the prediction of an early solution of the housing problems of local communities. Figures tabulated by the F. W. Dodge Company show that during the week a total of 897 new operations were reported in the planning stage in this territory and the work will involve a total expenditure of \$36,495,400. During the same week the contracts for new construction actually awarded numbered 479 and represented a total cost of \$18,223,100.

Residential construction continues as the outstanding feature of

the building situation in all communities in the local territory. There is a steady increase in the number of apartments and small dwellings being planned and every likelihood that the number will grow throughout the coming season.

The list of 897 projects for which plans were reported during the week of March 25 to 31, inclusive, was comprised of the following groups: 81 business operations, such as stores, offices, lofts, commercial garages, etc., \$2,450,000; 15 educational projects of various types, \$3,012,000; 9 hospitals and institutions, \$370,400; 18 factory and other industrial buildings, \$723,100; 25 public works and public utilities, \$1,279,000; 5 religious and memorial projects, \$396,000; 734 residential operations, including apartments, flats and tenements and one- and two-family dwellings, \$27,849,900, and 10 social and recreational projects, \$415,000.

Among the 479 operations for which contracts were awarded during the thirteenth week of 1922 were 61 business projects of various types, \$1,841,000; 10 educational buildings, \$2,483,000; 4 hospitals and institutions, \$939,000; 18 factory and industrial buildings, \$989,500; 1 public building, \$30,000; 20 public works and public utilities, \$1,180,100; 2 religious and memorial structures, \$170,000; 358 residential operations, including multi-family dwellings and one- and two-family houses, \$10,299,500, and 5 social and recreational projects, \$291,000.

PERSONAL AND TRADE NOTES.

William Albert Swasey, architect, recently moved his offices to the Gotham Bank Building, Columbus Circle.

Cranford Bros., plumbing contractors, announce the removal of their office and shop from 291 to 329 Flatbush avenue, Brooklyn.

Hobart Upjohn, architect, announces the opening of new offices in the Grand Central Terminal Building and will have associated with him Aaron G. Alexander and Otto F. Langmann.

Elliot S. Phillips was recently elected a vice-president of Devoe & Reynolds Co., Inc. He will act as general manager of the Eastern division of the company's business.

Arthur Shimel was re-elected president of the Hardware & Supply Dealers' Association of Manhattan and Bronx Boroughs, Inc., at the recent annual meeting of this organization.

F. B. Colt & Company, contracting electrical engineers, 15-17 West 42d street, is the name of the new firm recently organized by F. B. Colt, formerly associated with Colt & Brackett.

McKenzie, Voorhees & Gmelin, architects, announce the removal of their offices from 1123 Broadway to the twentieth floor of the Canadian Pacific Building, 342 Madison avenue. Telephone: Vandervilt 2600.

Ophuls, Hill & McCreery, Inc., electrical engineers, 112 West 42d street, have applied for a change in charter to Ophuls, Hill, Inc., the interests of J. H. McCreery having been purchased by the other partners. The firm will continue with the same personnel and at the same address.

N. A. Habersack, architect, announces the opening of an office for the general practice of his profession at 1 East Fordham road, the Bronx, and desires samples, catalogues and price lists of building materials and supplies.

J. W. & S. W. Moore, general contractors, 103 Park avenue, have recently re-organized under the name of Moore & Patience, Inc. S. W. Moore has been active in the management of the old firm and Mr. Patience has a wide experience in the building business and was with the firm of Fred T. Ley & Company for some time.

Electric Auto Show

New York's Electric Motor Vehicle Show opened yesterday in the large main floor room of the New York Edison Company, Irving Place and Fifteenth street. Several new models of both passenger and commercial vehicles were displayed. Heavy attendance late in the afternoon evidenced a wide interest in the utility and comfortable service of the electric automobile.

Among the exhibits which attracted particular attention were a new model taxicab, a five-ton chassis of the Walter electric truck with a novel differential which prevents skidding, and the latest model of the Walker truck with a balanced drive.

The first electric automobile ever driven on the streets of New York was displayed, presenting a curious contrast to the luxurious passenger vehicles of today. The old timer was invented and built forty years ago by Leon Mendel, who resides at the Peter Stuyvesant Hotel, 2 West Eighty-sixth street. He still owns the car.

It is a diminutive two-passenger machine, mounted on three wheels. The single rear wheel is the steering gear. The front wheels were propelled by a direct drive motor attached to batteries under the seat. Occupied by two young ladies, it provided the amusing feature of the show.

The new Steinmetz truck, recently perfected, was another interesting exhibit. Other attractive displays were made by the Ward, Lansden and O. B. Electric Companies.

The electric taxicab, known as the Electrocar, accommodates five persons in addition to the driver. It has an operating capacity of from sixty to seventy miles on a single battery charge and has a simple system for a rapid change of batteries.

The show will remain open for two weeks. Next week industrial trucks will be shown.

Will Manufacture Copper Shingles.

The Anaconda Copper Mining Co. expects to use more than 30,000,000 lb. of copper this year in the manufacture of copper shingles. Although the initial cost of the new product is about twice that of the ordinary wooden shingle, has the advantages of durability and light weight. The shingles are supplied in natural copper finish and also in seven shades, ranging from green to russet brown.

TRADE AND TECHNICAL SOCIETY EVENTS.

Building Managers and Owners Association of New York will hold its regular monthly dinner meeting at the Advertising Club, 47 East 25th street, Tuesday evening, April 11. The speaker of the evening will be Harry M. Goldfogle, president of the Board of Commissioners of the Department of Taxes and Assessments. After the regular meeting R. L. Hallett, assistant chief chemist of the National Lead Company, will deliver a lecture on the subject of "Paint in Its Relation to the Maintenance of Apartments, Hotels and Office Buildings."

National Metal Trades Association will hold its annual convention at the Hotel Astor, April 17 to 20 inclusive. The program for this meeting provides for the executive committee meeting, a meeting of the local branch secretaries and a dinner of the local branch secretaries will be held on Monday. There will also be included a meeting of the administrative council and the so-called alumni dinner on Tuesday with the regular convention sessions on Wednesday and Thursday. The annual banquet of the association will be held Wednesday evening.

New York Building Superintendents' Association will hold a smoker in the east ballroom of the Hotel Commodore Saturday evening, April 8. M. F. Godfrey is chairman of the committee in charge of the program for this event, and he promises a most interesting program. Members are urged to keep this date in mind or they will miss a notable event.

Building Officials Conference for 1922 will be held at Indianapolis, April 25 to 28, inclusive. The meetings will be held at the Hotel Lincoln and the committee arranging the program promises extremely interesting sessions. Details of the program will be available later.

Illuminating Engineering Society will hold its annual convention in Boston, September 25 to 28 inclusive. This will be the sixteenth annual gathering of the society, and the convention arrangements are in the hands of a committee of which C. L. Edgar, president of the Edison Electric Illuminating Company of Boston, is chairman; H. F. Wallace, vice-chairman, and J. Daniels, secretary.

CURRENT BUILDING OPERATIONS

ANNOUNCEMENTS that several large building projects had been placed under contract and that work will be started immediately have materially increased the interest in the local building situation. There is a steadily growing volume of work being placed on the schedule for the coming spring and summer, and the entire building industry of the Metropolitan district will in all likelihood be pushed to capacity before the end of the current year.

There is at present only one retardant factor and that is the deadlock between the building trade employers and union workmen over a revision of wage scales. Practically no progress was made during the past week toward settling this difficulty, and, although efforts are being made to get both sides to agree to meet in conference at an early date for a discussion of the points in dispute, no date for this gathering has as yet been selected.

In the meantime there is a vast amount of new work coming out in all sections of the Metropolitan district, some of which will naturally be held in abeyance until the wage question is settled, but the major portion, however, including that great volume of speculative housing construction, is going ahead and practically dominating the local building field.

Common Brick—Although the reported transactions in the North River wholesale common brick market were lighter during the past week than they were for the preceding week the business of the past few days indicates a remarkably strong demand for common brick and a continuation of busy times in the local building industry during the coming months. Arrivals were not so numerous as they were one week ago, and the demand has slowed down slightly, but the outlook is extremely favorable for active market conditions for the remainder of the year. Prices generally range between \$16 and \$16.50 per thousand. There is not much brick available at the lower figure, and manufacturers are inclined to feel that the market will exhibit greater strength as to prices within the next week or so because of the large amount of new construction being released. Brick manufacturers are perfecting their plans for opening their plants for the season, and there are prospects that the season will start earlier than usual and that the 1922 production will be considerably higher than that of the past few seasons.

Summary—Transactions in the North River common brick market for the week

ending Thursday, April 6, 1922. Condition of market: Demand good; prices, firm and unchanged. Quotations: Hudson Rivers, \$16 to \$16.50 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 49; sales, 48. Distribution: Manhattan, 11; the Bronx, 3; Brooklyn, 26; New Jersey points, 4; Astoria, 3; Yonkers, 1. Remaining unsold, 1.

Lumber—There has been a marked improvement in the local lumber market situation within the past few weeks, and, according to all reports, the spring buying movement has commenced, and deal-

ers in both wholesale and retail departments of trade are anticipating active weeks ahead. The continuation of the local tax exemption measure has already been reflected in increased buying by speculative builders in the outlying sections of the city who have important programs of small house building under way. This work will make heavy demands upon the lumber market during the remainder of the year, as the majority of the projects are frame or a combination of brick and frame construction. Lumber prices have settled down and no changes of con-

BUILDING COMMODITY PRICES

CURRENT prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York.

Note—Price changes are indicated by bold-face type.

Brick (Wholesale, on Dock, N. Y.), per thousand:

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

Hudson River best grades..\$16.00 to \$16.50
 Raritan 16.50 to 17.00
 Second-hand brick, per load
 of 3,000, delivered.....\$45.00 to —

Face Brick—Delivered on job in New York:

Rough Red.....\$45.00 to —
 Smooth Red..... 45.00 to —
 Rough Buff 50.00 to —
 Smooth Buff 50.00 to —
 Rough Gray 53.00 to —
 Smooth Gray 53.00 to —
 Colonials 45.00 to —

Cement—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Domestic Portland cement, per bbl..\$2.80
 Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd.\$4.25
 Bronx deliveries 4.25
 ¾-in., Manhattan deliveries..... 4.25
 Bronx deliveries 4.25

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water front, in which case prices will be slightly higher.

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries\$3.50
 Bronx deliveries 3.50

Hollow Tile—

Exterior—Not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring.....\$0.12 per sq. ft.
 3x12x12 0.12 per sq. ft.
 4x12x12 0.17 per sq. ft.
 6x12x12 0.19 per sq. ft.

Note—For deliveries north of 125th st., Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens\$10.50 per 1,000

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Finishing Lime (Standard in 300-lb. barrel)\$4.50 per bbl.

Common Lime (Standard 300-lb. barrel) 3.75 per bbl.

Finishing Lime (Standard in Hydrate Finishing, in paper bags24.00 per ton

Hydrate Common, in paper bags\$19.50 per ton

Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth bags\$21.00 per ton

Brown Mortar, in cloth bags. 18.00 per ton

Lath Mortar, in cloth bags... 18.00 per ton

Finishing Plaster, in cloth bags 24.50 per ton

Rebate for returned bags. 15c. per bag

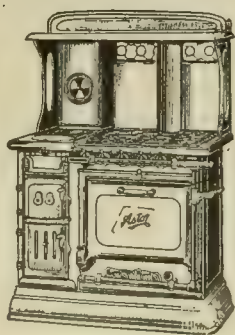
Finishing Plaster (250-lb. barrel)\$4.00 per bbl.

Finishing Plaster (320-lb. barrel) 5.35 per bbl.

Plaster Blocks—

2-in. (solid) per sq. ft.....\$0.17 to 0.19

3-in. (hollow) per sq. ft..... 0.17 to 0.19



The UNION STOVE WORKS

Headquarters for Builders for

Kitchen Ranges for Coal or Gas, Standard or
 Pipeless Furnaces, Heating Boilers, Laundry
 Apparati

THE GREAT "ASTOR" LINE
 70 BEEKMAN STREET

Established 88 Years

Telephone: Beekman 2498

TELEPHONE: MANSFIELD 2306

RETAIL LUMBER CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

Sash Weights—Sash Chain Castings and Forgings

Grate Bars

SPECIAL IRON WORK

Pencoyd Steel and Iron Co.

Cort. 1372

206 Broadway, New York

J. P. Duffy Co.

Flue Pipe
 Terra Cotta Blocks

Gypsum Blocks

Masons' Materials

138th Street and Park Avenue

BROOKLYN

50th-51st Streets and 2nd Avenue

QUEENS

Jackson Avenue and Madden Street

MATERIALS AND SUPPLIES

sequence have been reported. Retail dealers are inclined to believe that there will be a strong market throughout the remainder of the year, but that prices will not greatly advance over the level prevailing at present.

Structural Steel—Commitments for fabricated material to be used in the construction of several important commercial building projects were reported during the past week and the announcement of these bookings has materially strengthened the local market situation. Architects have plans well advanced for con-

siderable new construction in which the total steel tonnage requirements will amount to a high figure, and as a large part of this work is likely to be released very soon the outlook for better business conditions in the steel market is excellent. Although the differences between building trade employers and labor are still far from settlement, the industry is generally optimistic and just as soon as the wage scale controversy is over there is certain to be a decided improvement in all lines of construction. Steel prices are firm and fabricated material, erected

in commercial structures, is ranging from \$62 to \$65 per ton.

Electrical Supplies—The trend in this line is steadily upward and both manufacturers and dealers are anticipating a consistent improvement in the volume of new business throughout the remainder of the year. The continuation of the local tax exemption ordinance on residential construction has brought out a tremendous amount of new building of this type and there is every indication that the next six or eight months will be the busiest in history from a housing viewpoint. Wiring material sales have increased to some extent during the past week and demand for other items is steady. Prices are unchanged and the majority of local jobbers have their stocks complete and ready for any jump in the trade requirements.

Cast Iron Pipe—The market for this commodity continues its showing of strength and manufacturers are generally confident that business will grow steadily in volume throughout the spring and summer months. There is an excellent outlook for a large amount of new municipal business and more than likely a considerable percentage of this work will be released within the next few weeks. Plans are well advanced and it only remains for specifications to be completed and bids advertised. Private buying continues at a satisfactory rate and increased business is also anticipated from this source. Prices are slightly advanced and very firm, with New York quotations as follows: 6 in. and larger, \$48.80 per net ton; 4 in. and 5 in., \$53.80, and 3 in., \$63.80, with Class A and gas pipe \$4 extra per ton.

Window Glass—The demand for this commodity is considered very good for this season of the year and the outlook for the coming months is excellent. The program of construction now actually under way indicates that the demand for plate and window glass will steadily increase and there are some who are willing at this early date to predict a shortage in glass before the building season ends. There is practically no foundation for predictions of this character and there are healthy reserves at the factories and manufacturers will undoubtedly be able to keep ahead of their orders without difficulty. Prices are steady and unchanged.

Linseed Oil—The market for this commodity is exceptionally dull, but jobbers are in hopes that conditions will change within the next few weeks because of the general improvement in the building situation. At present buyers are purchasing only for immediate requirements.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.

27x48x½ in.	.....\$0.38 each
32x36x¾ in.	.....0.22 each
32x36x½ in.	.....0.24 each
32x36x¼ in.	.....0.30 each

Sand—

Delivered at job in Manhattan\$1.80 to — per cu. yd.

Delivered at job in Bronx1.80 to — per cu. yd.

White Sand—

Delivered in Manhattan....\$5.00 per cu. yd.

Broken Stone—

1½-in., Manhattan delivery.	\$4.00 per cu. yd.
Bronx delivery.....	4.00 per cu. yd.
¾-in., Manhattan delivery..	4.00 per cu. yd.
Bronx delivery.....	4.00 per cu. yd.

Building Stone—

Indiana limestone, per cu. ft.	.....\$1.62
Kentucky limestone, per cu. ft.	.....2.27
Briar Hill sandstone, per cu. ft.	.....1.63
Gray Canyon sandstone, per cu. ft.	.....1.65
Buff Wakeman, per cu. ft.	.....1.90
Buff Mountain, per cu. ft.	.....1.30
North River bluestone, per cu. ft.	.....1.35
Seam face granite, per sq. ft.	.....1.70
South Dover marble (promiscuous mill block), per cu. ft.	.....2.25
White Vermont marble (sawed) New York, per cu. ft.	.....3.00

Structural Steel—

Plain material at tidewater; cents per pound:	
Beams and channels up to 14 in.	.....1.88c. to 2.03c.
Beams and channels over 14 in.	.....1.88c. to 2.03c.
Angles, 3x2 to 6x3.	.....1.88c. to 2.03c.
Zees and tees.	.....1.88c. to 2.03c.

Lumber—

Wholesale prices, New York.
Yellow pine, merchantable 1905, f. o. b., N. Y.:

3x4 to 14x14, 10 to 20 ft....\$40.00 to \$52.00

Hemlock, Pa., f. o. b., N. Y.,

base price, per M..... 37.50 to —

Hemlock, W. Va., base price,

per M..... 37.00 to —

(To mixed cargo price add freight, \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered).. 30.00 to —

Wide cargoes 32.00 to —

Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.

Cypress Lumber (by car, f. o. b., N. Y.):

First and seconds, 1-in....\$110.00 to —

Cypress shingles, 6x13, No.

1 Hearts..... to —

Cypress shingles, 6x13, No.

1 Prime..... to —

Quartered Oak..... to \$166.00

Plain Oak..... to 126.00

Flooring:

White oak, quart'd sel.... \$97.50 to —

Red oak, quart'd select.. 97.50 to —

Maple No. 1..... 71.00 to —

Yellow pine No. 1 common

flat..... 55.50 to —

N. C. pine flooring Nor-

folks..... 62.50 to —

Window Glass—

Official discounts from manufacturers' lists:

Single strength, A quality, first three

brackets 85%

B grade, single strength, first three

brackets 85%

Grades A and B, larger than the first

three brackets, single thick..... 85%

Double strength, A quality..... 85%

Double strength, B quality..... 87%

Linseed Oil—

City brands, oiled, 5 bbls. lot.\$0.83 to \$0.85

Less than 5 bbls..... 0.86 to 0.83

Turpentine—

Turpentines\$0.88 to \$0.90



Face
Enameled
Fire

BRICK

As manufacturers of BRICK for thirty years, we have a record of repeat orders that affords you a 100% guarantee of satisfactory service. To the service given by our Face, Enameled and Fire BRICK, is added the service we render in shipment and delivery. Prompt shipments on any size contracts in any range of shade or texture, at fair prices and of first-class quality.

We are well and favorably known wherever brick is used throughout the United States, Canada and South America. There can be but one reason for this—SERVICE. Whether it be FACE BRICK, ENAMELED BRICK, FIRE BRICK or FIRE CLAY, our product is furnished in all textures and shades, we are here to serve you in small quantities or large. It will be a pleasure to estimate for you—write us or phone for a representative.

American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 8787-8788

POMEROY

FIRE RETARDANT WINDOWS

Built in the belief that the **BEST** hollow metal fire retardant window is the **only** **SAFE** fire retardant window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

282-96 East 134th Street NEW YORK
Phone Melrose 6104

H. W. BELL CO.

Gypsum Blocks
Terra Cotta Blocks
Plaster Boards
Dumbwaiter Blocks
Flue Pipe
Firebrick

Park Ave. & 139th St.

Phone—Mott Haven 3134

BROOKLYN

KENT AVENUE & MORTON STREET

BUILDERS

LITTLE CASH REQUIRED

We can subordinate entire purchase price of several well-located plots and obtain liberal building and permanent loans.

S. Osgood Pell & Co. 15 & 17 West 44th St.
Tel. Vanderbilt 5616

FOR

PAINTING, DECORATING
and PLASTERING

Consult

LESCH & JOHNSON

261 East Fordham Road New York
Telephone: Fordham 9345

HOUSE MOVERS and SHORERS

House Moving, Shoring and Jobbing
Promptly Attended to

Christian Vorndrans Sons

412 E. 147th St., Bronx Tel. Melrose 456

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

63D ST.—Sugarman & Hess and A. G. Berger, 16 East 43d st. have completed plans for a 9-sty brick apartment, 86x82 ft, at 125-135 East 63d st for 125 East 63d Street Corporation, Louis Cowan, president, 377 Broadway, owner and builder. Cost, \$350,000.

RIVERSIDE DR.—Geo. Fred Pelham, 200 West 72d st, has plans in progress for a 14-sty fireproof apartment, 100x135 ft, at 300 Riverside dr, northeast corner 102d st, for 300 Riverside Drive Corp., Albert Sakolski, president, 217 Broadway, owner. Cost, \$1,000,000. Owner will take bids.

BANKS.

47TH ST.—Geo. F. Pelham, 200 West 72d st, has completed plans for a 10-sty brick and steel bank, 33x100 ft, with offices, at 224-226 West 47th st for Greenwich Bank, Henry Ward Ford, vice-president, 402 Hudson st, owner. Structural engineer, Robt. E. Moss, 96 Warren st.

STABLES AND GARAGES.

108TH ST.—John P. Boyland, 120 East Fordham rd, has completed preliminary plans for a 1-sty brick garage, 275x100 ft, irregular, at 108th st and 1st av for estate of John Cullen, care of Beith & Riley, 2475 3d av, owner. Cost, \$70,000.

STORES, OFFICES AND LOFTS.

AMSTERDAM AV.—Moore & Landsiedel, 148th st and 3d av, have plans in progress for four 1-sty brick and terra cotta stores, 50x100 ft, on the east side of Amsterdam av. 50 ft south of 154th st, for H. L. Weiss, 514 West 152d st, owner. Cost, \$15,000.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

UNDERCLIFF AV.—Arne Dehli, 154 Nassau st, has completed plans for a 5-sty brick apartment house, 83x71 ft, on the west side of Undercliff av, 96 ft south of Washington Bridge Park, for Robt. S. Anent, 2380 Grand av, owner. Cost, \$80,000.

BEDFORD PARK BLVD.—John P. Boyland, 120 East Fordham rd, has completed plans for a 5-sty brick apartment, 125x91 ft, at the southeast corner of Bedford Park blvd and Decatur av for the 55 Mount Hope Place, Inc., Cornelius J. Carey, 261 East Fordham rd, owner and builder. Cost, \$200,000.

DWELLINGS.

202D ST.—Wm. Koppe, 2310 Waterbury av, has plans in progress for a 2½-sty frame dwelling, 32x60 ft, with garage, in 202d st, 45 ft east of Grand Concourse, for Anna McCarthy, 884 Faile st, owner. Cost, \$20,000. Owner will take bids on separate contracts about April 15.

SCHOOLS AND COLLEGES.

BATHGATE AV.—Robt. J. Reiley, 477 5th av, has completed plans for a 4-sty brick and stone parochial school, 82x100 ft, on the east side of Bathgate av, 185 ft north of Tremont av, for St. Joseph's R. C. Church, Rev. Father Patrick Morris, pastor, 1949 Bathgate av, owner. Cost, \$150,000. Architect will soon take bids on general contract from a selected list of bidders.

STABLES AND GARAGES.

WEBSTER AV.—Chas. Schaefer, 394 East 150th st, has plans in progress for a 1-sty brick and stone garage, 164x100 ft, on the west side

SPRINKLER SUPERVISORY SERVICE AUTOMATIC SPRINKLER VALVE ALARM SERVICE INTERIOR FIRE ALARM EQUIPMENT

INSTALLED AS A LOCAL SYSTEM
OR FOR CENTRAL OFFICE SERVICE

AUTOMATIC FIRE ALARM SERVICE SPECIAL BUILDING SIGNAL SERVICE

Automatic Fire Alarm Co.

416 Broadway New York City
CANAL 5188

of Webster av, 100 ft north of 167th st, for Samuel Rubin, 1060 Findlay av, owner. Cost, \$30,000.

SPUYTEN DUYVIL RD.—R. F. Knochenhauer, 3492 3d av, has completed plans for a 1-sty brick garage, 100x80 ft, on the south side of Spuyten Duvil rd, 133 ft north of 230th st, for Ellen J. McCarthy, owner and builder, on premises. Cost, \$60,000.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

OCEAN AV.—McCarthy & Kelly, 16 Court st, have plans in progress for a 6-sty brick apartment, 105x110 ft, at the northeast corner of Ocean av and Albemarle rd for Berrons Realty Co., 765 East 17th st, owner. Cost, \$300,000.

MERMAID AV.—Seelig, Finkelstein & Wolfinger, 44 Court st, have completed plans for two 4-sty brick apartments, 19x85 ft, on the south side of Mermaid av, 118 ft west of West 36th st, for Agello & Esposito, 140 Montague st, owner and builder. Cost, \$50,000. Owner will soon take bids.

FLATBUSH AV.—Edward M. Adelson, 1778 Pitkin av, has plans in progress for a 4-sty brick and limestone apartment house, 70x100 ft, with stores, on the west side of Flatbush av, 147 ft south of Bedford av, for Isidor Polivnick, owner. Cost, approximately \$100,000.

BARRETT ST.—Edward M. Adelson, 1778 Pitkin av, has plans in progress for two 4-sty brick and limestone apartment houses, 60x90 ft, on the west side of Barrett st, 160 ft south of Blake av, for Isidor Levine, owner. Cost, approximately \$200,000.

DWELLINGS.

67TH ST.—Harrison G. Wiseman, 25 East 43d st, Manhattan, has plans in progress for forty-two 2-sty brick dwellings in 67th and 68th sts, between 20th and 21st avs, for Allied Erectors, Inc., Paul Krieger, Ben A. Hartstein, 299 Broadway, Manhattan, owner.

RIDGE BLVD.—Seelig, Finkelstein & Wolfinger, 44 Court st, have completed plans for six 2-sty brick dwellings, 20x60 ft, on the west side of Ridge blvd, 25 ft north of 70th st, for Finberg Lueberman Construction Co., W. S. Finberg, president, 36 Bay 35th st, owner and builder. Cost, \$90,000.

LEFFERTS ST.—Harold Dangler, 215 Montague st, has plans in progress for seventy 2-sty brick dwellings, 18x50 and 20x60 ft, with garages, in Lefferts and Sterling sts, from Flatbush av to Bedford av, for Prospect Park Homes Co., H. F. Wittmann, 188 Montague st, owner and builder. Cost, \$1,000,000. Owner will take bids about April 15.

8TH ST.—McCarthy & Kelly, 16 Court st, have completed plans for three 2-sty frame dwellings, 20x62 ft, in the west side of East 8th st, 110 ft north of Av U, for Crex Construction Co., T. Henry Glick, president, 5112 17th av, owner and builder. Cost, \$36,000. Owner will soon take bids.

CARROLL ST.—Edward M. Adelson, 1778 Pitkin av, has plans in progress for eighteen 2-sty brick and limestone dwellings, 20x60 ft, in the north side of Carroll st, 105 ft east of Schenectady av, for Kleia & Evans Construction Co., owner. Cost, \$270,000.

86TH ST.—Adolph Goldberg, 164 Montague st, has plans in progress for six 2-sty frame dwellings, 18x40 ft, at the corner of 86th st and Colonial rd for Hygrade Homes, Inc., Joseph Aaron, president, 1043 Pacific st, owner. Total cost, \$48,000.

13TH ST.—David A. Lucas, 2224 East 19th st, has completed plans for a 1-sty frame dwelling, 17x46 ft, in the east side of East 13th st, 100 ft south of Av Y, for Vito Parpara, owner, on premises. Cost, \$4,500.

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 No. 11th Street

BROOKLYN, N. Y.

NIEWENHOUS COMPANY, INC.

We specialize in Financing, Planning and Erecting Legitimate Building Operations on a 60% Loan Basis.

Commission Moderate.

316-318 East 161st Street

Telephone: Melrose 1694-1695

New York City

STERLING ST.—Plans are being prepared for seventy-one frame dwellings, with garages, in Sterling st. between Bedford and Washington avs. for Prospect Park Homes Co., Harold E. Whiteman, president, 188 Montague st., owner. Name of architect will be announced later.

HOTELS.

OCEAN AV.—Maurice Courland, 47 West 34th st., Manhattan, has completed plans for a 12-story brick, steel and limestone apartment hotel, 140x140 ft., at Ocean av. and Lincoln pl. for Old Colony Engineering Co., Mr. Frankel, in charge, 50 Court st., owner and builder. Cost, \$2,500,000. Owner will take bids about April 10.

STORES, OFFICES AND LOFTS.

SMITH ST.—Chas. P. Canella, 1163 Herkimer st., has completed plans for alterations to the 3-story brick store, with dwellings, at the northeast corner of Smith and Sackett sts., for Vincenzo Marmiella, 264 Smith st., owner. Cost, \$5,000.

Queens

APARTMENTS, FLATS AND TENEMENTS.

ELMHURST, L. I.—R. L. Lukowsky, 49 Stevens st., Astoria, has plans in progress for a 4-story brick apartment, 44x85 ft., at Elmhurst av. and Judge st., Elmhurst, for owner, care of architect. Cost, \$80,000.

BANKS.

FOREST HILLS, L. I.—Alfred Fellheimer and Stewart Wagner, 7 East 42d st., Manhattan, have been retained to prepare plans for a 1-story brick bank building at the corner of Austin and Continental avs., Forest Hills, for the Corn Exchange Bank, Mr. Brown, in charge, 13 William st., Manhattan, owner. Cost, \$80,000.

DWELLINGS.

QUEENS, L. I.—H. T. Jeffrey, Jr., 309 Fulton st., Jamaica, has completed plans for a 2-story frame dwelling, 20x28 ft., in the north side of Meade st., 40 ft. west of Katherine st., Queens, for W. J. Byrnes, 226 Lafayette st., Manhattan, owner and builder. Cost, \$7,000.

ASTORIA, L. I.—Plans have been prepared privately for two hundred 2-story brick and limestone dwellings, 20x30 ft., in Potter, Ditmar and adjoining streets in Arleigh Section, Astoria, for David W. Keen, 4616 5th av., Brooklyn, owner and builder. Cost, \$1,200,000. Owner will take bids on separate contracts.

AMITYVILLE, L. I.—Plans are being prepared privately for a contemplated 2-story frame dwelling, 20x36 ft., at Amityville for Geo. Gibson, Elmhurst Manor, owner. Cost, \$7,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—Plans have been prepared for a 1-story brick factory, 100x100 ft., in the south side of 13th st., 115 ft. west of Ely av., L. I. City, for Neivel Realty Corp. Holding Co., for Leven Iron Works, 226 East 41st st., Manhattan, owner and builder. Cost, \$12,000.

CORONA, L. I.—A. F. Richardson, 100 Amity st., Flushing, has completed plans for a 2-story reinforced concrete factory, 50x100 ft., at Corona av. and Stroney st., Corona, for Corona Braid Works, David McCauley, president, owner, at site. Cost, \$40,000.

Westchester

APARTMENTS, FLATS AND TENEMENTS.

NEW ROCHELLE, N. Y.—L. M. Loeb, 57 Lawton st., New Rochelle, has plans in progress for a 4-story brick apartment, 100x112 ft., at Brook st. and Coligne av., New Rochelle, for Mrs. S. Hubel, owner, care of architect. Cost, \$135,000.

DWELLINGS.

PELHAM MANOR, N. Y.—F. Albert Hunt & Klein, 1 West 34th st., have plans in progress for a 2½-story brick dwelling, 77x41 ft., with garage, on Colonial av., Pelham Manor, for John Smith, 87 Wolfs lane, Pelham Manor, owner and builder.

New Jersey

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Nathan Welltoff, 249 Washington st., Jersey City, has completed plans for a 5-story brick apartment, 75x110 ft., at Duncan av., Boulevard and Bergen av., Jersey City, for Jos. Gatoff, 234 Claremont av., Jersey City, owner and builder. Cost, \$175,000.

NEWARK, N. J.—Louis Kasoff, 145 6th av., Manhattan, has completed plans for two 4-story brick and limestone apartments, 52x92 ft., at 193-201 Milford av., Newark, for Julius Sharff and Louis Koplowitz, 489 Avon av., Newark, owner and builder. Cost, \$75,000 each.

NEWARK, N. J.—Romolo Bottelli, 207 Market st., Newark, has plans nearing completion for a 4-story and basement common and tapestry brick and limestone apartment, 50x116 ft., at corner of Alpine st. and Hillside av., Newark, for Isadore Portnoff, 82 Rose terrace, Newark, owner and builder. Cost, \$100,000.

WOODCLIFF, N. J.—A. De Paola, 106 18th st., West New York, has been retained to prepare plans for a 3-story brick apartment, 25x70 ft., on the west side of Park av., 25 ft. south of 31st st., Woodcliff, for Martin Fiori, 325 30th st., Woodcliff, owner and builder. Cost, \$25,000.

HACKENSACK, N. J.—Robert L. Pryor, 859 Broad st., Newark, has plans in progress for alterations to the two 2½-story brick school buildings at 225 Essex st., which are to be converted into an apartment house for the Newman School,

Geo. McDonald, treasurer, 149 Broadway, Manhattan, owner. Cost, \$50,000.

WEST NEW YORK, N. J.—Jos. D. Lugosch, 21 Bergenline av., Union Hill, has completed plans for a 4-story brick apartment, 75x100 ft., at 208 16th st., West New York, for C. A. Baush, 210 16th st., West New York, owner. Cost, \$100,000. Architect will take bids on general contract.

BANKS.

MONTCLAIR, N. J.—Mowbray & Uffinger, 56 Liberty st., Manhattan, have been retained to prepare plans for an addition to the bank at 475 Bloomfield av., Montclair, for Montclair Trust Co., owner, on premises. Cost, \$150,000.

PATERSON, N. J.—Fred T. Ley Co., 19 West 44th st., Manhattan, has plans in progress for a 1-story brick, limestone and granite bank building, 50x50 ft., at North Main and Arch sts., Paterson, for Hamilton Trust Co., 152 Washington st., Paterson, owner. Cost, \$100,000. Architect will take bids on separate contracts and materials.

RUTHERFORD, N. J.—Thos. M. James Co., 31 East 27th st., Manhattan, has plans in progress for a 1-story brick and limestone bank building, 48x50 ft., at the southwest corner of Park av. and Ames av., Rutherford, for Rutherford National Bank, E. J. Turner, president, 35 Park av., Rutherford, owner. Cost, \$175,000. Architect will take bids on general contract.

CHURCHES.

TEANECK, N. J.—Jos. Hudnut, 51 West 10th st., Manhattan, has plans in progress for a 2-story stone church, 50x80 ft., on Fort Lee rd., near Queen Ann's rd., Teaneck, for Methodist Episco-

pal Church, Floyd Farrant, chairman building committee, Queen Ann's rd. and trolley line, Bogota, owner. Cost, \$50,000.

HACKENSACK, N. J.—Plans are being prepared privately for a 2-story brick and limestone church, 50x50 ft., at 1st st. and Berdan pl., Hackensack, for Mt. Hope Baptist Church, J. P. E. Love, pastor, 267 High st., Hackensack, owner. Cost, \$25,000.

DWELLINGS.

MAPLEWOOD, N. J.—Strombach & Mertens, 1091 Clinton av., Irvington, have plans in progress for a 2½-story frame and Colonial siding dwelling, 30x24 ft., in Prospect st., Maplewood, for E. S. Dieckmann, owner, care of architect. Cost, \$10,000.

GRANTWOOD, N. J.—Chas. Eicholz, Jr., 427 Bergenline av., Union Hill, has completed plans for a 2½-story frame dwelling, 24x28 ft., on Edgewood lane, Grantwood, for J. Morrison, Monroe pl., West New York, owner and builder.

PASSAIC, N. J.—John Kelly, P. O. Bldg., Passaic, has plans in progress for a 2½-story brick dwelling, 28x66 ft., at Passaic, for Frank Bauer, 145 Ascension st., Passaic, owner.

BLOOMFIELD, N. J.—Fred L. Pierson, 160 Bloomfield av., Bloomfield, has completed plans for two 2½-story frame dwellings, 24x32 ft., at 315 Broad st., Bloomfield, for Chris and Walter Jacobus, 369 Broad st., Bloomfield, owner and builder. Cost, \$10,000 each.

GLEN RIDGE, N. J.—Plans have been prepared privately for three 2½-story frame dwellings, 24x26 ft., at 106-110 Sherman av., Glen Ridge, for Alfred H. Rowe, Oxford st., Glen Ridge, owner and builder. Cost, \$7,000 each.

New Apartments on the Concourse

The "Theodore Roosevelt" which will be one of the largest apartment houses of its type in the world is under construction on the Grand Concourse at 171st and 172nd Streets

Covering thirty city building lots the "Theodore Roosevelt" will contain 250 apartments of the latest type and design. Special attention will be given to their proper illumination

Central Station Service supplied by this Company will be used for all electrical requirements from the operation of house pumps to the illumination of the halls and apartments

Architects: Chas S Clark - - - - - 443 East Tremont Avenue
Contractors & Owner: Billingsley Holding Corporation 1884 University Avenue

Big Buildings Use Edison Service

The New York Edison Company

At Your Service

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



HOMES AND ASYLUMS.

SUMMIT, N. J.—B. V. White, 29 West 34th st, Manhattan, has plans in progress for a 3-story and basement hollow tile and stucco home for children, 66x60 ft, near Kent Place blvd, Summit, for Summit Home for Children, B. V. Muchmon, member of board, 155 Park av, Summit, owner.

SCHOOLS AND COLLEGES.

HILLSIDE, N. J.—C. Godfrey Poggi, 275 Morris av, Elizabeth, has completed plans for an addition to the 2-story brick grade school No. 4, on Liberty av, Hillside, for Township of Hillside, Board of Education, Harry W. Doremus, president, Hillside, owner. Cost, \$100,000. Owner will advertise for bids soon.

CLOSTER, N. J.—P. J. Lauritzen, 158 West 35th st, Manhattan, has completed plans for an addition to a 3-story brick and stone grade school, 63x80 ft, in High st, Closter, for Town of Closter, Board of Education, Clarence A. Clough, president, Closter, owner.

STABLES AND GARAGES.

PATERSON, N. J.—M. Van Vlanderen, 140 Market st, Paterson, has plans in progress for a 3-story brick and concrete garage, 25x75 ft, in Smith st, near Market st, Paterson, for J. B. Pfeighaar, 16 Prince st, Paterson, owner. Cost, \$15,000.

JERSEY CITY, N. J.—Geo. A. Flagg, 665 Newark av, Jersey City, has plans in progress for a 1-story brick garage, 75x100 ft, at Henderson st and Pavonia av, Jersey City, for Jos. L. Boland, 302 Montgomery st, Jersey City, owner. Cost, \$15,000.

MISCELLANEOUS.

EAST ORANGE, N. J.—Frank J. Nies, Hoboken Terminal, has plans nearing completion for a 2-story brick and art stone railroad station in Main st, East Orange, for D. L. & W. R. R. Co., Wm. H. Truesdale, president, 90 West st, Manhattan, owner. Cost, \$190,000. Bids will not be taken before March 1st. Chief Engineer, G. T. Ray, Hoboken Terminal.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Jos. G. Siegel, 17 East 49th st, has the general contract for a 10-story brick, limestone and terra cotta apartment, 100x45 ft, at the corner of Lexington av and 90th st for Rhinelander Real Estate Co., Wm. R. Stewart, president, 31 Nassau st, owner, from plans by Maynicke & Frank, 125 East 26th st, architects. Cost, \$600,000. Consulting engineer, Louis E. Eden, 1170 Broadway, Mason work, The Micweil Co., 503 5th av. Carpenter work, Solomon Bros., 695 Jackson av. Lessee, The Paulding Drug Store, formerly at 95th st and 3d av.

MANHATTAN.—Jos. G. Siegel, 17 East 49th st, has the general contract for alterations to the 6-story brick tenement, 65x112 ft, at 14-16 Washington Sq North, which is to be converted into an apartment for the Rhinelander Realty Co., Wm. R. Stuart, president, 31 Nassau st, owner, from plans by Maynicke & Frank, 25 East 26th st, architects. Cost, \$100,000.

BRONX.—Fleischman Construction Co., 531 7th av, has the general contract for a 5-story brick apartment house, on plot 100x119 ft, on the east side of University av, 481 ft south of intersection of Featherbed lane and Plimpton av, for Legas Realty Co., Inc., care of Otta A. Samuels, 385 5th av, owner, from plans by Schwartz & Gross, 447 5th av, architect. Cost, \$150,000.

BANKS.

MANHATTAN.—Marc Eidlitz & Son, 33-49 East 42d st, have the general contract for alterations to the 10 and 15-story brick bank, 173x124 ft, at 124-26 William st and 20-26 Exchange pl, for the Farmers Loan & Trust Co., Jas. H. Perkins, president, owner, on premises, from plans by York & Sawyer, 50 East 41st st, architects. Cost, \$50,000. Heating and ventilating engineer, Meyer, Stronk & Jones, 101 Park av.

A. J. SIMBERG

ARCHITECT

1133 BROADWAY, N. Y.

Phone: Watkins 1877

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phone: { 1370
Mott Haven { 1371

Office and Factory: River Ave. and East 151st St.

Foundation engineer, Moran, Maurice & Proctor, 55 Liberty st. Heating, Gillis & Geoghegan, 537 West Broadway. Plumbing, J. S. Armstrong, 219 East 38th st. Electric wiring, A. Gustafson, 34 East 29th st.

JAMAICA, L. I.—Thompson Starrett Co., 49 Wall st, Manhattan, has the general contract for alterations and an addition to the 3-story brick, limestone and granite bank, 49x153 ft, at 350 Fulton st, Jamaica, for Title Guaranty & Trust Co., M. Peuchee, in charge, 175 Remsen st, Brooklyn, owner, from plans by Severance & Van Allen, 372 Lexington av, Manhattan, architects.

FREEMPORT, L. I.—Wills-Egelhof Co., 101 Park av, Manhattan, has the general contract for alterations to the 2-story brick and limestone store and office building, 50x46 ft, on Railroad av, Freeport, which is to be converted into a bank for the First National Bank, Rosville Davis, president, Freeport, owner, from plans by E. S. Randall, care of J. Randall, Freeport, architect. Cost, \$30,000.

CHURCHES.

NEW SPRINGVILLE, S. I.—H. W. Wyman, 27 Wyond av, Port Richmond, has the general contract for a 2½-story frame church, 32x57 ft, on the west side of Richmond av, at Signs rd, New Springville, for Emanuel Lutheran Church, New Springville, owner, from plans by Wm. H. Hoffman, Duer lane, West New Brighton, architect. Cost, \$20,000.

DWELLINGS.

AMITYVILLE, L. I.—Gardener & Ketcham, Amityville, have the general contract for a 1½-story frame bungalow, 20x32 ft, at Amityville, for A. M. Lumley, 80 Park av, Amityville, owner, from plans prepared privately. Cost, \$7,000.

AMITYVILLE, L. I.—Gardener & Ketcham, Amityville, have the general contract for a 1½-story frame bungalow, 20x32 ft, on Ireland pl, Amityville, for J. M. Shea, Amityville, owner, from plans prepared privately. Cost, \$6,000.

BELLE HARBOR, L. I.—D. MacDonald & Harworeth, 1081 Roanoke av, Far Rockaway, have the general contract for a 2-story frame dwelling, 20x47 ft, in the east side of Beach 137th st, 100 ft south of Bayside rd, Belle Harbor, for Anna Julia Jupp, 82 Nassau st, Manhattan, owner, from plans by Donald MacDonald, 8651 106th st, Richmond Hill, architect. Cost, \$9,000.

Kew Gardens, L. I.—Joseph Lagana, 2526 Globe av, Manhattan, has the general contract for a 2½-story brick dwelling, 23x40 ft, on the south side of Richmond Hill rd, 60 ft east of Abingdon rd, Kew Gardens, for Wm. A. Pusch, 400 122d st, Richmond Hill, owner, from plans prepared privately. Cost, \$20,000.

MONTCLAIR, N. J.—Geo. C. Marstead, 532 Bloomfield av, Verona, has the general contract for a 2½-story tapestry brick dwelling, 30x40 ft, with garage, at 44 Edgemont rd, Montclair, for Mrs. J. J. Sinclair, 3 Emerson pl, Upper Montclair, owner, from plans by Francis Nelson, 15 West 38th st, Manhattan, architect. Cost, \$25,000.

NEWARK, N. J.—N. J. Building Co., Joseph Meister, president, 270 Seymour av, Newark, has the general contract for a 2½-story tapestry brick, hollow tile and stucco dwelling, 36x42 ft, with garage, at 695 Clinton av, Newark, for Dr. B. E. Kaplan, 771 Bergen st, Newark, owner, from plans by Frank Grad, 245 Springfield av, Newark, architect. Cost, \$25,000.

WHITE PLAINS, N. Y.—Briante Construction Co., 12 Hillside av, White Plains, has the general contract for a 1½-story stucco on hollow tile dwelling, 33x47 ft, in High st, White Plains, for Paul L. Russell, Bloomingdale Hospital, White Plains, owner, from plans prepared privately. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Wm. Steel & Sons, 219 North Broad st, Philadelphia, have the general contract for a 4-story brick and steel factory, with floor area of 15,000 sq. ft., at the northwest corner of 1st av and 33d st for Gotham Silk Hosiery Co., 516 5th av, owner, from plans prepared privately.

HOSPITALS.

MANHATTAN.—Marc Eidlitz & Son, 33-49 East 42d st, has the general contract for alterations and addition to the 6-story fireproof hospital, 177x199 ft, at 315 East 42d st and 314 East 43d st, N. Y. Society for Relief of Ruptured & Cripples, Wm. C. Osborn, president, 321 East 42d st, owner, from plans by York & Sawyer, 50 East 41st st, architect. Cost, \$200,000.

POUGHKEEPSIE, N. Y.—Geo. A. Anderson, Poughkeepsie, has the general contract for an addition to a hospital at Poughkeepsie for Vassar Bros. Hospital, Benj. M. Fowler, superintendent, Poughkeepsie, owner, from plans by Wm. J.

Beardsley, 49 Market st, Poughkeepsie, architect. Cost, \$70,000.

SCHOOLS AND COLLEGES.

ELMHURST, L. I.—Blenton Bldg. Corp., 342 Madison av, Manhattan, has the general contract for a 3-story brick and limestone grade school, No. 102, 142x123 ft, in the south side of Van Horn st, between Lewis av and Laconia st, Elmhurst, for City of New York Board of Education, Anning S. Prall, president, Park av and 59th st, Manhattan, owner, from plans by C. B. J. Snyder, Room 2800 Municipal Bldg., Manhattan, architect. Cost, \$325,000.

GLEN COVE, L. I.—P. S. Hoey Co., 166 Montague, Brooklyn, has the general contract for an addition to a 2-story brick convent, 69x76x55 ft, with school, at Glen Cove, for St. Patrick's R. C. Church, Rev. Father Bernard J. O'Reilly, pastor, 235 Glen st, Glen Cove, owner, from plans by Helme & Corbett, 130 West 42d st, Manhattan, architects.

NEW ROCHELLE, N. Y.—G. A. Zimmerman Corp., 16 East 41st st, Manhattan, has the general contract for the addition of a 1-story brick and marble school, 54x119 ft, to the church on Mayflower av, New Rochelle, for Holy Family Church, Rev. Father Thomas G. Carroll, in charge, 104 Mt. Joy pl, New Rochelle, owner, from plans by Jos. H. McGuire, 137 East 46th st, Manhattan, architect. Cost, \$50,000.

FANWOOD, N. J.—Dillon & Wiley, Inc., 103 Park av, Manhattan, have the general contract for a 2-story common brick and hollow tile grade school on South av, Fanwood, for Scotch Plains, Township Board of Education of School District of Scotch Plains, Dr. F. W. Westcott, Martine av, Fanwood, owner, from plans by Hollingsworth & Bragdon, 17 West 45th st, Manhattan, architects. Cost, \$110,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Guggenheim & O'Brien Co., 3 East 48th st, have the general contract for alterations to the 5-story brick loft building, 19x96 ft, at 159 East 48th st for Herbert W. Gray, 2 West 45th st, owner, from plans by John Wolfe, 9 East 48th st, architect. Cost, \$20,000.

MANHATTAN.—H. Porter Co., 360 West 43d st, has the general contract for a group of 1-story brick stores, 58x101 ft, in the north side of 173d st, from Carter to Anthony avs, for John R. Slattery, owner, care of lessee. Cost, \$30,000. Lessee, H. M. Weil, 221 West 33d st.

MANHATTAN.—Caldwell Wingate Co., 381 4th av, has the general contract for alterations to the 10-story brick office building, 65x75 ft, at 106-108 Hudson st and 166 Franklin st for Borden Co., Chas. A. Weeant, president, 108 Hudson st, owner, from plans by Buchman & Kahn, 56 West 45th st, architect. Cost, \$15,000.

BRONX.—G. Richard Davis, 30 East 42d st, has the general contract for a group of 1-story brick stores, 60x125 ft, at 163d st and Southern blvd for D. & D. Land & Improvement Co., care of J. Clarence Davies, 522 Willis av, owner, from plans by Harry Allen Jacobs, 64 East 55th st, architect.

FLUSHING, L. I.—J. Kasenetz, 254 Kosciusko st, has the general contract for a 2-story brick, terra cotta and granite department store, 45x67x140 ft, with offices, at the southwest corner of Main and Washington sts, Flushing, for Max Abramson, 101 Main st, Flushing, owner, from plans by W. W. Knowles, 3 Bridge Plaza, L. I. City, architect. Cost, \$70,000.

THEATRES.

EAST ORANGE, N. J.—Rolo Co., 188 Market st, Newark, has the general contract for a 1 and 2-story brick and limestone moving picture theatre, 191x73 ft, with stores and offices, at Main and Grove sts, East Orange, for East Orange Amusement Co., Judge J. S. Strahl, president, 828 Broad st, Newark, owner, from plans by Hyman Rosensohn, 188 Market st, Newark, architect. Cost, \$150,000.

MISCELLANEOUS.

MANHATTAN.—Kenn Well Construction Co., 841 Broadway, has the general contract for a 2-story and basement brick, stone and terra cotta electric transformer station, 25x100 ft, at 33 Attorney st, for New York Edison Co., Nicholas F. Brady, president, 130 East 15th st, owner, from plans by Wm. Whitehill, 41st st and 6th av, architect. Cost, \$75,000.

MORSEMER, N. J.—James J. O'Leary, 125 Prospect st, Passaic, has the general contract for a 2-story brick bottling plant, 62x98 ft, at Morsemer for Keewis Realty Co., owner, on premises, from plans by Lockwood Green Co., 101 Park av, Manhattan, engineers. Cost, \$30,000.

ROCKVILLE CENTRE, L. I.—Post & McCord, 101 Park av, Manhattan, have the general contract for an addition to a 2-story brick and steel boiler house, 53x33 ft, at Rockville Centre for Knickerbocker Ice Co., C. L. Weir, in charge, 45 East 42d st, Manhattan, owner, from plans prepared privately.

WEST ORANGE, N. J.—Herbert Strong, 2256 Cornaga av, Far Rockaway, has the general contract for an 18-hole golf course at West Orange for Mountain Ridge Country Club, Harry B. Epstein, vice-president, Prospect av, West Orange, owner, from plans prepared privately. Cost, \$63,000.

BUILDING LOANS

We are in the market for construction loans in the form of first mortgage bond issues in New York and other large cities. We prefer loans of \$500,000 upward.

Owners, builders, and architects should write for booklet describing the STRAUS PLAN. Ask for

Booklet G

S.W. STRAUS & CO.
Established 1882 Incorporated

STRAUS BUILDING
565 Fifth Ave., at 46th St., NEW YORK

Offices in 15 Principal Cities
Telephone—Vanderbilt 8500

**40 Years Without Loss
to Any Investor**

Copyright, 1922, by S. W. Straus & Co.

To Whom it May Concern:—

I take great pleasure in voluntarily testifying as to the ability and reliability of Mr. A. Wilkes, Decorator and Painter, who has just completed a satisfactory job of painting and re-decorating of my home at 196 Shonnard Terrace, Yonkers, N. Y., which shows thoroughness, good workmanship and artistic judgment.

Mr. Wilkes' prices are reasonable and not excessive like some who figured on this job, and instead of "cutting corners" and omitting details, I find that he has included many small details, not specified, in order to give a thoroughly satisfactory service and effects.

I therefore commend him unqualifiedly as a conscientious and dependable person who can be relied on to do a first class job of painting or decorating, and will be pleased to show the work in my home or be a reference for further information.

Yours very truly,
CLARENCE P. DAY.

A. WILKES CO.

Painters, Interior Decorators
2371 JEROME AVENUE
Fordham 9000

SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



F. J. KLOES
Established 1872
269 Canal St., New York
Telephone: Canal 4072

PLANS FILED FOR NEW CONSTRUCTION IN ALL BOROUGHES OF NEW YORK CITY

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

63D ST, 103-5 E, 9-sty bk tnt, 50x85, tile and slag rf; \$240,000; (o) J. E. Watson, Inc., 144 E. 36th st; (a) Schwartz & Gross, 347 5th av (187).

63D ST, 125-35 E, 9-sty bk tnt, 86x82, tar and slag rf; \$350,000; (o) 125 E 63d St Corp, 377 Bway; (a) Sugarman & Hess and A. G. Berger, 16 E 43d st (191).

WADSWORTH TER, 72-78, 5-sty bk tnt, 98x84, slag rf; \$150,000; (o) Loring Const. Co., 79 5 av; (a) Emery Roth, 119 W 40th (192).

Factories and Warehouses.

33D ST, 301-9 E, 4-sty bk hoisery factory, 66x135, slag rf; \$150,000; (o) Gotham Silk Hosiery Co., 516 5 av; (a) Wm. Steele & Sons Co., 1600 Arch st, Philadelphia, Pa. (194).

Stables and Garages.

BROOME ST, 520 to 528, THOMPSON ST, 55, 2-sty bk garage and stores, 120x100, asbestos comp rf; \$50,000; (o) Tunnel Garage, Inc., 3 Charlton st; (a) Hector O. Hamilton, 17 W 42d st (188).

97TH ST, 101 E, PARK AV, 1255, 3 2-sty bk garages and apartments, 100x25, plastic slate rf; \$45,000; (o) John R. Kilpatrick, 135 Bway; (a) Nathan Rotholz, 715 Jennings st, Bronx (190).

Stores, Offices and Lofts.

41ST ST, 260-62 W, 7-sty bk loft, 50x98, tar and gravel rf; \$115,000; (o) Est Pompeo Maresi, 45 Wall st; (a) Arthur J. Barzohi, 17 E 48th st (197).

69TH ST, 203-9 W, 2-sty bk post office, 79x100, slag rf; \$50,000; (o) Francis Robert, 217 Bway; (a) Patk. J. Murray, Tuckahoe, N. Y. (193).

Miscellaneous.

MOTT ST, 285-91, 4-sty bk ice plant, 80x89x90, tar and gravel roof; \$130,000; (o) The Huntoon Ice Co., 631 Hudson st; (a) Russell G. Cory, 50 Church st (189).

128TH ST, 127 W, 4-sty bk rooming house, 25x99, rubberoid rf; \$35,000; (o) Feinsacks Corp., 72 E 104th st; (a) Gronenberg & Leuchtag, 450 4th av (196).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

ROGERS PL, e s, 121.6 n Westchester av, 6-sty bk tnt, 128.6x77, slag rf; \$170,000; (o) Geo. F. Johnson Est, Fredk. Johnson, 30 E 42d, Pres; (a) Chas. Kreymborg, 2534 Marion av (1203).

ROGERS PL, e s, 100 s 163d, 6-sty bk tnt, 100x87, slag rf; \$170,000; (o) Geo. F. Johnson Est, Fredk. Johnson, 30 E 42d, Pres; (a) Chas. Kreymborg, 2534 Marion av (1196).

GRAND CONCOURSE, n e c Kingsbridge rd, 6-sty bk tnt, 156.6x121.1, slag rf; \$240,000; (o) Masak Realty Corp., Julian Kovacs, 245 Ft. Washington av, Pres; (a) Chas. Kreymborg, 2534 Marion av (1206).

GRAND CONCOURSE, n e c Miriam av, 5-sty bk tnt, 127.8x147.32, plastic slate rf; \$450,000; (o) N. & C. Contracting Co., Benj. Nieberg, 196th & Grand Concourse, Pres; (a) Nathan Rotholz, 3295 Bway (1251).

GRAND CONCOURSE, e s, 156.6 n Kingsbridge rd, 6-sty bk tnt, 156x124, slag rf; \$250,000; (o) Masak Realty Corp., Julian Kovacs, 245 Ft. Washington av, Pres; (a) Chas. Kreymborg, 2534 Marion av (1202).

SOUTHERN BLVD, e s, 200 n Longwood av, 6-sty bk tnt, 100x87, slag rf; \$170,000; (o) Geo. F. Johnson Est, Fredk. Johnson, 30 E 42d, Pres; (a) Chas. Kreymborg, 2534 Marion av (1197).

SOUTHERN BLVD, e s, 250 s Tiffany, 6-sty bk tnt, 100x87, slag rf; \$170,000; (o) Geo. F. Johnson Est, Fredk. Johnson, 30 E 42d, Pres; (a) Chas. Kreymborg, 2534 Marion av (1198).

163D ST, n s, 125 e Prospect av, 2-5-sty bk tnt, 75x88, plastic slate rf; \$300,000; (o) Samsol Realty Corp., Solomon Gettenberg, 1861 Madison av, Pres; (a) Springsteen & Goldhammer, 32 Union sq (1230).

LEGGETT AV, n e c Kelly, 5-sty bk tnt, 65.10x105, slag rf; \$185,000; (o) Leggett Bldg. Co., Isidor D. Mehlman, 978 Aldus, Pres; (a) Chas. Kreymborg, 2534 Marion av (1200).

MARMION AV, w s, 119 n 176th, 5-sty bk tnt, 75x103.11, slag rf; \$135,000; (o) Chabro Realty Corp., B. Brodsky, 811 E 176th, Pres; (a) Chas. Kreymborg, 2534 Marion av (1199).

PROSPECT AV, n w c Crotona Park N, 5-sty bk tnt, 50x90.7, slag rf; \$85,000; (o) J. T. Const. Co., Jos. Theiss, 219 E 188th, Pres; (a) Chas. Kreymborg, 2534 Marion av (1184).

VALENTINE AV, w s, 283.6 n Kingsbridge rd, 5-sty bk tnt, 96.9x82.10, slag rf; \$165,000; (o) Masak Realty Corp., Julian Kovacs, 245 Ft. Washington av, Pres; (a) Chas. Kreymborg, 2534 Marion av (1205).

VALENTINE AV, w s, 183.6 n Kingsbridge rd, 6-sty bk tnt, 100x87.9, slag rf; \$170,000; (o) Masak Realty Corp., Julian Kovacs, 245 Ft. Washington av, Pres; (a) Chas. Kreymborg, 2534 Marion av (1201).

Colleges and Schools.

198TH TO 200TH ST, MARION AV TO BAINBRIDGE AV, 3-sty bk school & auditorium 117.3x40.2, 1-sty ext, 50.8x91.10, slag rf; \$120,000; (o) Academy of Mt. St. Ursula, on prem; (a) Griffin, Wynkoop & Halley, 30 Church (1210).

Dwellings.

BOYD AV, w s, 75 s Pitman av, 2-sty fr dwg, 21x54, tin rf; \$12,200; (o) Minnie Gutman, 2045 So. Boulevard; (a) De Van Orden, 799A Monroe, Bklyn (477).

BRONXWOOD AV, w s, 27.01 s 230th, 2-sty bk dwg, 18x36, tin rf; \$5,400; (o) Frank Gilronan, 205 E 38th; (a) Larsen & Walters, 4 Court sq, Bklyn (432).

BRUNER AV, s s, 165.3 1/4 e Boston rd, 2 1/2-sty bk dwg, 25x46, shingle rf; \$12,000; (o) Jos. Chiochi, 2145 Crotona av; (a) Eugene De Rosa, 110 W 45 (528).

BURKE AV, n s, 50 w Bronxwood av, 2-sty bk dwg, 31.6x40.6, Barretts rf; \$8,000; (o) Anthony Costa, 434 W Bway; (a) Fravosioni Miseke, 928 E 169 (530).

EASTBURN AV, e s, 46.8 n 173d, 2-2-sty bk dwgs, 20.6x63, rubberoid rf; \$30,000; (o) Morris B. Berman, 116 Nassau; (a) Otto L. Spannhake, 116 Nassau (457).

EDISON AV, e s, 127.6 s Randall av, 1-sty fr dwg, 20x30, shingle rf; \$5,000; (o) Alex Vazae, 2502 Webster av; (a) Jas. B. Allen, 2502 Webster av (443).

ELLSWORTH AV, e s, 275 n Randall av, 1-sty fr dwg, 18.3x30.3, shingle rf; \$2,500; (o) Edw. H. Carson, 166 Cromwell av; (a) Frank Aigner, 585 E 164 (540).

HOLLAND AV, w s, 200 s Rhinelander av, 2-sty bk dwg, 22x52, rubberoid rf; \$10,000; (o) Elsie Bachmann, 922 Bryant av; (a) B. Ebeling, 1372 Zerega av (543).

HOLLAND AV, e s, 60 n 211th, 2-sty bk dwg, 22x45, salg rf; \$15,000; (o) Frank Belotti, 3542 Holland av; (a) De Pace & Justin, 3617 White Plains av (625).

LA SALLE AV, n s, 50 w Hollywood av, three 2 1/2-sty fr dwgs, 17.4x30, shingle rf; \$13,500; (o) John Press, 1256 Clay av; (a) Thos. C. Petersen, 1628 Combs rd (538).

LELAND AV, w s, 413.11 s Guerlain st, three 2-sty fr dwgs, 24x49, shingle rf; \$30,000; (o) Goss Bldg. Corp., Barnet Goss, 500 St Pauls pl, pres; (a) Anton Pirner, 2069 Westchester av (607).

MAYFLOWER AV, e s, 274 s Morris Park av, 2-sty fr dwg, 18.4x32, shingle rf; \$8,000; (o) Geo. McCauslan, 4 Park Row; (a) A. H. Olson, 759 43d, Bklyn (428).

MAYFLOWER AV, w s, 123 s Bronx & Pelham pkway, 2-sty bk dwg, 20.6x36.6, asbestos shingle rf; \$4,500; (o) Wm. Kirby, 2081 Southern blvd; (a) C. S. Fish, 906 Summit av (425).

MT. EDEN AV, n s, 45 e Selwyn av, 2 1/2-sty bk dwg, 24x43.8, tile rf; \$10,000; (o) Emma Hesol, 1824 Weeks av; (a) Wm. Sharry, 41 Union sq (509).

MURDOCK AV, w s, 100 s Cranford av, six 1-sty fr dwgs, 24x33, shingle rf; \$27,000; (o) Idela Home Const. Co., D. J. Rosen, 350 Bway, pres; (a) L. A. Bassett, 2593 Grand Concourse (571).

POPHAM AV, e s, 288.11 n 176th, 2-sty bk dwg, 30x67.6, tar & gravel rf; \$22,000; (o) Samuel Toxin, 240 Audubon av; (a) Samuel L. Walker, 154 Nassau (573).

PURITAN AV, w s, 153.10 n Waterbury av, 2-sty fr dwg, 18.8x48.8, rubberoid rf; \$8,000; (o) Arthur Comys, 590 E 134; (a) Paul Meyer, 39 W 8 (581).

QUIMBY AV, s s, 299.01 w Castle Hill av, 2-sty bk dwg, 21x57.4, plastic slate rf; \$12,000; (o) Chas. Bauer, 921 Violet st, West Hoboken; (a) H. R. W. Muller, 313 E 124th (470).

RANDALL AV, n s, 25 e Monticello av, 2-sty & attic fr dwg, 20x49, shingle rf; \$9,800; (o) Jacob Wodrazka, 4713 Richardson av; (a) Edw. J. Pavila, 2416 Dorsey (517).

RANDALL AV, s e c Ellsworth av, 1 1/2-sty concrete dwg, 34x44, shingle rf; \$5,000; (o & a) E. J. Dunn, 233 Bway (616).

RESERVOIR AV, w s, 75.4 s 195th, 2-2-sty fr dwgs, 20.6x53, plastic slate rf; \$21,000; (o) Frank Treadwell, 2102 Valentine av; (a) Wm. H. Meyer, 1861 Carter av (461).

ROBERTS AV, n w c Mahan av, 2 1/2-sty fr dwg, 50x23, asphalt shingle rf; \$11,000; (o & a) Pellegrino, 205 E 69; (a) Valentine Becker, 954 Edison av (588).

RICHARDSON AV, w s, 100 s 237th, 2-sty fr dwg, 21x48, tin rf; \$8,000; (o) Sarah McCarthy, 4231 Bergen av; (a) S. J. McCarthy, 1760 Bussing av (416).

SACKET AV, n w c Yates av, 2-sty fr dwg, 25x48, tin rf; \$10,000; (o) Jos. Klein, 1317 Front; (a) Max Hausle, 3307 3 av (437).

SEDGWICK AV, w s, 100 s Perot st, 2-sty t c dwg, 21x62.6, tar & gravel rf; \$13,000; (o) Calvert & Conden, 807 Jennings; (a) Wm. Hickmann, 101 Park av (531).

UNIVERSITY AV, e s, 64.5 s Strong, 2-sty & attic bk dwg, 27x65, tile rf; \$14,000; (o) G. Schwarz, 415 W 128; (a) A. F. Meissner, 44 79th Woodhaven; L. I. (586).

VINCENT AV, w s, 200 n Randall av, 1-sty fr dwg, 22x32, shingle rf; \$4,300; (o) Wm. Coles, Jr., 415 W 37; (a) J. N. Chute, 130 Eames pl (486).

WALDO AV, w s, 306 s 238th, 2½-sty bk dwg, 20x34, shingle rf; \$10,000; (o) Michael J. Murphy, 3630 Greystone av; (a) Moore & Lansedel, 3 av & 148th st (495).

WEBB AV, w s, 150 n 197th, 2½-sty bk dwg & garage, 26.4x42.4, asbestos rf; \$13,000; (o) Janoro Realty Co., Inc., Wm. J. Fallhee, 61 E 132, pres.; (a) Chas. S. Clark, 441 Tremont av (554).

WILDER AV, e s, 135.5 n Bissel av, 1-sty fr dwg, 24x33, shingle rf; \$4,500; (o) Ideal Home Const. Co., D. J. Rosen, 350 Bway, pres.; (a) L. Basset, 2593 Grand Concourse (570).

WILLETT AV, e s, 350 n 216th, 2-sty fr dwg, 20x28, shingle rf; \$4,000; (o) F. I. & L. E. Briggs, 3665 Olinville av; (a) Geo. P. Crisler, 689 E 223 (518).

WILLETT AV, w s, 25 s 213th, 2-sty bk dwg, 20x36, slag rf; \$8,000; (o) Julio Carucci, 3071 Villa av; (a) Chas. S. Clark, 441 Tremont av (490).

WOODHULL AV, e s, 150 s Mace av, 2-sty fr dwg, 18x38, asphalt shingle rf; \$4,500; (o & a) Jas. Anderson, 1790 E Tremont av (619).

WOODHULL AV, e s, 80.23 n Waring av, 1½-sty fr dwg, 18x38, asphalt shingle rf; \$3,500; (o) Frank Svorcina, 324 29th, Bklyn; (a) Jas. Anderson, 1790 E Tremont av (618).

ZULETTE AV, s s, 150 w Mayflower av, 2-sty fr dwg, 21x50, tin rf; \$7,500; (a) Patrick Hayes, 2840 Zulette av; (a) Wm. Hopkins, 2600 Decatur av (548).

STABLES AND GARAGES.

PROSPECT AV, e s, 100 s 176th, 3-1-sty bk garages, 8x86, slag rf; \$3,600; (o) Jos. Brieter, 83 Canal; (a) Ferd Savignano, 600 14 av, Bklyn (1229).

STORES AND DWELLINGS.

CLARENCE AV, e s, 275 n Philip av, 2-sty fr str & dwg, 20x36, asbestos shingle rf; \$5,000; (o) Frank Orth, 832 Clarence av; (a) Julius J. Deinur, 1 Madison av (1236).

STORES, OFFICES AND LOFTS.

AV ST. JOHN, s s, 105 w Southern blvd, 1-sty bk str & market, 75x100, plastic slate rf; \$20,000; (o) Archie Realty Co., Samuel Shapiro, 132 Nassau, Pres; (a) Meissner & Uffner, 501 Tremont av (1256).

COLONIAL AV, w s, 100 n 196th, 2-sty fr dwg, 18x42, shingle rf; \$5,000; (o) Geo. E. Crew, Clason Point; (a) W. M. Husson, 135 Westchester sq (944).

CRANFORD AV, n s, 289 e Barnes av, 2-sty & attic fr dwg, 25.2x26.2, shingle rf; \$6,500; (o) Cranford Gardens, Inc., Clara Obendorfer, 350 Fulton, Bklyn, Pres; (a) Zipkes, Wolff & Kudroff, 432 4 av (843).

DECATUR AV, s w c Bedford Park blvd, 1-sty bk str, 64x108.7, slag rf; \$35,000; (o) Wm. Phelan, Inc., Wm. L. Phelan, 1879 Harrison av, Pres; (a) Moore & Landsiedel, 3 av & 148th (1234).

EASTCHESTER RD, w s, 50.04 s Knapp, 2-sty & attic fr dwg, 20.6x49, shingle rf; \$10,000; (o) Fredk. Kamnienzerid, 1742 2 av; (a) Carl B. Cali, 81 E 125th (848).

EDISON AV, e s, 380 s Randall av, 1-sty fr dwg, 20x40, asphalt shingle rf; \$3,000; (o) Douglas Cummings, 120 Graham av, Jersey City; (a) Jos. L. Kling, 3410 Gunther av (922).

ELY AV, e s, 173.52 s Boston rd, 2-sty fr dwg, 17.6x35.8, asphalt shingle rf; \$4,800; (o) Carl Eridus, 1043 Intervale av; (a) Jos. L. Kling, 3410 Gunther av (921).

HULL AV, s w c 204th, 1-sty bk str, 100x 47.41, slag rf; \$10,000; (a) Archibald Hamilton, 501 Tremont av; (a) Chas. S. Clark, 441 Tremont av (1226).

PROSPECT AV, w s, 25 s 150th, 1-sty bk str & market, 75x96, plastic slate rf; \$15,000; (o) Isaac Ross, 755 Coster; (a) John De Hart, 1039 Fox (1245).

PROSPECT AV, e s, 344.9 n Westchester av, 3-sty bk str & lofts, 34x135, slag rf; \$50,000; (o) Bild & Regent, 896 Prospect av; (a) Margony & Glaser, 2804 3 av (873).

MISCELLANEOUS.

184TH ST, n s, from Tiebout to Valentine av, 3-sty bk telephone exchange, 116.06x238.0, tar & gravel rf; \$500,000; (o) N. Y. Telephone Co., Howard F. Thurber, 15 Dey, Pres; (a) Mc-Kenzie, Voorhess & Gmelin, 1123 Bway (870).

WALTON AV, s e c 144th, 2-sty bk & concrete bakery & stable, 163.5x202.43, felt & slag rf; \$249,000; (o) General Baking Co., Wm. Denninger, 342 Madison av, Pres; (a) The Ballinger Co., 328 Bway (1237).

Brooklyn DWELLINGS.

E 17TH ST, 1151, e s, 229 s Av K, 2-sty fr 1 fam dwg, 20.8x44.4; \$10,000; (o) Mary Israel, 26 Court st; (a) S. Gardstein, 26 Court st (2832).

E 22D ST, 952-6, w s, 150 n Av I, 2-2½-sty fr 2 fam dwg, 24.4x58; \$24,000; (o) Erik T. Hansom, Inc, 1158 Flatbush av; (a) Chas. G. Wessel, 1399 E 4th st (2985).

E 24TH ST, 1213-17, e s, 100 s Av L, 2-sty fr 2 fam dwg, 22x42; \$8,000; (o) Wm. F. Viemester, 846 E 15th st; (a) Jas. A. Boyle, 367 Fulton st (3313).

E 26TH ST, 1071-7, e s, 137.6 n Av K, 4-2-sty fr 1 fam dwg, 13x50; \$20,000; (o) Wm. F. Viemester, 846 E 15th st; (a) Jas. A. Boyle, 367 Fulton st (3346).

E 26TH ST, 914-30, w s, 100 s Av I, 8-2-sty fr 1 fam dwg, 16x32; \$42,000; (o) Ave Street Realty Corp., 200 5 av, N. Y.; (a) Magmason & Kleinert, 52 Vanderbilt av (2913).

E 26TH ST, 914-30, w s, 100 s Av I, 8-2-sty fr 1 fam dwg, 16x32; \$56,000; (o) Ave Street Realty Corp., 200 5 av, N. Y.; (a) Magmason & Kleinert, 52 Vanderbilt av (2915).

E 27TH ST, 711-15, e s, 250 n Farragut rd, 2-sty fr 1 fam dwg, 22.2x34.2; \$7,500; (o) Murray Wallant, 665 E 7th st; (a) Silverstein & Infanger, 188 Montague st (3029).

E 29TH ST, 1032-8, w s, 240 s Av J, 3-2-sty fr 1 fam dwg, 18x46; \$19,500; (o) W. T. Evans, 138 Clarkson av; (a) R. T. Schaefer, 11543 Flatbush av (3102).

BAY 31ST ST, 68-72, n s, 100 e Benson av, 2-sty bk 2 fam dwg, 27x68.6; \$15,000; (o) Henry Edelstein, 26 Court st; (a) Benj. Sackheim, 26 Court st (3014).

E 31ST ST, 925-7, e s, 200 s Av I, 2-2-sty fr 1 fam dwg, 16x41; \$20,000; (o) Maurice Goldstein, 914 E 32d st; (a) Seelig & Finkelstein, 44 Court st (3246).

E 32D ST, 34-6, w s, 300 n Snyder av, 2-2-sty fr 1 fam dwg, 16x40; \$2,000; (o) Leon Pascow, 3304 Church av; (o) Herman A. Weinstein, 375 Fulton st (2873).

BAY 37TH ST, 50-56, n w s, 240 n e Benson av, 2-sty fr 2 fam dwg, 20.6x52; \$10,000; (o) Domenick D. Angelo, 8614 25th av; (a) Vincent S. Tadow, 50 Church st, N. Y. (2867).

30TH ST, 1558-62, ss, 175 w 16 av, 3-2-sty bk 1 fam dwg, 16x40; \$18,000; (o) Borough Park Operating Co., Inc, 1354 48th st; (a) Jas. J. Millman, 26 Court st (2823).

30TH ST, 1551-7, ns, 225 w 16 av, 3-2-sty bk 1 fam dwg, 16x40; \$18,000; (o) Borough Park Operating Co., Inc, 1354 48th st; (a) Jas. J. Millman, 26 Court st (2822).

AV R, 1305-7, n s, 25 e E 13th st, 2-2-sty fr, 2-fam dwgs, 20.4x58; \$20,000; (o) Shagast Realty Co., 1802 E 13th st; (a) C. T. Schaefer, 1543 Flatbush av (3075).

AV S, 1606-24, s s, 25 e E 16th st, 6-2½-sty, fr, 2-fam dwgs, 20x45; \$30,000; (o) Geo. V. Fink, 298 Lenox rd; (a) Chas. E. Anderson, 842 52d st (2852).

AV T, 221-5, n s, 40 e W 5th st, 2-sty bk, 2-fam dwg, 20x52; \$8,000; (o) Gioacchino Franzino, 2026 W 5th st; (a) Taspia Lemenfeld, 525 Grand st (2927).

6TH AV, 8112, w s, 80.9 s 81st st, 2-sty bk, 2-fam dwg, 20x53; \$13,000; (o) Ben Cohen, 1563 58th st; (a) Seelig & Finkelstein, 44 Court st (2922).

6TH AV, 7415, n e s, 28.4 n 75th st, 3-2-sty bk, 2-fam dwgs, 20.4x58; \$36,000; (o) Morrison Allardice Const. Co., 463 80th st; (a) S. Barclay McDonald, 1636 Surf av (3084).

11TH AV, 5713-23, w e c, 58th st, 4-2-sty bk, 2-fam dwgs, 20x55; \$38,000; (o) Harry Olsen, 1044 57th st (3311).

14TH AV, 5119-23, n e c, 52d st, 2½-sty bk, 2-fam dwg, 30x65.6; \$18,000; (o) Mrs. Sarah Levine, 1217 50th st; (a) Frank Rousseau, 159 Remsen st (3319).

15TH AV, 4513-19, e s, 29 n 46th st, 2-2-sty, fr, 2-fam dwgs, 24x57; \$24,000; (o) Jacob Dorfman, 1240 51st st; (a) S. Gardstein, 26 Court st (2983).

15TH AV, 4523, n e c, 46th st, 2-sty fr, 2-fam dwg, 24x57; \$12,000; (o) Jacob Dorfman, 1240 51st st; (a) S. Gardstein, 26 Court st (2984).

21ST AV, 7602, s w c, 76th st, 2-sty bk, 1-fam dwg, 16x40; 6,000; (o) Borough Pk. Operating Co., Inc., 1354 48th st; (a) Jas. J. Millman, 26 Court st (3009).

21ST AV, 7604-22, w s, 20 s 76th st, 8-2-sty bk, 1-fam dwgs, 16x40; \$48,000; (o) Borough Pk. Operating Co., Inc., 1354 48th st (3010).

Queens

DWELLINGS.

FLUSHING.—37th av, n s, 311 w Perry, 2½-sty fr dwg, 44x30, shingle rf, 1 family, gas, hot water heat; \$18,000; (o) Dr. J. R. Loses, 114 E 54th, Manhattan; (a) John Boese, 280 Bway, Manhattan (1506).

FLUSHING.—Whitestone av, e s, 103 s Myrtle av, 2½-sty fr dwg, 25x29, shingle rf, 1 family, gas, steam heat; \$8,500; (o) Lodep Const. Co., 112 Albertis av, Corona; (a) Aldred De Blasi, 94 E Jackson av, Corona (952).

HOLLIS.—Holliswood av, w s, 60 s Grand Central Parkway, 2½-sty fr dwg, 28x28, & fr garage, shingle rf, 1-family, gas, hot water heat, elec; \$8,600; (o) Conrad Heilman, 95 Foxall st, Ridgewood; (a) Geo. Clarke, 1756 Armand pl, Ridgewood d (1494-95).

HOLLIS.—Fulton st, s s, 40 e Skidmore av, 2-sty bk dwg, 23x55, tar & gravel rf, 2 families, gas, steam heat; \$7,500; (o) Frank Fisher, 163 Melrose, Bklyn; (a) L. Allmendinger, 20 Palmetto, Bklyn (1517).

HOLLIS PARK.—De Bevois st, w s, 175 n Bryan av, 2-2-sty fr dwgs, 16x34, shingle rf, 1 family, gas, hot air heat; \$12,000; (o) Mr. & Mrs. C. E. Peterson, 133 Globe av, Jamaica; (a) Ernest G. Peterson, 64 Flushing av, Jamaica (1579-80).

HOLLIS.—Villard av, w s, 118 n Jamaica av, 2-sty fr dwg, 22x55, shingle rf, 2 fam, gas, steam heat; \$9,000; (o) Andrew Herbert, 5 Villard av, Hollis; (a) Wm. Von Felde, 2188 Metropolitan av, Middle Village (1217).

HOLLIS PARK GARDENS.—Fairmont av, e s, 327 s Hillside av, 1½-sty fr dwg, 47x35, slate rf, 1 family, gas, elec, steam heat; \$12,000; (o) Chas. C. Schnecke, 163 Lefferts av, Bklyn; (a) Holler & Kleinheuz, 1012 Gates av, Bklyn (1530).

JAMAICA HEIGHTS.—89th av, n w c & 182d pl, 2-sty fr dwg, 20x56, shingle rf, 2 fam, gas, steam heat; \$10,000; (o) Chas. Kumm, Linden st, Ridgewood; (a) Henry Brucker, 2549 Myrtle av, Ridgewood (1188).

LIBERTY HEIGHTS.—Sutter av, n w c Ferry st, two 2-sty fr dwgs, 17x36, tar & slag rf, 1 fam, gas, hot water heat; \$9,000; (o) E. Mansbacher, 1414 89th st, Woodhaven; (a) L. Schilling, 167 Van Sich av, Bklyn (1407).

MASPETH.—Hill st, s s, 368 w Clermont av, six 2-sty bk dwgs, 24x20, mastic rf, 1 fam, gas, hot air heat; \$24,000; (o) Maspeth Devel. Co., Forest Hills; (a) Magnuson & Kleinert, 52 Vanderbilt av, N. Y. City (1294 to 1299, incl.).

PLANS FILED FOR ALTERATIONS

Manhattan

BLEECKER ST, 272-8, remove entrance, new stairs & entrance, windows, doors, partitions in 6-sty bk str & apt; \$1,500; (o) Antonio Rossano, 278 Bleecker; (a) Vincent M. Cajano, 239 Bleecker (604).

CANAL ST, 86-92, new partitions, offices in 5-sty bk str & factory; \$3,000; (o) Louis Rubenstein, 215 4 av; (a) Saml. Sass, 366 5 av (699).

CANAL ST, 79, shift stairs, remove dumbwaiter, new str front on 4-sty bk str & storage; \$2,500; (o) Est Saml. J. Silberman, 72 Madison av; (a) Max Muller, 115 Nassau (692).

CANAL ST, 188-90, remove str front, partitions, wall, new floor, rf, columns, wall, str front on 2 & 3-sty bk str & shop \$6,000; (o) Georgiana Maclay, 160 Pearl; (a) Dodge & Morrison, 160 Pearl (697).

CHERRY ST, 444, new ext on 1-sty bk wagon storage; \$2,500; (o) Jos. Hochman, Hyman Barr, 575 Grand; (a) Levy & Berger, 395 S 2d, Bklyn (690).

EAST BROADWAY, 228, remove wall, new wall, tier beams, stairs, shaft in 2, 3 & 4-sty bk str, offices & apts; \$25,000; (o) Bialystoker Center Bikur Cholim, 228 E Bway; (a) Jacob Fisher, 25 Av A (611).

EXCHANGE PL, 43, new orn stairs, mezzanine, book vault in 25-sty bk offices; \$8,000; (o) Wall St. Exchange Bldg. Assoc., 60 Wall; (a) A. C. Jackson, 501 5 av (723).

FRONT ST, 336, refove fr & bk walls, new walls on 1-sty bk garage & stable; \$4,000; (o) Abraham Portman, 20 Orchard; (a) Edw. M. Adelson, 1778 Pitkin av, Bklyn (716).

NASSAU ST, 31, reinf safety deposit vault with steel & conc, new piers in 18-sty bank bldg; \$5,000; (o) National Bank of Commerce, 31 Nassau; (a) R. D. Blauvelt, 51 Wall (609).

PEARL ST, 144, new fire-escape, iron stairs on 5-sty bk str & lofts; \$1,000; (o) Wm. C. Siegert, 144 Pearl; (a) Wm. C. Winters, 105 Van Siclen av, Bklyn (687).

PITT ST, 15, new partitions, rooms, repair fire damage in 6-sty bk str, synagogue & apts; \$2,000; (o) Jos. Sperber, 14 Pitt; (a) Jay E. Rice, 363 W 36th (705).

11TH ST, 147-167 W, 7TH AV, 1-19, 12TH ST, 148-172 W, new t. c. blocks, rf shelter, solarium, storm vestibule, remove dumbwaiter shaft, flag pole on 7-sty bk hospital; \$12,000; (o) The St. Vincent Hospital, 7th av, 11th & 12th; (a) I. E. Dittmars, 111 5 av (698).

12TH ST, 115-121 E, remove floor, const, arches, switchboard, new steel & conc floor, mezzanine, stairs, fresh air shaft, toilets in 2-sty bk elect transformer station; \$120,000; (o) The N. Y. Edison Co., 130 E 15th; (enr) Ernest M. Van Norden, 130 E 15th (727).

14TH ST, 30-32 E, fire retard hall partitions in 2-5-sty bk str & tnt; \$3,000; (o) Rea Operating Co., 15 E 14th; (a) Geo. M. McCabe, 96 5 av (607).

18TH ST, 519-21 E, remove cooling tower, condensers, extend mezzanine, new cooling tower, condensers, transformer & switch room, toilet in 1-sty bk ice plant; \$25,000; (o) Ice Service Co., 152 W 42d; (a) Jas. S. Maher, 431 D 14th (718).

21ST ST, 54-62 W, new stairs in 12-sty bk office bldg; \$1,000; (o) Norville Rlty. Co., 119 W 40th; (a) Emery Roth, 119 W 40th (627).

26TH ST, 127-131 W, new mezzanine in 12-sty bk str & loft; \$1,500; (o) Gresnam Rlty. Co., 587 5 av; (a) Geo. B. Meeteer, 100 Bleecker (625).

27TH ST, 237-43 W, alter fire-escapes on 4 & 5-sty str & factories; \$1,000; (o) Julia S. Kirby, 600 W 161st; (a) Irving Kudroff, 432 4 av (623).

35TH ST, 524-6 W, new steel supports & tank on 6-sty bk store rooms; \$1,550; (o) Sprague Elect. Co., 527 W 34th; (a) Royal J. Mansfield, 135 William (613).

38TH ST W, n e c 9 av, remove partitions, new ext. stairs, show windows, piers in 4-sty fr str & apts; \$25,000; (o) Margaret O'Leary, 33 W 67th; (a) Margon & Glaser, 2804-6 3 av (717).

39TH ST, 149 E, remove partitions, skylight plumbing, furnace, cornice, new partitions, dumbwaiter & shaft, skylight, window, ducts, plumbing, steam heating system, hot water supply system, cornice in 4-sty bk tnt; \$7,000; (o) Lida D. Klotz, 86 University pl; (a) Anthony F. A. Schmitt, 604 Courtlandt st (633).

44TH ST, 110 W, remove wall, excavate cellar, new beams, ext. show windows, fire retard halls in 4-sty bk restaurant & apt; \$14,000; (o) Teresa Rissetto, 110 W 44th; (a) Elwood Hughes, 342 W 42d (624).

57TH ST, 119 W, remove stoop, area, alter basement of 4-sty bk dwg; \$1,000; (o) Herman C. Kudlich, 119 W 57th; (a) Maynicke & Franke, 25 Madison Sq N (620).

57TH ST, 147-149 W, remove partitions, stairs, new windows, girder, bath room, show window, sash, stoop, lower beams in 4-sty bk str & apts; \$25,000; (o) John P. Metcalfe, 147 4 av; (a) Arthur Weiser, 9 W 48th (700).

60TH ST, 35 E, set back steps & area on 4-sty bk res; \$2,200; (o) Wm. Cowen, M. D., 35 E 60th; (a) Edw. L. Angell, 959 Madison av (714).

79TH ST, 218 E, remove stoop, rail, partition, new ext. window in 3-sty bk res; \$6,000; (o) Dr. Adolph Schoen, 218 E 79th; (a) Geo. M. Landsman, 105 W 40th (608).

84TH ST, 31 W, new ext on 4-sty bk dwg; \$2,000; (o) Adele Lucas, 31 W 84th; (a) Franklin M. Small, 407 Bway (622).

116TH ST, 246 E, conc wood floor with reinf conc, fire retard ceiling in 2-sty bk office & stable; \$1,000; (o) Raffaele Pasqua, 2254 1 av; (a) De Rose & Cavalieri, 370 E 149th (606).

116TH ST, 165 E, remove fr beams, walls, stoop, new ext. dumbwaiter, beams, columns, add sty, wood girders in 3-sty bk factory & apt; \$9,000; (o) Anton Kohn, 203 E 116th; (a) Arthur J. Stever, Jr., 55 Bway (681).

120TH ST, 63 E, remove stoop, new ext on 3½-sty bk dwg; \$2,000; (o) Anna Katz, 63 E 120th; (a) Saml. Carver, 118 E 28th (676).

122D ST, 224 E, remove stairs, new stairs, window, rearrange partitions in 2-sty bk dwg; \$1,500; (o) Frank Lodico, 224 E 122d; (a) Nathan Langer, 81 E 125th (693).

127TH ST, 11-13 E, remove stoop, new entrance, stucco front on 3-sty bk dwgs; \$2,000; (o) Wm. R. Hill, 11 E 127th; (a) De Suarez & Hatern, 527 5 av (694).

132D ST, 52 to 60 W, new ext on 1-sty bk church; \$4,500; (o) A. M. E. Church, 52 to 60 W 132d; (a) Geo. W. Foster, 15 W 38th (684).

137TH ST, 245 W, new fire-escape on 5-sty bk dwg; \$2,000; (o) Monarch Lodge (I. B. P. O. E. W.), 145 W 137th; (a) Chas. A. B. Mitchell, 129 E 27th (725).

174TH ST, 554-8 W, new add sty on 2-sty, bk garage; \$22,000; (o) Thos. J. McAvoy, 554 W 174th; (a) Wm. I. Hohauser, 116 W 39th (616).

181ST ST, 560 W, new partitions, exits in 1 & 2-sty bk skating rink & offices; \$4,000; (o) Palais De Grace, Inc., 560 W 181st; (a) E. E. Murray, 301 Atlantic av, Bklyn (715).

AMSTERDAM AV, 2032, lower 1-tier beams, remove partitions, chimney, front, stairs, new columns, stairs, partitions in 2-sty bk store and apart; \$3,000; (o) Max Lobel, 2032 Amsterdam av; (a) Chas. M. Straub, 147 4th av (635).

AMSTERDAM AV, MORNINGSIDE AV, W 113TH & 114TH ST, block, remove stairs, new windows, doors, f. p. bridge in 8-sty bk hospital; \$1,500; (o) St. Luke's Hospital, Amsterdam av & 113th; (a) Ernest Flagg, 111 E 40th (720).

BROADWAY, 368, remove stairs, ornamental iron, pass elevator, new vestibule, sheet metal work, stairs, f. p. windows, doors, alter fire-escape, lower show windows in 5-sty bk str & lofts; \$14,000; (o) Yawman & Erbe Mfg. Co., 424 St. Paul st, Rochester, N. Y.; (g c) J. K. French, 163 Underhill av, Bklyn (719).

BROADWAY, 518, remove stairs, partitions, new elevator shaft, doors, stairs in 5-sty bk str

& factory; \$5,000; (o) Edna McKee, 44 W 19th; (a) Chas. M. Straub, 147 4 av (712).

BROADWAY, 2589-95, restaurant installed in cellar & 1 sty, new stairs, vault light, refrigerators in 14-sty bk tnt; \$10,000; (o) Broadway-98th St. Rlty. Co., 498 7th av; (a) Schwartz & Gross & B. N. Marcus, 347 5 av (724).

BROADWAY, 3472, remove partitions, raise floor, rearrange partitions, new ext on 4-sty bk str & apt; \$4,000; (o) Morris B. Rich, 66 Bway; (a) Dinney-Newgarden Co., 17 W 42d (726).

BROADWAY, 35-39, rearrange str fittings, remove partitions, piers, new girders, stairs, alter entrance in 5-sty bk offices; \$5,000; (o) 39 Broadway Corp., 39 Bway; (a) Maynicke & Franke, 25 Madison Sq N (617).

LEXINGTON AV, 1650, remove stoop, partitions, wall, raise beams, new show windows, extension, girders, columns, window, partitions, entrance in 3-sty bk store and apart; \$5,000; (o) Irving Schach, 1680 Lexington av; (a) Chas. M. Straub, 147 4th av (632).

Bronx

CROTONA PARK SOUTH, 612, 2-sty fr exten, 6x12.3 to 3-sty fr str and dwg; \$1,500; (o) S. I. Eisenberg on prem; (a) Walter Rossberg, 502 Tinton av (141).

FORDHAM RD, 580, 1-sty fr extension, 20x 12.6, to 2-sty fr dwg; \$1,000; (o) Jos. Ferro, on prem; (a) Frank J. Ross, 2276 Hughes av (146).

KINGSBRIDGE RD, 48, e, 1-sty br exten, 25x 11.3 and new partitions to 2-sty br str and dwg; \$3,000; (o) Albert S. Grauraglia, on prem; (a) De Rose & Cavalieri, 370 E 149th st (175).

156TH ST, 402, new plumbing, new str fronts and new partitions to 5-sty br str and tnt; \$5,000; (o) The Elliman Investing Corp., 391 E 149th; (a) Moore & Landsiedel, 3d av and 148th st (145).

161ST ST, 725, new chimney, stairs, partitions and 3-sty br extension, 21x10, to 3-sty br str and dwg; \$5,000; (o) Annie Olinko, on prem; (a) David Holstein, 723 E 160th st (148).

161ST ST, 786, 1-sty br exten, 21.2x15 and new partitions to 2-sty fr str and dwg; \$2,500; (o) Goldberg, Ripper & Krone, on prem; (a) David Bleier, 2366 Webster av (172).

202D ST, 228, 1-sty bk ext, 25x19.10, to 2½-sty fr dwg; \$1,200; (o) Robt. Allen, on prem; (a) Chas. Schaefer, Jr., 394 E 150th (168).

BERGEN AV, w s, 299, 62 n 153d st, move 3-sty fr str and dwg; \$2,000; (o) Walter W. Teresby, 3146 Tremont av; (a) Chas. S. Clark, 441 Tremont av (138).

BOLLERS AV, e s, 50 s Stilwell av, 1-sty bk ext, 11x14, & move 1-sty fr dwg; \$1,050; (o) Jos. Huber, on prem; (a) Wm. R. Bachus, 225 E 40th (134).

BOSTON POST ROAD, e s, 88 n Wicke av, 1-sty of bk built upon and 2-sty bk extension, 18x10, to 1-sty stone str and dwg; \$3,000; (o) Romeo Secondi, 141 W 4th st; (a) M. W. Del Gaudio, 158 W 45th st (144).

BROOK AV, 979 to 983, new lintels, new openings to 5-sty br ice and cold storage; \$5,000; (o) Anheuser Busch, on prem; (a) Ophuls, Hill & McCreery, 112 W 42d st (171).

CASTLE HILL AV, 1211, 1-sty bk ext, 50.02x 32, to 2-sty fr dwg, str & garage; \$5,000; (o) Eliz. Jost, on prem; (a) Anton Pirner, 2069 Westchester av (132).

FOREST AV, 993, 2-1-sty fr extns, 18x10, 15x5, to 3-sty fr dwg; \$5,000; (o) Tillie Maastabon, on prem; (a) Samuel Conner, 118 E 28th (167).

FRANKLIN AV, s w c 160th, 4-1-sty bk extns, 20x5, 3-1-sty bk extns, 26.5x5, new girders, new str fronts, new partitions to 7-2-sty, 1-sty, 3-sty fr & bk str & dwgs; \$25,000; (o) S. L. Aronds, 470 E Tremont av; (a) R. J. & F. J. Johnson, 375 E Fordham rd (125).

LAYTON AV, 3276, 1-sty of fr built upon 1-sty fr bath house; \$2,500; (o) Frank Santamarena, on prem; (a) G. Dentrach, 970 Prospect av (129).

NELSON AV, 1020, 1-sty of fr built upon exten, new plumbing, new partitions to 1-sty and attic fr dwg; \$4,000; (o) A. Imperato, 289 E 136th st; (a) Vincut Bonazur, 789 Home st (170).

OLINVILLE AV, 3416, 1-sty of fr built upon present 1-sty t. c. garage, add story to be used as dwg; \$1,500; (o & a) Mary A. Halberstadt, on prem (165).

ST. LAURENCE, 1518, 2-2-sty br extns, 22.6x3, 22.6x11.5, to 2-sty fr dwg; \$3,000; (o) Nifa De Guiseppe, on prem; (a) De Rose & Cavalieri, 370 E 149th st (176).

TREMONT AV, 506, 1-sty bk ext, 20x26.9, to 2-sty str & offices; \$2,000; (o) G. Cameron, 1785 Clay av; (a) Chas. S. Clark, 441 Tremont av (169).

SO. BOULEVARD, 2299, 2-sty tile exten, 19.2x20.9, to 2-sty tile dwg and garage; \$1,500; (o & a) Mrs. F. Pacifico, on prem (177).

WHITE PLAINS RD, 1530, change attic to full sty, 3-sty fr ext, 20.2x13, new plumbing, new partitions to 2-sty & attic fr dwg; \$6,500; (o) Frank Cashel, on prem; (a) Jos. B. Gunrison, 830 Rhineland av (128).

3D AV, 2022, 1-sty bk ext, 26.3x45.6, new str front to 2-sty bk str & storage; \$8,000; (o) Wilhelmina Schneider, 215 W 136th; (a) B. H. & C. N. Winston, 2 Columbus Circle (137).

Brooklyn

BERGEN ST, 761, n s, 160 e Washington av, ext 3-sty fr st and 2-fam dwg; \$1,500; (o) Gaetano Serra, on prem; (a) Bly & Hamann, 551 Nostrand av (4600).

BERGEN ST, 468, s s, 170.10 w Flatbush av, ext 3-sty bk str and 2-fam dwg; \$1,500; (o) J. S. Bloeth, on prem; (a) Eric O'Holmgren, 371 Fulton st (5430).

BERGEN ST, 1525-33, n e c Schenectady av, move bldg, 2-sty fr 1 fam dwg; \$2,000; (o) Chas. Morton, prem; (a) E. M. Adelson, 1778 Pitkin av (5284).

CARROLL ST, 588-90, s s, 320 e 4th av, ext and skylight, 2-sty fr st and di-fam dwg; \$3,500; (o) O. D. Antonio, on prem; (a) Salvate and L. Monik, 369 Fulton st (4575).

CLINTON ST, 238, s w c, Amity st, int 3½-sty bk 2-fam dwg; \$2,000; (o) Anna Donnamar prem; (a) Burke & Olsen, 32 Court st (4727).

DOUGLASS ST, 1836-8, w s, 100 n Pitkin av, ext on 1-sty bk str; \$3,000; (o) Feinberg Realty Co., Inc., 1545 Pitkin av; (a) E. M. Adelson, 1778 Pitkin av (5283).

FT GREENE PL, 187, e s, 171.4 n Atlantic av, ext and int, 2-sty bk office and store; \$3,000; (o) M. Hinrichs & Blanthard Bros., 185 Ft Greene pl; (a) Levy & Berger, 395 So 2d st (4413).

FULTON ST, 1912-18, s s, 175 w Ralph av, ext 3-sty bk convent; \$15,000; (o) R. C. Church of St. Benedict, 367 Clermont av; (a) Gustave E. Stembach, 157 W 94th st (5454).

FULTON ST, 57, n s, 229.9½ e Front st, str fit and int, 4-sty bk store and fur rm; \$3,500; (o) Etta Cohen, 1165 E Broadway; (a) John H. Friend, 148 Alexander av, Bronx (4604).

GLEN ST, 103, n s, 100 w Crescent st, move bldg and ext 1-sty fr 1-fam dwg; \$1,500; (o) Chas. A. Feiren, 103 Glen st; (a) Albert A. Bridotti, 1272 Clay st, Bronx (4519).

GRAND ST, 466-74, s w c, Grand st, ext add 2-stys to ext, 3-sty bk stores and offices; \$8,000; (o) John Freitag, on prem; (a) Herman E. Fink, 29 Cooper st (4479).

GRAND ST, 104, s s, 166.4 w Berry, str fronts, int alts & plumbing on 3-sty bk str & 3-fam dwg; \$3,000; (o) Jos. H. Brown, 139A Cambridge pl; (a) Max Cohn, 189 Grand (3372).

HOPKINS ST, 161, n s, 118.1 e Delmonico pl, exterior & int alts to 4-sty fr garages, storage & 2 fam dwg; \$4,000; (o) Harry Singer, 112 Hopkins; (a) Levy & Berger, 395 S 2d (5293).

JAY ST, 225-37, e s, bet Chapel and Cathedral pl, int 1-sty bk church; \$7,000; (o) St. James R. C. Church, on prem; (a) Gustave E. Steinback, 157 W 74th st (5453).

LINDEN ST, 118, s s, 350 w Central av, exterior & int alts & plumbing to 2-sty fr 2 family dwg; \$4,800; (o) Richd. Begbie, prem; (a) Fred Volweiler, 1612 Bway (3925).

LIVINGSTON ST, 144, s s, 100 w Smith, str front, exterior & int alts to 3-sty bk str & 2 fam dwg; \$4,000; (o) Fred J. & Carl A. Wustl, 27 Smith; (a) Arthur N. Starin, 80 Court (3378).

LEONARD ST, 555, w s, 40 s Nassau av, new store, 3-sty bk st and 2-fam dwg; \$2,000; (o) Harris Mankin, 47th st and 15th av; (a) Wm. I. Hohauser, 116 W 39th st (4716).

LEONARD ST, 557-9, s w c, Nassau av, ext and int, 2 3-sty bk st and 2-fam; \$4,000; (o) Harris Mankin, 47th st and 15th av; (a) Wm. I. Hohauser, 116 W 39th st (4682).

LORIMER ST, 608, e s, 75 s Skillman av, ext int and pl, 2-sty fr st and 2-fam dwg; \$4,500; (o) Giuseppe Albanese, on prem; (a) Laspia & Samenfeld, 525 Grand st (3640).

HALSEY ST, 1000, e s, 286.5 n Bway, exterior & int alts to 3-sty bk fr rooms, 1 fam dwg; \$1,800; (o) Elizabeth Ryan, 1000 Halsey; (a) John Ingwersen, 390 Bergen (5108).

MONTAGUE ST, 142, s s, 300 w Clinton st, int and pl 4-sty bk non-housekeeping apart; \$9,000; (o) Arnold Ajello, on prem; (a) Slee & Bryson, 154 Montague st (3782).

ORMOND PL, 21-9, s e c Jefferson av, ext & plumbing to 3-sty bk rectory & 1 fam dwg; \$6,000; (o) Colored Cath. Mission, 284 Schermerhorn; (a) McCarroll, Murphy & Lehrman, 852 Monroe (5280).

Queens

FAR ROCKAWAY, Clinton st, n s, and Baywater channel, elevator; \$9,300; (o) Queens Borough Gas & Electric Co., 347 Central av, Far Rockaway (517).

JAMAICA, Willow st, n s, 54 w Brandon av, 2-sty fr ext, 12-22, slag fr, int alt; \$1,500; (o) Dominico Serapioglio, Willow st, Jamaica (528).

WINFIELD, Metz av, n s, 300 w Midgagh st, 2-sty fr ext, 20x16, rear, int alt; \$3,000; (o) James Taylor, 31 Metz av, Winfield; (a) Chas. Muller, 16 Delafield st, Winfield (482).

Richmond

ANNADALE.—Arden av, s e s, Ramona av, 1½-sty fr dwg, 18x18; \$2,000; (o) J. J. Du Bois, Arden and Ramona av. Alterations consist of 1-sty extension, remove front. (105).

OAKWOOD HEIGHTS.—14th st, w s, Guyon av, 2-sty fr dwg, 10x22; \$1,500; (o) A. Denardo, 385 Guyon av, Oakwood, S. I. Alt. build and add to present bldg interior alt, new plmbg fix to be installed (124).

John P. Kane Company

MASONS' BUILDING MATERIALS

MAIN OFFICE: 103 PARK AVENUE, NEW YORK

DISTRIBUTING YARDS: { FOOT EAST 14TH ST., NEW YORK
FOOT WEST 96TH ST., NEW YORK
6TH ST. AND GOWANUS CANAL, BROOKLYN

Empire Brick & Supply Co.

YARDS
12th Ave., 47th to 48th Sts., Manhattan
138th and Exterior Sts., Bronx
Morgan Avenue and Newtown Creek
(near Stag St.), Brooklyn

MANUFACTURERS OF BRICK AND DEALERS IN

MASONS' BUILDING MATERIALS
Executive Offices: 103 PARK AVE., NEW YORK

WORKS
STOCKPORT, N. Y.
GLASCO, N. Y.

MURTHA & SCHMOHL CO.

MASONS' BUILDING MATERIALS
OFFICE: FOOT 109TH STREET, EAST RIVER

YARDS

Foot 14th Street, East River
Foot 108th and 109th Sts., East River

416 to 420 East 125th St. **ATHENS BRICK, LIME AND CEMENT CO., Inc.** Yards Foot East 125th St.
MANUFACTURERS and DEALERS
QUALITY — PRICE — SERVICE
Telephones Harlem { 6342
5833

A Service Record
of 45 Years

139 CENTRE STREET
Day Tel.: Franklin 6030

HOLMES PATROL

Holmes Electric Protective Company

Carefully Selected, Trained, Reliable
and Efficient Men, Adequately Super-
vised, Insure High Grade Patrol Service.

Night Tel.: Murray Hill 3030
66 WEST 39TH STREET

MISSISSIPPI WIRE GLASS COMPANY

St. Louis Office
4070 North Main St.

220 FIFTH AVENUE
NEW YORK

Chicago Office
7 West Madison St.

M. F. WESTERGREN, INC.

FIREPROOF DOORS AND WINDOWS

213-31 EAST 144th STREET

'Phone 9770-1-2 Mott Haven

**Builders Brick and
Supply Co., Inc.**

Mason's
Building Materials

172d St. and West Farms Road
Telephone: Intervale 0100



PORTLAND CEMENT

302 BROADWAY, NEW YORK

**The Lawrence
Cement Company**

WATSON

Electric Elevators

All makes and types repaired and altered. Es-
timates free. Weekly or monthly inspections by
competent elevator men keep elevators safe and
reduce repair bills.

Phone: Longacre 0670, 0671, 0672
Night and Sunday: Westchester 5521
WATSON ELEVATOR CO., INC.
497-499 WEST 36TH STREET, NEW YORK

**THE ANDERSON BRICK
AND
SUPPLY COMPANY, Inc.**

MASONS' AND PLASTERERS'
SUPPLIES

FACE BRICK

ALL SHADES and TEXTURES

129th to 130th St. and 3rd Ave.
NEW YORK

Tel. HARLEM 0285

A.B.S.E.E.

**ELECTRIC
ELEVATOR
COMPANY**

52 VESEY STREET
NEW YORK

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; E. S. DODGE, Vice-President; J. W. FRANK, Secretary-Treasurer

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

Copyright, 1922, by The Record and Guide Company,

119 West 40th Street, New York (Telephone: Bryant 4800)

VOL. CIX
No. 15 (2822)

NEW YORK, APRIL 15, 1922

25c. A COPY
\$12.00 A YEAR

Advertising Index	Page
A. B. See Electric Elevator	4th Cover
Ackerly & Son, Orville B.	465
Adams & Co.	464
Adler, Ernest N.	465
American Bond & Mortgage Co.	477
American Bureau of R. E. Title Page	
American Enameled Brick & Tile Co.	473
Ames & Co.	2d Cover
Amy & Co., A. V.	2d Cover
Anderson & Co., James S.	2d Cover
Anderson Brick & Supply Co.	4th Cover
Armstrong & Armstrong.	465
Ashforth & Co.	2d Cover
Athens Brick, Lime & Supply Co.	4th Cover
Atlantic Terra Cotta Co.	474
Automatic Fire Alarm Co.	474
Balter, Alexander	464
Bauer, Milbank & Molloy.	2d Cover
Bechman, A. G.	467
Bell Co., H. W.	474
Benenson Realty Co.	460
Boyd, James	460
Boylan, John J.	2d Cover
Brener, Samuel	460
Brett & Goode Co.	Front Cover
Brook, Inc., Louis.	476
Brooks & Momand	460
Brown, Frederick	460
Brown Co., J. Romaine.	Front Cover
Builders' Brick & Supply Co.	4th Cover
Bulkley & Horton Co.	467
Busher Co., Eugene J.	2d Cover
Butler & Baldwin.	Front Cover
Cammann, Voorhees & Floyd.	2d Cover
Carpenter, Leonard J.	2d Cover
Chauncey Real Estate.	2d Cover
City Investing Co.	452
Classified Advertisements	463
Coburn, Alfred P.	464
Corth & Co., George H.	465
Cross & Brown.	Front Cover
Cruikshank Co.	Front Cover
Cruikshank Sons, Wm.	Front Cover
Cudner, R. E., Co.	2d Cover
Cusack Company	464
Cushman & Wakefield.	464
Cutler & Co., Arthur.	2d Cover
Cutner, Harry B.	2d Cover
Davies, J. Clarence.	467
Day, Joseph P.	2d Cover
Dean & Co., W. E.	2d Cover
Dike, O. D. & H. V.	2d Cover
Dodge Co., F. W.	468
Dowd, James A.	465
Dubois, Chas. A.	464
Duffy Co., J. P.	472
Dunlap & Lloyd.	464
Duross Co.	2d Cover
Edwards Co., Charles G.	2d Cover
Edwards, Dowdney & Richart.	452
Elliman & Co., Douglas L.	460-461
Ely & Co., Horace S.	Front Cover
Empire Brick & Supply.	4th Cover
Empire Steel Partition Co.	478

TABLE OF CONTENTS	
Editorials	453
Governor Miller Gives Hearings on Housing Bills	455
Mr. Allin Explains Title Examination and Insurance	456
Activity in Mercantile Building in Midtown Section	457
Aldermen Pass Ordinances Requiring Outside Gas Cut-Offs	458
Review of Real Estate Market for the Current Week	459
Private Sales of the Week	459
Statistical Table of the Week	467
Early Settlement in Building Wage Dispute Foreshadowed	469
Past Records Broken by Awards for Local Construction	471
Personal and Trade Notes	471
Trade and Technical Society Events	471
Building Material Market	472
Current Building Operations	472
Contemplated Construction	474
Plans Filed for New Construction	477

Page	
English, J. B.	2d Cover
Finch & Co., Chas. H.	472
Finkelstein & Son, Jacob.	465
Fischer, J. Arthur.	2d Cover
Fisher, James B.	467
Fox & Co., Fredk.	2d Cover
Frey, Wm. J.	467
Goodwin & Goodwin.	2d Cover
Gulden, Royal Scott.	466
Harris, Vought & Co.	461
Harris Exchange	466
Hecla Iron Works.	476
Heil & Stern	460
Hess, M. & L., Inc.	Front Cover
Holmes Elec. Protective.	4th Cover
Holt & Merrill, Inc.	465
Home Title & Insurance Co.	452
Hubbard, C. Bertram.	2d Cover
J. & E. Realty Co.	465
Jackson, Daniel H.	Title Page
Jones & Son, William P.	465
Kane Co., John P.	4th Cover
Keller, Charles G.	464
Kelley, T. H.	464

Page	
Kelly, Albert E.	464
Kempner & Son, Inc.	Front Cover
Kilpatrick, Wm. D.	452
Kissling, J. P. & L. A.	464
Kloes, F. J.	477
Kohler, Chas. S.	452
Kopp & Co., H. C.	464
Kraslow, Walter	460
Kurz Co., Wm. F. A.	467
Lackmann, Otto	467
Lawyers Mortgage Co.	462
Lawyers Title & Trust Co.	461
Lawrence, Blake & Jewell.	452
Lawrence Cement Co.	4th Cover
Leaycraft & Co., J.	Front Cover
Leist, Henry G.	2d Cover
Lesch & Johnson.	474
Levers, Robert	461
Losere, L. G.	467
Markham Realty Co.	462
Martin, Samuel H.	2d Cover
May Co., Lewis H.	2d Cover
McMahon, Joseph T.	452
Milner, Joseph	465

Advertising Index	Page
Miramont Realty Co.	463
Mississippi Wire Glass.	4th Cover
Monell, F. Bronson.	2d Cover
Moore, John Constable.	465
Moors, J. K.	2d Cover
Morgan Co., Leonard.	465
Muhler, Arthur G.	465
Murtha & Schmohl.	4th Cover
Nail & Parker.	452
Natanson, Max N.	Title Page
Nehring Bros.	2d Cover
New York Edison Co., The.	475
New York Title & Mortgage Co.	452
Niewenhaus Co., Inc.	461
Noyes Co., Chas. F.	Front Cover
Ogden & Clarkson Corp.	2d Cover
O'Hare, Geo. L.	452
Oppenheimer, Fred	465
O'Reilly & Dahn.	2d Cover
Payton, Jr., Co., Philip A.	462
Pease & Elliman.	Front Cover
Pell & Co., S. Osgood.	474
Pencoyd Steel & Iron Co.	472
Pendergast, John F., Jr.	467
Pfomm, F. & G.	Front Cover
Phelps, Albert D.	467
Pomeroy Co., Inc., S. H.	474
Porter & Co.	Front Cover
Quell & Quell.	467
Read & Co., Geo. R.	Front Cover
Realty Co. of America.	452
Rinaldo, Hiram	464
Runk, Geo. S.	464
Ryan, George J.	2d Cover
Sansone Arena Co.	465
Schindler & Liebler.	464
Schweibert, Henry	467
Seaman & Pendergast.	464
Shaw, Arthur L.	465
Shaw, Rockwell & Sanford.	464
Sherman & Kirschner.	465
Smith, Gerrit, Mrs.	462
Smith, Inc., Malcolm B.	2d Cover
Solar Engineering Co.	476
Spear & Co.	464
Speyers, Inc., James B.	465
Spotts & Starr.	2d Cover
Sterling Mortgage Co.	461
Tabolt, Jacob J.	464
Tankos, Smith & Co.	465
Title Guarantee & Trust Co.	452
Tyng & Co., Stephen H., Jr.	452
Union Stove Works.	472
Van Valen, Chas. B.	460
Walden, James P.	464
Walsh, J. Irving.	2d Cover
Watson Elevator Co., Inc.	477, 4th Cover
Weill Co., H. M.	462
Wehls Architectural Iron Co.	476
Wells Sons, James N.	2d Cover
Westergren, Inc., M. F.	4th Cover
White & Sons, Wm. A.	Front Cover
Whiting & Co., Wm. H.	Front Cover
Whitney-Foster Corp.	464
Williams-Dexter Co.	465
Winter, Benjamin	460
Wood-Dolson Co.	Front Cover
Wyckoff, Walter C.	2d Cover
Zittel & Sons, Fredk.	2d Cover

\$2 12-Story Bldg.
6-8 E. 39th St.
at 5th Ave.
Square Foot Immediate Possession
or May 1st.
Showrooms 3,000 to
Offices 15,000 Ft.
Full Commission to Brokers
Daniel H. Jackson, Owner
135 Broadway Tel. Rector 1549

MAX N. NATANSON
BUYS AND SELLS
IMPROVED
MANHATTAN
PROPERTY
Guaranty Trust Building
522 FIFTH AVE.
Suite 900 to 906 Vanderbilt 8586-7-8-9

CO-OPERATION OF RELIABLE BROKERS INVITED OFFERED
130 Acres, Flushing, L. I., \$3,500 ea. (S)
33,281 acres, ranch, Benjamin Co., Fla., \$18 (S-E)
Apartment Houses, Riverside Dr. & Heights (S-E)
1,975-acre Farm Deaf Smith Co., Texas (S)
Country res & 65 acres, S. Shore, L. I., \$60,000 (S)
New apart. house, West Bronx, \$250,000 (S)
8-sty P. P. loft bldg., vic. 14th & 6th av. (S-L)
WANTED
Plot 200x200, 30-57, Lex.-8th av (B-L)
Dock Property in Newark, N. J. (B-L)
Theatre sites, Greater New York (B-L)
Explanation: B-Buy; L-Lease; E-Exchange;
S-Sell
AMERICAN BUREAU OF REAL ESTATE
All About Real Estate Everything—Everywhere
MODERN "A-BUREAU" SYSTEM
18-20 W. 34th St. (Astor-Court Bldg.), New York
Telephones: 0394-0397 Pennsylvania
ALL ITEMS TREATED STRICTLY CONFIDENTIAL
(See Previous Weekly Ads.)

TITLE INSURANCE FOR THE OWNER

Mortgage Loans for
the Realtor

5½% Guaranteed First
Mortgages and Certificates
for the Investor.

NEW YORK
TITLE AND MORTGAGE
COMPANY

Manhattan135 Broadway
Brooklyn203 Montague St.
Jamaica375 Fulton St.
L. I. CityBridge Plaza
Staten Island.....21 Bay St.
White Plains163 Main St.

EDWARDS, DOWDNEY & RICHART REAL ESTATE AND MORTGAGE LOANS

156 Broadway, New York

Tel. Cortland 1571-1572
Member Real Estate Board, N. Y.

STEPHEN H. TYNG H. OAKLEY HALL

Stephen H. Tyng, Jr., & Co.

Incorporated

Member Real Estate Board, N. Y.

REAL ESTATE
MANAGEMENT OF
BUSINESS PROPERTY

41 Union Square West

22 EAST 17TH STREET
Telephone: Stuyvesant 4000

A Trust Fund That Cannot Shrink

NO. 11

You may ask why your trust fund is not just as well off invested in long term bonds or in Government bonds as it is when invested under the guarantee of this Company, that there will be no shrinkage in the amount.

The trouble with long term bonds is that they fluctuate in price and the same is true of Government and Municipal bonds. If you could wait until their maturity, a long time from now, you would get your principal in full, but often you must distribute your trust funds when the maturity of your bonds is a long way off and at the time of distribution they may not be worth what they cost.

We invest in the Guaranteed Mortgages of the Bond & Mortgage Guarantee Company and the maturities are always only a short time off.

TITLE GUARANTEE & TRUST CO

Capital \$7,500,000
Surplus \$11,000,000

176 BROADWAY, NEW YORK
175 REMSEN STREET, BROOKLYN
350 FULTON STREET, JAMAICA

Established 1887
CHAS. S. KOHLER, Inc.
Real Estate
Insurance

Broker and Manager of
Estates

MAIN OFFICE:
901 Columbus Ave.—Corner 104th St.
BRANCH OFFICE:
1428 St. Nicholas Ave.—Near 181st St.
NEW YORK

Lawrence, Blake & Jewell Mortgage Loans

115 Broadway

Tel. 4080 Rector

Member Real Estate Board, N. Y.

GEORGE L. O'HARE
MEMBER REAL ESTATE BOARD OF N. Y.

REAL ESTATE

EXCEPTIONAL INVESTMENTS
SELLING—RENTING—BUSINESS AND
APARTMENT BUILDINGS

SPECIALIZING IN LEASEHOLDS
MORTGAGE LOANS
FULL EQUIPPED DEPT. FOR EXCHANGING

489 FIFTH AVE.
TEL. VANDERBILT 5092-6441

Specialists in Harlem
and
Colored Tenement
Properties

NAIL & PARKER REAL ESTATE

145 West 135th Street
New York City

JOHN E. NAIL
HENRY C. PARKER

Telephone } 7683
Morningside } 7683

William D. Kilpatrick

REAL ESTATE
OPERATOR

149 BROADWAY

SAMUEL KILPATRICK

Member Brooklyn Real Estate Board
Money to Loan on First Mortgage

Joseph T. McMahon

REAL ESTATE and
MORTGAGE LOANS

188 and 190 MONTAGUE STREET
BROOKLYN

Main 0834

SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

The Realty Company of America

FRANKLIN PETTIT
President

TRANSACTS A GEN-
ERAL BUSINESS IN
THE PURCHASE AND
SALE OF NEW YORK
CITY REAL ESTATE

2 WALL STREET, NEW YORK CITY
Rector 0275-0276

HOME TITLE INSURANCE CO.

HENRY J. DAVENPORT, President

Insures Titles Makes Loans
Sells Guaranteed Mortgages

Capital and Surplus over \$1,500,000

51 Willoughby Street
Brooklyn

Post Office Building
Jamaica

City Investing Company

61 Broadway, New York
Telephone: Bowling Green 3536

Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

Business and Residential Construction

So much publicity has been accorded to both the general improvement in the housing situation and to the demands of the Lockwood Committee for additional residential accommodations in New York City that construction of this character appears to be a paramount issue at present. While it is true that the number of specific housing operations and the total expenditure involved in projects of this type largely dominate the local building field, a very significant fact in connection with the 1922 building season has been overlooked, if not entirely disregarded, because of this apparent domination.

Many interested in the local building industry have repeatedly decried the apparent lack of new commercial and industrial construction. They have claimed that the speculative housing activity has to a great extent prevented other types of operations from going ahead according to schedule because the speculative builders were willing to pay premiums to labor and inflated prices for materials and supplies.

An analysis of the building situation since the beginning of the year, however, shows a steady and consistent gain in the number and value of mercantile projects in this city. The purely commercial work now under contract represents a total expenditure which, in any year but one in which residential building activity was far above normal in both volume and value, would have stood out as an unusual period of commercial building progress.

An excellent idea of the trend of commercial building activity in Manhattan may be obtained through a study of the construction now actually under way in the relatively-constricted district bounded by Thirty-fourth and Fortieth streets, Fifth and Eighth avenues. A recent investigation shows that the commercial and industrial buildings now being erected in this section may be conservatively estimated at a cost upward of \$20,000,000. This total, however, represents only about a dozen large fireproof office and light manufacturing buildings under construction, and does not take into consideration a large number of relatively-small projects, nor does it include the alteration work which is modernizing a number of ancient residential structures for present-day commercial requirements. Were the cost of these operations added to the total cost of the new office and loft buildings, the amount of active mercantile construction in this constricted territory would very likely exceed \$24,000,000.

Although it is admitted that this particular district represents one of the most active areas in Greater New York as far as building is concerned, the total amount of industrial and commercial construction now under way in this city is generally underestimated even by those who are best informed as to current local building conditions. A figure representative of the total

volume of mercantile construction in New York City would bulk into a very satisfactory percentage were the present time not distinctly abnormal because of the overshadowing amount of active housing construction. If it were possible to eliminate the abnormal housing construction from consideration in a study of local building conditions those most interested in the progress of the industry would realize that conditions are not nearly so adverse as some apparently enjoy believing.

There is yet great hope for a busy and prosperous building season in 1922 for those who are not particularly concerned with speculative residential construction.

Encouraging Developments

While the coal strike hangs over the country like a pall of smoke from smoldering fires, there are so many favorable symptoms of a return to more healthy business conditions throughout the country that Wall Street refuses to take a gloomy view of the general situation and goes on discounting prosperity as if it were a certainty. What is sure is that in quarters where business is measured in understandable terms there are well-defined indications of better conditions. A Wall Street boom may be predicated, and often is, on a fallacious foundation. But when car loadings increase it means that goods are actually moving in greater quantities, and car loadings for the week ending March 25 were 159,468 above the same period in 1921, and only 49,351 less than in 1920. One good thing about the increase is that it was confined to no one locality, but was spread all over the country. Unfilled orders in the Steel Corporation's books rose 353,079 tons last month when the most optimistic would have been satisfied with an increase of 200,000 tons.

Marshall Field & Co. report a greater total of orders from road salesmen than for last year, and more customers in market, with a better retail trade. The local merchants are delighted with the effect of the early spring upon the seasonal trade, and the jobbers are expecting that the shelves will soon be depleted so that the wholesale trade will be favorably affected. William M. Wood, President of the American Woolen Company, predicts that cloths will not be bought so cheaply as now for several years because the stocks of cheap wool in the country are being rapidly consumed. The woolen mills, he says, are sold up, and working to capacity, with worsted mills manufacturing 85% of their full output, which is promising. Secretary of Commerce Hoover points to the increase in production and in the prices of agricultural products as indicative that business improvement is definite and will be permanent.

The commercial weathervane along the docks also points to fairer conditions. There is much less unem-

ployment in shipping circles, and the Custom House records for the Port of New York, a reliable index of maritime activity, show that in March 462 vessels, aggregating 1,708,727 net tons, entered from foreign countries, as compared with 414 of 1,548,412 tons the previous month, and reports clearances of 484 vessels of 1,829,016 net tons as against 391 vessels of 1,533,163 tons in February. This is a gain of 456,168 tons in traffic overseas.

These and other underlying facts may account for the fact that there have been more million-share days so far this year than Wall Street enjoyed during the whole of 1921. There is the additional incentive of easier money, exemplified in the quick absorption of large

amounts of bonds of all kinds, including some foreign loans, and in the unexpected lowering of the interest rate on the new issue of U. S. certificates to 3½ per cent., the lowest figure since September, 1917. The better showing in the foreign exchange market reflects the growing belief in the ultimate solution of international financial affairs.

These factors, briefly sketched, give occasion for more confidence in the future, with the added possibility that Lloyd George at Genoa will be as successful in shaving national extravagances and cutting down national budgets which will reduce the inflation that is the greatest curse in the business world today, as Secretary Hughes was at the Washington Conference.

Trials Under Emergency Rent Laws Clog Municipal Courts

THE direct effect of the Emergency Rent Laws on the business of the Municipal Courts is aptly set forth in a report just made by the Committee on General Welfare of the Municipal Court, of which Edgar J. Lauer is chairman. In summarizing the situation the report declares that the Legislature, in seeking a solution of the housing shortage, cast the burden upon the courts of meeting the difficulties arising between landlords and tenants under the working of the new statutes. The tenant, the report says, was practically invited to secure a judicial determination of what constitutes "reasonable rent," quite naturally creating a vast amount of new litigation in the courts. The report presents statistics for the last three years, showing the great increase of cases, as follows:

	1919.	1920.	1921.
Actions commenced.....	148,299	172,137	242,218
Summary proceedings commenced...	96,623	74,158	119,127
Total actions and proceedings..	244,922	246,295	361,345
Trials	23,446	93,299	117,889

"The increase in the number of actions and summary proceedings commenced in the year 1921 over the preceding years 1919 and 1920 is striking and noteworthy," the report continues. The increase over 1920 is 115,000 in round numbers, or in percentage 47 per cent., and over 1919 slightly in excess of the figures stated. Probably a large proportion of this increase in the volume of actions and proceedings commenced in the Municipal Court during the year 1921 is to be ascribed to the so-called housing legislation which was enacted by the Legislature at the general and special sessions during the months of April and September, 1920.

500-Mile Auto Trip to Start Realtors' National Convention

AN automobile trip of 500 miles from Los Angeles to San Francisco will be the opening feature of the reception extended to realtors from all over the United States by the Californians to delegates to the annual convention of the National Association of Real Estate Boards to be held in the Golden Gate City, May 31 to June 3 next. It is planned to start a cavalcade of several hundred automobiles, laden with visitors, their wives and families, from Los Angeles on May 29, which will arrive in San Francisco on May 30, in time for the opening of the national convention the next day. This two-day trip through the heart of California's most picturesque regions, which the Angel City realtors expect to make significant of California hospitality, will be officially known as the realtors' "End-of-the-Trail" Caravan.

There will be entertainments galore in San Francisco during the three days the realtors will remain officially in the city, but the realty boards of Southern California are laying themselves out to eclipse all the efforts of their fellow real estate men in the metropolis of the State in the heaping of true Western friendliness upon the visitors by lavishness with which this auto tour will be conducted.

Representatives of the realty boards of San Diego, Riverside, San Bernardino, Anaheim, Orange, Long Beach and other Southland cities have been invited to gather in Los Angeles on the morning of May 29 and give the big caravan party a hearty send-off. The line of travel will be to Bakersfield, in the center of one of the State's largest oil producing districts, where the visitors will

be entertained with a barbecue luncheon by the Bakersfield Realty Board. The next stop will be at Fresno, the famous grape center of the San Joaquin Valley, where a special dinner will be served to the caravan sight-seers by the Fresno Realty Board. This promises to be one of the delightful features of the trip, and will take the visitors through one of the largest and most wonderful grape districts in America.

Refreshed by an over-night stop in Fresno, the party will next morning journey through Niles Canyon, a region of remarkable scenery, passing through San Jose, a city of unusual historic interest, and other Central California communities in the afternoon. The route from here on will be over a section of the State Highway which traverses the famous Peninsula district, giving the caravanners an opportunity to see Palo Alto, the seat of Stanford University, and some of the most beautiful country estates in that part of California. Ten miles out of San Francisco, the party will be met by an escort of Bay City realtors headed by Colbert Coldwell, president of the San Francisco Real Estate Board, and official convention host. Entry into San Francisco will be by way of Twin Peaks, overlooking Golden Gate Park, the Bay City's matchless playground, and the magnificent San Francisco Bay.

President Frank Ryan and the directors of the Los Angeles Realty Board have put the management of the caravan in the hands of a general committee, headed by William May Garland, former president of the National Association of Real Estate Boards.

REAL ESTATE SECTION

Governor Miller Gives Hearings on Housing Bills Expresses Serious Doubt as to Advisability of Measure Permitting Insurance Companies to Engage in Speculative Building

(Special to THE RECORD AND GUIDE)

Albany, April 13, 1922.

GOVERNOR MILLER'S comments at the hearing given the Lockwood housing bills on Monday were construed here to mean that he would sign all of the measures excepting the so-called \$100,000,000 Metropolitan Life Insurance bill. One remark made by the Governor had more to do with creating the impression that he intended to act favorably upon all the measures, excepting the insurance investment proposal, than anything else said at the hearing. This was uttered after Samuel Untermeyer, Chief Counsel to the Lockwood Committee, had suggested that the Governor hear more from the proponents of this bill.

"I think perhaps this is the bill where you need to say the most, because frankly I have more serious doubts about it than any of the others," the Governor said.

Untermeyer's response to this remark was that the Lockwood Committee regarded this "as the most important of all the bills that have been enacted and the one most likely to do away with the housing shortage."

Edward P. Doyle, representing the Real Estate Board of New York, had just made the point "that if the average wage of skilled mechanics is \$9.00 per day you must get \$9.00 per room per month in a tenement without service" and had discussed the wage situation with respect to building operations. The Governor was listening attentively to Mr. Doyle when Untermeyer jumped to his feet asking for more time for discussion of the measure by its proponents.

Mr. Untermeyer opened the argument for the Lockwood Committee with a statement to the effect that the policyholders of the Metropolitan had not protested against the measure and manifestly were in favor of it.

"This bill not only is not mandatory but merely permissive, but it is confined to the present housing emergency," said Untermeyer.

"Right there," interjected the Governor, "who determines when the emergency ends?"

"The statute has determined it," replied Untermeyer.

"But, if they are extended," the Governor commenced.

"Only until February, 1924," Untermeyer interrupted.

"But this says 'until March 1, 1924 or so long thereafter as the emergency in housing conditions mentioned' in certain acts of the Legislature shall continue," the Governor replied.

The Governor indicated that he had in mind the point made by the United States Supreme Court in sustaining the housing laws that the power of the Legislature to enact such drastic statutes as the rent laws was contingent upon the existence of a great public emergency. Sensing this, Mr. Untermeyer said the Lockwood Committee felt that the Legislature was the judge of what constituted an emergency in the housing situation and that he believed this "legislation is only constitutional, is only supported upon the theory of such an emergency."

Mr. Untermeyer declared that the Metropolitan Life Insurance Company was ready to build as soon as the bill was signed. The location, he said, had been decided on for four experimental blocks of twelve buildings, each 600 x 200 feet, containing thirty-six apartments or 161 rooms in each building. Each apartment will consist of four or five rooms and bath,

separately heated. Each block of twelve buildings will contain 432 apartments or 1,728 apartments in the four blocks. Rentals, Mr. Untermeyer declared, would not exceed \$36 per month for apartments that could not be duplicated at ruling prices for \$80, and the location he declared to be within a fifteen-minute ride at a five cent fare from Times Square.

The establishment of the policy permitting insurance companies to enter the building field was attacked by Frank R. Howe, of the Queensboro Corporation. He declared that the investment of the moneys of policyholders in the speculative enterprise which building has become would raise a perilous standard and might mean disaster to the companies. He made the flat assertion that under the bill as drawn it would be impossible to carry out the Utopian plan of providing \$9.00 a month rooms and that the entrance of insurance companies into competition with legitimate builders would have the effect of curtailing construction of dwellings. Governor Miller indicated that the wisdom of establishing this policy was one of the questions in his mind.

"This bill in the first place," said Mr. Howe, "is against public policy. A principle that everybody recognizes is that it is contrary to public policy for an insurance company to speculate with the funds of its policyholders. The construction of apartment houses and buildings is a speculative business. There are times when a good lot of money is made, but there are times when money is lost. In any event it is not the proper business for an insurance company to carry on if it is going to maintain its first duty of protecting its policyholders."

Stewart Browne, President of the United Real Estate Owners' Association, registered the opposition of his organization to the measure. After Senators Lockwood and Dunnigan had spoken in favor of the bill, the Governor asked:

"Has the insurance company definitely committed itself to go ahead with plan?"

"Not to me," replied Senator Dunnigan.

"They have definitely committed themselves to the plan in five days," Mr. Untermeyer interposed, but he did not elaborate upon the point.

Frequent clashes between Former Justice John Woodward of the Appellate Division of the Supreme Court and Mr. Untermeyer punctuated the discussion of the rent law which seeks to provide the means of determining rent upon assessed valuation. It was the contention of Judge Woodward that the measure was unconstitutional and unfair to the property-owner and that it contributed to a condition which would make it necessary for a landlord to sue his tenants every year.

Alexander C. McNulty, counsel to the Real Estate Board of New York, attacked the bill proposing to extend the operation of the rent laws until February 15, 1924. He declared that the sustention of the law in the courts was based upon the existence of an emergency at the time it was enacted and that unless the Governor, as a factor in the law-making machinery considered the emergency as still existing he should disapprove the measure.

"There was no evidence submitted to the Legislature that a general housing shortage now exists in New York City, nor can any such evidence be furnished at this hearing," declared Mr.

(Continued on page 470)

Mr. Allin Explains Title Examination and Insurance

Counsel of Title Guarantee and Trust Company Addresses Y. M. C. A. Class on the Intricacies of Real Estate Law

SPEAKING from his experience of twenty-two years as a real estate and title lawyer, George L. Allin, Counsel of the Title Guarantee & Trust Company, delivered a lecture to the Real Estate Training Class of the West Side Y. M. C. A. on Tuesday evening, his subject being "Title Examination and Title Insurance." The speaker was introduced by W. H. Wycoff of Pease & Elliman and addressed the class at length analyzing every phase of the law pertaining to title insurance, quoted famous decisions of the courts regarding property rights and held the close attention of his hearers throughout. Many questions were asked of the speaker at the close of his lecture and he answered them all satisfactorily.

"In an address of this character," Mr. Allin said, "a lawyer, who is accustomed to legal verbiage and court dictum, is prone to talk over the heads of his audience. I will do my best to avoid that circumstance this evening. I will try to dress my thoughts in simple language and if any of you gentlemen do not fully grasp my meaning do not hesitate to ask me to explain any point I make, for I may from force of habit use what may appear to you to be obtuse legal phraseology."

"At the outset I wish to state that all rules of common law pertaining to real estate are based on the feudal laws of England. All of our stream of principles governing real estate flows from that fountain head. In ancient times all land belonged to the king. He could own or hold at his pleasure. From him title issued to everyone else. When the North American continent was settled and a colonial government was established, with various prerogatives and powers, the English common law did not apply in its entirety. In the State of New York, especially, titles passed from the Colonial Governor, or the province, to certain individuals and were known as Colonial grants. These titles still hold good and numerous families throughout the commonwealth received them, many of them in Westchester County and on Long Island. Every title to real estate, whether in this city or beyond it, must be traced back to a Colonial grant if a complete chain is desired, or to the beginning of the operation of the State of New York, which succeeded provincial government. Practically every title can be so traced. In the part of the Bronx that was not originally part of Westchester County it cannot be so traced. In Westchester County titles are usually traced back to the Commissioner of Forfeiture, who during the Revolution had the disposal of properties of families loyal to the King. There were many forfeitures of vast tracts of acreage there in that era of America. These parcels eventually came under the ownership of the State of New York, from which new title issues. Some of these tracts or part of them finally found their way back to the hands of the pre-war owners or their descendants, who bought them from the State. There is probably no more interesting study than title history." Continuing, Mr. Allin said:

"A familiar word to real estate men is the word 'indenture.' It will probably surprise you when I tell you that the word is now a misnomer, although it is used in every deed and its constant misuse nowadays has all the force of correct usage. In early times, when scribes drew up all deeds they made them in duplicate on a single parchment. They separated them with a sharp-edged knife that they cut zig-zag or tooth shape at the line of separation, thus making an indenture, from which circumstance the name of the paper was derived. Parchments are no longer used, but the ancient phrase survives. A legal phrase is seldom if ever abandoned. The use of the word 'indenture' is an apt illustration of it."

"There was a time when deeds were not recorded. Think of that! If such a condition of affairs existed now there would be a mixture of property titles beyond solution. Recording acts in New York State were enacted early in the nineteenth century. On Manhattan Island they date back to early in the seventeenth century. The Holland Dutchmen were wise fellows and when they acquired a parcel of real estate they made sure they had it. In the Borough of Richmond the recording of deeds dates back only to the year 1812."

"There is an element of limitation to title insurance. There are lots of things that the insurer cares nothing about that the insured does care about. We avoid a mixture as between real and personal property. For example, bath tubs, electric lighting fixtures, hardware, and all the accessories that go to make a building useful and livable are not real estate. They are personal holdings. Consequently a title insurance company cannot guarantee the ownership of these. These house and property accessories in the past caused much litigation over insurance, but the matter

is now well settled law and owners of buildings are reconciled to the fact. We only examine those things that the law itself defines as real estate. If we did not adhere to such a hard-and-fast rule there would be no end to what a title insurance company would be expected to guarantee."

"There are three prime methods of transferring real estate: by deed, by legal decisions and by will. All of them are evidence of transfer, provided the deed is recorded, the decision is in effect and the will is probated. Remember that the delivery of deed is what transfers titles. Without the recording of it no title passes. It must pass during the lifetime of the grantor or grantee. Even though it does not and heirs deliver it title does not legally pass. Remember another thing: Death instantly revokes power of attorney. The law says that when a principal is dead the power of the agent dies with him. The theory of title is an unbroken chain of identification in order to prevent fraud. The signature of every notary public and every commissioner of deeds is on record in the county where he has jurisdiction. So that if he be dead and years later a question arises as to the authenticity of his signature to a legal document the evidence as the genuineness of the signature is at hand. It is only recently that the law has compelled this situation."

"An oral will is not valid unless it be that of a wounded and dying soldier or sailor. Wills in New York State must be signed, and must always be written except in the emergency cases alluded to. The testator must tell the witnesses that it is his will. He must request the witnesses to sign and they must so attest. A testator or testatrix is always legally presumed to have died intestate until his or her will is probated. There is no guessing in the law on this matter. Wherever a New Yorker may be, whether in Europe or in another state, he must draw his will as I have outlined. Otherwise it is invalid. The will of a non-resident in New York is good only if it is drawn in accordance with the laws of the state of his domicile. It must be in his handwriting. The courts hold very close in their construction of law in all matters pertaining to property. It is well that they do. Often the rights of lunatics, infants, invalids and dower are involved. This also applies to leases, mortgages and deeds. So always have a care in the execution of them. A contract of sale should never be made until after reports of referees, accountings of guardians, the testimony of expert witnesses and the reports of committees of lunatics have been made, provided any such matters are involved. If the deed to property outside the state is not entitled to be recorded here then it is not legally recorded. A deed made abroad and conveying property in this country should never be made without attestation by the Mayor of the city in which it is made or in the presence of an American Consul or some other official of consequence. In other words all doubt of its genuineness must be removed."

Questions regarding the Torrens law were put to Mr. Allin by several of his hearers. He replied: "As a title insurance lawyer I expected that. I will say that the Torrens' system is now complete in this state. The County Clerks or Registers have as complete a chain of title to parcels of real estate in this city as the title companies have. You or anyone else can find a chain of title. The utility of the system in most cases, however, has not been demonstrated. The title companies save a property-owner much time and drudgery in almost every case. In the conveyance of real estate many questions often arise; questions regarding lis pendens, specific liens, state and federal inheritance taxes, bankruptcy troubles, corporation franchise taxes, surveys, forgery, lunacy, impersonation and what not. Here is where the value of title insurance appears. There is nothing in the Torrens' system to insure you against any or all of these things. I will summarize it by saying that title insurance guarantees a buyer against a past fact while the Torrens' system insures you only against future certainties and liabilities."

Activity in Mercantile Building in Midtown Section

Many Fine Structures Now Under Way in Districts Between Fifth and Eighth Avenues From Thirty-fourth to Fortieth Streets

A STUDY of the building activity at present under way in the mid-town district of Manhattan is probably the best method of dispelling the impression prevailing in the minds of many interested in the construction industry that residential building has dominated the local field to the extent of eliminating practically all other kinds of project. For many months past builders and their affiliated interests who are not concerned with the usual type of speculative housing operations have decried an apparent lack of mercantile construction that has curtailed their opportunities for profitable business. It is only because the volume of residential construction now active in this city is abnormally out of scale that this feeling exists as there is a tremendous amount of high class commercial and industrial building now actually in progress and infinitely more scheduled for a start in the near future.

A very definite idea of the scope of the mercantile building now in progress may be obtained from an analysis of this activity in the district bounded by Thirty-fourth and Fortieth Streets, Fifth and Eighth Avenues. An investigation made by THE RECORD AND GUIDE shows that within the bounds of this area a sum of approximately \$20,000,000 is at present being expended for commercial projects of one type or another. This amount only represents the total cost of about a dozen modern fireproof office, loft and light manufacturing structures and does not take into consideration several smaller operations involving new buildings nor does it include the large amount of extensive alteration work which is transforming ancient residences into business structures. There is little doubt that if the total cost of all commercial and industrial construction now under way in this district were added that the expenditure would involve upward of \$24,000,000.

Although this section of the borough is particularly active from a construction standpoint, and the total for a limited area was only exceeded two years ago when the group of large office buildings was erected in the Grand Central Terminal Zone, there is scattered throughout Greater New York a large amount of building operations for commercial and industrial occupancy the number and total cost of which would represent a very satisfactory percentage in any normal building year in which the tremendous volume of residential construction did not overshadow the combined totals of all other types of project.

In the mid-town district of Manhattan there are now under-way several imposing banking buildings, a department store addition of unusual size and a group of modern fireproof office, loft and light manufacturing buildings.

Contracts have been awarded and the site is being prepared for the erection of an eighteen-story addition to the department store of R. H. Macy & Co. This structure will occupy 149 to 159 West Thirty-fourth Street, through to 148 to 156 West Thirty-fifth Street. The building will be constructed according to plans by R. D. Kohn under a general contract awarded to Marc Eidlitz & Son. The cost is said to exceed \$4,500,000. The steel contract for this structure, awarded to Levering & Garrigues, involves a total of 8,200 tons of fabricated material and it is said to be the largest single contract for structural steel awarded since the Equitable Building was constructed about ten years ago.

Wrecking contractors are demolishing the old buildings on the site of the new building for the North River Savings Bank which will be located at 206 to 212 West Thirty-fourth Street. This building will be two stories in height and will cost nearly \$200,000. The structure was designed by Charles E. Birge, architect, and is being erected under a general contract by the Clough-Bourne Corporation.

Foundations are under construction for a twelve-story store



NEW BUILDING IN 39TH STREET FOR MILLINERY TRADES

and office building to occupy the entire block front on Eighth Avenue, from Thirty-fifth to Thirty-sixth Street. This operation represents an expenditure of approximately \$1,000,000 and is being erected from plans by Buchman & Kahn, architects. The contractors are G. Richard Davis & Co. This building is being erected for Ludwig and Albert Baumann, furniture dealers who will utilize a large part of the space for showroom purposes and the balance will be rented on long term leases.

Contracts have been awarded and work will soon be started on the new banking building to be located in the north side of Thirty-sixth Street from Broadway to Sixth Avenue. This structure is for the Greenwich Savings Bank and it will be erected according to designs by York & Sawyer. The general contractor is Marc Eidlitz & Son, who have already placed contracts for wrecking and other subs. The cost is approximately \$500,000.

Foundation work is under way for a fourteen-story office and showroom building at 132 to 138 West Thirty-sixth Street, through to 139 to 145 West Thirty-fifth Street. This building is being erected at a cost of more than \$2,000,000 by a corporation in which E. Morrill Banner and Herbert H. Mitler are interested. The plans were prepared by Robert T. Lyons and the structural engineer is Robert E. Moss. No general contract was awarded on this operation and the owners are letting separate contracts as the work proceeds.

The work of erecting the structural steel skeleton is proceeding rapidly for the fireproof office and loft building at 124 to 126 West Thirty-sixth Street for the Dongan Investing

(Continued on page 458)

Aldermen Pass Ordinance Requiring Outside Gas Cut-offs

Measure Which Real Estate Board Estimates Will Cost Taxpayers \$25,000,000
Now Before Mayor Hylan for His Approval

AN ordinance requiring the installation of gas cut-offs outside all buildings now or hereafter constructed, excepting private dwellings and two-family houses, was passed by the Board of Aldermen on last Tuesday by a vote of 38 to 13. Mayor Hylan now has the measure under consideration.

Fire Chief John Kenlon is largely responsible for the measure, which was introduced in the Board of Aldermen at the request of the Board of Standards and Appeals on the recommendation of the city's fire chief, who stated that if cut-offs were outside instead of inside buildings, as they now are, many lives would be saved in fires and in accidents to partly wrecked buildings.

Alderman Stephen A. Rudd, of Brooklyn, said there was an ordinance at present requiring gas companies to put in gas cut-offs in convenient and accessible places on buildings, and he wanted to know why the burden should be passed to property owners and taxpayers. Chief Kenlon said the present cut-off was under the sidewalk and that many times the box to the cut-off could not be located readily.

Alderman Falconer said it would be an easy matter for burglars to shut off the gas. He said it would encourage the present lawless condition in the city and increase the crime wave.

The proposed cut-off is to be opened by a key that every officer of a fire company must carry.

Representatives of the Real Estate Board of New York submitted figures to show that there were now about 450,000 buildings in the city. If 200,000 one and two-family dwellings were exempted from the provisions of the ordinance there would still be 250,000 buildings in which the device must be installed. In a communication to the Board of Aldermen the Real Estate Board says:

"No civic organization should oppose any measure that safeguards human life merely because of its cost but when an expense of approximately \$50,000,000 by property owners is made mandatory its proponents should be compelled to prove

absolutely beyond question that such will be the result. The proposed device, which is patented, and which has been approved by the Board of Standards and Appeals, will cost from \$65 to \$180, in addition to the cost of making the necessary changes in the gas pipes and in the building. If dwellings are exempted there still remain 250,000 buildings to be equipped at an average cost at least of \$100. This would total \$25,000,000 to be paid by the owners or passed on to the tenant. The Real Estate Board ask for further consideration of so important an ordinance and urged that excessive haste was not necessary.

"The Committee on Building Laws and Regulations of the Board adopted the following resolutions which clearly indicate that the ordinance is not opposed on the score of expense but, that if the remedy desired is essential, other forms of equipment should be provided:

We oppose installation of automatic mechanism.

We oppose application of the proposed ordinance to present buildings, even if manually operated.

We favor a gas cut-off on the outside of buildings in a location more readily accessible than as required by the present ordinance and by Section 601 of the Building Code as far as it affects new buildings.

That, the equipment of the Rescue Squad of the Fire Department, in relation to gas masks, be extended to include approved apparatus to meet the danger from all gases, and extended also to the whole department; and that a sufficient appropriation be made for this purpose.

Stewart Browne, President of the United Real Estate Owners' Association, wrote to the Aldermen:

"There has been no investigation whatever by the Board of Standards and Appeals or by your Building Committee as to the demerits of the 'old valve' and the merits of the proposed automatic valve.

"The New York Fire Insurance Exchange, at the urgent request of Chief Kenlon and without the slightest investigation did agree to make a reduction of 1 per cent. on the fire insurance rates on buildings having such proposed cut-off valve. This is not 1 per cent. deduction on net rate and would probably amount to less than one-half of 1 per cent. of the net rate. The companies can afford to do this as the rates are now too high. The Exchange, however, is opposed to any automatic valve, regarding it as dangerous."

Activity in Mercantile Building in Midtown Section

(Continued from page 457)

Co., Inc., owner. This building represents a cost of \$100,000 and is being erected by Charles Money, Inc., under a general contract according to plans by Charles H. Gillespie, architect.

Foundations are completed and steel work has been started for the eight-story printing building at 313 to 321 West Thirty-seventh Street, for the Herald Square Press Building Corporation. This operation is proceeding according to plans and specifications by Schwartz & Gross, architects, and Ball & Snyder, engineers. The cost of construction is placed at approximately \$400,000.

Excavation work is in progress at 1364 to 1370 Broadway, at the southeast corner of Thirty-seventh Street, where a sixteen-story store and office building will be erected by Harry Fischel, et al. This building has been designed by Sommerfeld & Steckler, architects, and Charles Mayer is the consulting engineer. The cost of construction is placed at \$750,000.

Foundations have been started for the fourteen-story light manufacturing and loft building at 237 to 239 West Thirty-seventh Street, which is being constructed by Lefcourt & Haas, owners and builders, from plans by George & Edward Blum, architects. This work will involve an outlay of nearly \$350,000 for construction. Practically all sub-contracts have been awarded and work will be pushed in order to have the building completed and ready for occupancy early in 1923.

At 244 to 250 West Thirty-eighth Street, Lefcourt & Haas, are excavating the site for a fourteen-story loft building to cost about \$500,000. This structure was also designed by

George & Edward Blum and Charles Mayer is the consulting engineer.

Excavating contractors are preparing the site at 209 to 223 West Thirty-ninth Street through to 206 to 214 West Fortieth Street, for a sixteen-story store and loft building for the 206 West Thirty-Ninth Street Corporation, of which Wm. Fishman, is president. This operation will cost about \$1,300,000 and is being erected under a general contract by Jos. E. Gilbert, from plans by George & Edward Blum, architects.

Wrecking contractors are demolishing the old buildings on the site recently purchased by the New York Tribune. The new building for this publication will be seven stories in height and will be erected from plans now being prepared by Lockwood, Green & Co., designing engineers. The structure will be located at 219 to 229 West Fortieth Street and will cost approximately \$500,000.

Rheinstein & Haas, Inc., general contractors, have obtained a contract for the construction of a twelve-story store and loft building shortly to be started in the north side of Thirty-ninth Street, just west of Fifth Avenue. This project will be for a corporation headed by George Rawak and will be for the accommodation of the millinery trades exclusively. The building has been designed by Starrett & Van Vleck, architects, and will be financed by a loan made by S. W. Straus & Co., who have underwritten a first mortgage serial bond issue of \$1,100,000. The major portion of the space in this structure has already been leased for long terms to firms prominent in the millinery industry.

Review of Real Estate Market for the Current Week

Business in the Bronx Was Strong, While Dealing in Manhattan Was Well Distributed in All Kinds of Properties

THIS was a good week in real estate. The Bronx led all the boroughs in the volume of dealing. It embraced all kinds of property from shore front to tenement houses. Most of the dealing was in one and two-family houses. It is only a few months ago that vacant land was the predominating selling quantity in the northerly borough.

The character of selling in Manhattan was various and substantial. There were some large operations in multi-family houses in the northern parts of the borough. Elevator and walk-up buildings were in equally good demand. Prominent among many good sales was that of the southwest corner of West End Avenue and 99th Street, held at \$1,000,000. A coal firm bought property at the foot of East 56th Street, with riparian rights. There were numerous apartment house sales ranging from \$200,000 to \$500,000 in price. All parts of the borough figured in the dealing. Here and there was a transaction where other property was given in part payment.

A transaction that shared attention with others was that of a 63-years' lease of the northeast corner of Seventh Avenue and 37th Street. It involves an option of purchase, the plot being 100x244. It represents an aggregate investment of \$8,000,000. The syndicate that leased the plot plans a distinctive improvement there. West 57th street loomed strong with a long lease by the O'Neill estate to the Mechanics & Metals

National Bank. Another subject of comment was the sale of the 5-story building, 1424 Broadway, which has long been occupied by Browne's Chop House. The holding price of this property was \$275,000.

Numerous parcels of variegated character on Lexington and on Park Avenues changed hands. The sites of some of them will be reimproved with more modern buildings and others will be remodeled for business and apartment purposes. There were some sales on West End Avenue. The sale of 538 West 53d Street was of more than passing interest. It is a business building that has been occupied by one tenant for 28 years and he proved to be the buyer.

There was a strong demand for dwellings for occupancy by the purchasers. The circumstance gives investment tone to the market. A feature of the week was the selling of numerous corner properties of various kinds. The movement in Park Avenue property seems to be gaining impetus. Some sales of old buildings in the finer apartment house section of the thoroughfare changed hands and more modern apartment houses will be witnessed in the avenue within the year. It was disclosed during the week that Marshall Field is the buyer of 34-38 Wall Street, adjoining the Federal Assay office.

The lower mercantile section of the city produced some good sales and some good leases as well.

PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week, was 82 as against 89 last week and 101 a year ago. The number of sales south of 59th st was 14 as compared with 31 last week and 38 a year ago.

The number of sales north of 59th st was 68 as compared with 58 last week and 63 a year ago.

From the Bronx 85 sales at private contract were reported, as against 33 last week and 41 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 467.

500 Lots in Hoboken to Be Sold

Mayor Patrick R. Griffin of Hoboken has announced that the War Department has ordered sale of 500 lots in the western section of the city, held by the Shore Railroad, a War Department subsidiary. The sale of these lots will throw open 1,500 other lots in the same section, which have been cut off from the city proper and have remained undeveloped because the city did not know what disposition the Government intended to make of them. No date has been set for the sale.

Home of Browne's Chop House Sold

Joseph Schwartz purchased from the Andrew Soher estate the U. S. Trust Co., trustee, 1424 Broadway, occupied by Browne's Chop House. It is a 5-sty building, on a plot 25.7x102. The present lease expires July, 1923. The property had not changed hands since 1897 and was held at \$275,000.

Tenant Buys After 28 Years

Estate of John Wilson sold through the Leonard Morgan Co. to John Schneider, the tenant, 538 West 53d st, a 3-sty brick building, on a plot 25x149.7. The structure was built for this tenant 28 years ago and he has steadily occupied it.

Wall Street Building Sold

Merchants Bank of Canada sold through the Charles F. Noyes Co. and Edward A. Arnold to Marshall Field, 34-38 Wall st, adjoining the United States Assay Office, an 8-sty and basement office and bank building, on a plot 53.5x103.10x irregular. It was at one time owned by Post & Flagg, bankers.

Alabama Apartments in Trade

The Alabama, a 6-sty elevator apartment house at the northeast corner of Riverside drive and 127th st, has been sold by the Ardmore Estates to the Winter Realities, Benjamin Winter, president, which gave in part payment the Lotta apartments, three 5-sty houses with stores at the northeast corner of Seventh av and 118th

st. The Alabama, which was sold subject to mortgages for \$175,000, fronts 86.6 feet on the drive and 100 feet on the street, with rear lines of 146.3 and 146.11 feet. The Seventh av, properties, which were disposed of subject to mortgages of \$142,750, cover a plot 100.11x100.

Some Lower Third Avenue Sales

P. M. Clear & Co. sold for the Dormond Realty Co., Inc., to the Lone Star Realty Corporation 40, 58 and 62 Third av, the first being a 3-sty brick flat with store, on a lot 20x60; the second being a 4-sty brick flat with store, on a lot 23.84x78; and the third a 4-sty brick flat with store, on a lot 23.84x78, adjoining the southwest corner of East 11th st.

Operator Buys and Resells

Daniel H. Jackson bought from the Halloran estate the northwest corner of St. Nicholas av and 15th st, a detached 2½-sty and basement brick dwelling, on a plot 37.3x106.11½, and resold it to the 881 St. Nicholas Avenue Corporation, A. D'Antona president. Mr. D'Antona will erect a 5-sty and basement apartment house, with owner's apartment on the first floor, containing 12 large rooms, with private separate entrance on the avenue front.

A Good Downtown Sale.

The 3-sty brick United States Arcade building, occupying the block front on the south side of Fulton st, between Pearl and Water sts, and valued at about \$350,000, has been sold by Benjamin Benenson. The structure, known as 32 to 38 Fulton st, 258 to 262 Pearl st, and 196 to 202 Water st, has frontages of 100, 96.6 and 85.8 feet, respectively, and was bought by Mr. Benenson last November from Charles Laue, who erected it 20 years ago.

Operators in Two Deals

The Brunswick, a 6-sty apartment house, with stores, at the northeast corner of Lexington av and 79th st, on a plot 31x102.2, has been sold by Charles H. Roman to Norman S. Riesenfeld and Joseph F. A. O'Donnell, operators, through O'Reilly & Dahn and Julius Friend.

The same buyers purchased through the same brokers the Gordon, the 5-sty brick flat, on a lot 20.3x102.2, at 153 East 79th st, adjoining the northeast corner of Lexington av. Gouverneur M. Phelps is the owner of record.

Hiram Lodge Buys Home

The Hiram Grand Lodge, A. F. and A. M., purchased from Webster A. Rodriguez the 3-sty and basement stone dwelling, on a lot 16.8x 99.11, at 66 West 131st st.

Obtains Option of Purchase

Charles Pieper obtained an option on the property of Mary K. Stokes, Jane F. Stokes and Anna H. Waters at 223 to 239 St. Nicholas av, 88.10x99.5x irregular, with an abutting parcel, 50x100.11, on 121st st, forming an "L" around the northwest corner of St. Nicholas av and

121st st. Mr. Pieper plans to improve the entire site with a large garage, providing the Board of Standard and Appeals grants permission for the erection of such a structure at this point.

Cartoonist Buys Dwelling.

Mrs. Pauline Strauss sold to Reuben L. Goldberg, well-known cartoonist, 317 West 75th st, a 4-sty and basement brick and stone dwelling, on a lot 22x102.2, between West End av and Riverside dr. The buyer will make alterations to the structure and occupy it. It was held at \$50,000 and adjoins the home of the late Justice Hotchkiss, and is opposite the home of Adolph S. Ochs and E. E. Smathers.

Brown Enlarges a Site

Frederick Brown, who purchased recently the Abyssinian Baptist Church and an adjoining building at 240 to 244 West 40th st, has enlarged his holdings at that point by the purchase of the 4-sty brick building, 23x98.9, at 246 West 40th st, from the U. P. C. Realty Co. He now controls a frontage of 118 feet.

Big Sale on West End Avenue

The 12-sty and basement apartment house at the southwest corner of West End av and 99th st, valued at \$1,000,000, has been sold by Ralph A. Gushee, president of the Coll-Clare Realty Co. and proprietor of the Claremont Restaurant, on Riverside Drive, to the Winter Realities, Inc., Benjamin Winter, president. The sale also included the two 4-sty dwellings, on plot 36x100, at 785 and 787 West End av, adjoining on the south, which were purchased to give light and air to the apartment house.

The apartment structure occupies a plot 110x 100 and was built 8 years ago by McMorrow Brothers. It contains suites of from 5 to 7 rooms with 2 and 3 baths and is rented for about \$145,000 a year. Walter Ebbitt of Slawson & Holbs was the broker representing the seller and M. Cohn & Co. and Henry I. Cooper were the brokers representing the buyer.

Chateau Thierry Apartments Resold

Daniel H. Jackson resold to an investing client of Jenks & Rogers 127 Riverside dr, southeast corner of 85th st, the Chateau-Thierry, a 7-sty apartment hotel, on a plot 27.5½x96.434, arranged in two and three rooms and bath, with a restaurant in the basement and sun parlors and gardens on the roof. The property is rented at \$45,000 per annum and held at \$325,000. This is the fifth sale of the house in the last few weeks. J. S. Ward traded it for a 2-story taxpayer on 125th st and La Salle pl with Harry Goodstein, who immediately resold it to Stewart Forsyth. He sold it to Mr. Jackson. Frederick Zittel & Co. were the brokers.

Part of Dutch Grant Sold

George N. Brettell sold for the Reformed Low Dutch Church of Harlem, Rev. Edgar Tilton, pastor, to Julius Reich, the 3-sty brick business building, on a lot 25.23x100, at 2239 Third av, adjoining the southeast corner of 122d

Douglas L. Elliman & Co.
Real Estate Brokers
 Fifth and Park Avenue Districts
 Efficient Property Management
 Plaza, 9200 15 East 49th St.

JAMES BOYD
 Member Real Estate Board, N. Y.
Real Estate—Mortgage Loans
 135 BROADWAY
 Phone: Rector 8658-8659

BROOKS & MOMAND
 Member of Real Estate Board
Real Estate Mortgages
 115 BROADWAY Phone 2267
 2268 Rector

CHARLES B. VAN VALEN, INC.
 Member Real Estate Board of N. Y.
REAL ESTATE
MORTGAGE LOANS—INSURANCE
 110 WILLIAM STREET
 Phone: 6000 Beekman

FREDERICK BROWN
Real Estate Operator
 OFFERINGS SOLICITED
 FROM BROKERS
 565 5th Ave. Phone Vanderbilt 8725

WALTER KRASLOW
Real Estate Operator
 Brokers' Offerings Solicited
 190 Montague St. Brooklyn, N. Y.

BENJAMIN WINTER
BUY AND SELL HIGH-CLASS
MANHATTAN PROPERTY
 BROKERS ARE INVITED TO SUBMIT
 PROPOSITIONS—Quick Decision Given.
 Lansing Building
 2299 BROADWAY, AT 82nd STREET
 Suite 6 Phone: Schuyler 2897

SAMUEL BRENER
REAL ESTATE OPERATOR
 50 EAST 42nd STREET
 Vanderbilt 3918-19

BENENSON REALTY CO.
BUY and SELL
HIGH CLASS BRONX AND
MANHATTAN PROPERTY
 Columbia Trust Bldg., 509 WILLIS AVE.
 Phone: Mott Haven 5212-5213

HEIL & STERN
Real Estate
Business Property Specialists
 Member of Real Estate Board, N. Y.
 1165-1167 BROADWAY (n. w. cor. 27th St.)
 Telephone: Watkins 4280

st. This is the first sale of the property, also the first sale of any of the church holdings, in 40 years. The property was granted to the sellers by the Dutch.

Buy Bermuda Apartments

Meister Builders, Inc., purchased the 6-sty apartment house, on a plot 130x100, at 608-610 West 150th st, known as The Bermuda, accommodating 48 families. The property was held at \$310,000. A. Strauss and A. Cohen were the brokers.

Heights Plot Bought

Estate of Max Freund sold to a corporation the vacant plot of eight lots on the east side of Amsterdam av about 150 feet north of the Washington Bridge Plaza, at 182d st.

The purchasing corporation, representing the interests of an out of town investor, will erect at once a garage with accommodations for 160 cars. The property is in the business zone, but after serious consideration and modifications of the proposed plans a permit for the erection of the structure was obtained from the Board of Appeals.

The Devonshire in New Hands

Wood, Dolson Co., Inc. sold for Arline Harrison to an investor the 6-sty elevator apartment house known as the Devonshire, at 325 West 83d st. The apartments are arranged in suites of from 2 to 7 rooms on each floor and show a rental of about \$20,000. The property was held at \$125,000. The brokers have been appointed agents.

Coal Firm Buys on East River

Burns Bros. bought property at the foot of East 56th st, abutting their coal yards, from the Andrews Institute for Girls. It measures 51.5x 98x irregular and carries rights to land under water.

Sell American R. E. Parcels

The receivers of the American Real Estate Co., ex-Judge Walter C. Noyes and Alfred E. Marling, have sold about \$3,500,000 worth of the company's realty holdings in Astoria and in The Bronx through Jacob & Emil Leitner, Inc. The largest holding, comprising 18 city blocks, or 1,100 lots in Astoria near Steinway av, was purchased by the Ditmars Improvement Co., Inc., of which John A. Dillard is president. Mr. Dillard is associated with Louis Gold & Co., builders and operators. The properties are bounded by Astoria and Wolcott and Fourth and Ninth avs. City improvements are to be installed and a number of the plots, it is said, have already been resold to builders.

In The Bronx the principal property in the deal was the Johnson Buildings, a 2-sty brick structure, 295x267, at Prospect and Westchester avs, which was purchased by the Devon Realty Co., J. Philip Van Kirk president, and resold to Louis Kleban and associates.

Messrs. Marling and Noyes also sold to the Devon Realty Co. five 5-sty tenement houses with stores, 40x100 each, at 1487 to 1535 Westchester av, and 500 lots on Allerton and White Plains av extending east to the Boston Post rd. The Westchester av flats have been resold to Edward Robitzek through Samuel Cowen.

Mrs. Hugh J. Grant Sells Tract

The block front along the south side of Hunts Point av, between Southern Boulevard and Whitlock av, comprising a curved frontage along Hunts Point av and Southern Boulevard of 267.3 feet and being 106.10 feet on Whitlock av, with a rear line measure of 200 feet, has been purchased by J. Clarence Davies and Joseph P. Day, under the name of D. & D. Land and Improvement Corporation.

Sale of land was made by Julie M. M. Grant, widow of former Mayor Hugh J. Grant, who with several associates acquired the Faile estate property, of which this is part, in 1905, through Mr. Davies.

The Messrs. Davis and Day also own the opposite northeast corner of Hunts Point av and Southern Boulevard, known as Bronx Oval Garden, which they are improving. The Community Building is opposite.

Iron Firm Buys Bronx Plot

Cross & Brown Co. sold for the Port Morris Land & Improvement Co. a plot of 5 lots on the north side of 140th st, adjoining the tracks of the New York, New Haven & Hartford Railroad. The purchaser, the Prudential Iron Co., will construct a building for its own occupancy.

Old Men's Home in Bronx Deal

Murphy & Murphy sold the old Colonial dwelling in Westchester Village on Fort Schuyler rd to the Eastern Missionary Association for the H. O. Tallmadge and Overing estates. The dwelling is more than 100 years old and will be remodeled for occupancy as an old men's home.

Varied Bronx Sales

Grudin & Sawitch sold for M. Nicholson to Bradbeck & Elkoff the vacant plot, 75x115.8, on the north side of Tremont av, 90 feet east of Marmion av, for improvement with a business

building; also to Morris Cohen the 1-sty taxpayer, on a plot 51x110, at the northwest corner of Stebbins av and Freeman st; also sold for J. Connors 1796 Clinton av, a 2-sty and basement brick dwelling, on a lot 27x84, to I. Wolinsky; also for M. Mintz and A. Libehof the southwest corner of Bathgate av and 187th st, a 1-sty brick taxpayer, on a plot 40x80.3, to the Wertheik Realty Co.

J. Clarence Davies sold for May E. Curry and others to Charles H. Roe estate, Charles F. Desler, president, the vacant plot, 50x113, on the west side of Union av, 50 feet north of 158th st; also for the same owners the vacant plot, 50x100, on the north side of 158th st, 113 feet west of Union av; for Alosia Leitz the 2-sty frame house, 25x100, at 787 East 158th st, adjoining. It is the intention of the purchaser to improve the Union av plot with 1-sty brick business building and the 158th st plot with a 5-sty flat.

Church Adds to Holdings

The Church of St. Martin of Tours, at the northeast corner of Grote and 182d sts, has purchased from Marie McHugh the abutting plot, 100.8x152.4x irregular, on the west side of Crotona av, 50.2 feet south of Garden st, Bronx.

Big Deal in Bronx Lots

Nathan Wilson, who recently bought the Berkeley Oval, sold to Samuel Rosenberg and John Debus all the lots on Andrews av with the adjoining plots on Burnside av, in all 37 lots, which will be improved with 27 semi-detached 2-family houses with garages. These houses are to be of the highest class, both as to construction and improvements, and will be sold at prices within the reach of all who desire private house comforts and surroundings. Slawson & Hobbs were the brokers.

A Brooklyn Triangle Sold

Realty Associates sold to a corporation operating a chain of moving picture theatres the 1-sty brick building occupying the entire triangular plot at Broadway, Marcy av and South 9th st, Williamsburg, containing a large moving picture theatre and several stores.

Brooklyn Corner Acquired

A new concern in which Register James A. McQuade and Deputy Register Hyman Shorestein and Jacob Goell of Brooklyn are interested, has acquired a tract of 12 lots at Riverdale and Van Sinderen av, in the Brownsville section, on which a 2-sty plant, 100x100, will be erected. It is expected that the contract will be awarded in a few days at a cost of nearly \$1,000,000. The heads of the concern report that a corporation will be formed soon to engage in the manufacture and distribution of ice in Brooklyn and that the capitalization may eventually amount to \$5,000,000. Lewis Eppinger is the seller of the Brownsville tract and the price is said to have been \$20,000.

Brooklyn Tract Sold

William Liss, Inc., sold for William H. Griffin to the Upright Realty Co., Inc., a tract of 17 lots consisting of 260 feet on the west side of East 8th st, between Aves O and P, 120 feet north of Av P, and 80 feet on the east side of E 7th st, 90 feet north of Av P. The property was held by Mr. Griffin for 23 years. The Upright Realty Co., Inc., will improve immediately with one and two family semi-detached houses.

Long Beach Plot Sold

The Lewis H. May Co. resold for Joseph Marx a plot of lots on the south side of Park st, fronting on the Railroad Plaza, at Long Beach, L. I., to Elias Alter, who will improve with apartment houses with stores. The property was held at \$25,000.

Sells Mt. Kisco Acreage

Julia Beverley Higgins sold for Winthrop Cowdin to E. Rush Duer, of New York, the property known as "Mellows House," comprising 7 acres, a fine house and outbuildings, at Mount Kisco, N. Y.

Will Increase Capital to \$4,000,000

In order to facilitate the handling of its rapidly growing business, the directors of the New York Title and Mortgage Co., 135 Broadway, will place before the stockholders of the company, at a special meeting on Thursday, April 20, a proposal to increase the capital stock of the New York Title and Mortgage Co. from its present figure of \$3,000,000 to \$4,000,000, by the issuance of 10,000 shares of capital stock at a par value of \$100 each.

The stockholders are expected to approve a plan which will allow the shares to be offered by subscription to the stockholders pro rata, one share for each three shares of their holdings, as of April 20, at a price of \$100 per share.

The New York Title and Mortgage Co.'s report of December 31, 1921, showed a growth in the company's business along every line, larger than any preceding year. The company owns the American Trust Co., which reported that the number of deposits on December 31 was

7,070, an increase of 1,565 during the year. Deposits at the last bank call were \$17,084,000. The American Trust Co. stock of \$1,500,000 is owned by the New York Title and Mortgage Co. It is carried on the books of the company at \$143.75 a share.

The stock of the New York Title and Mortgage Co. is quoted at 150 bid; 155 asked.

Ft. Washington Avenue Corner Sold

Byrne & Bowman, in conjunction with Nehring Bros., sold for a client to the Denwood Realty Corporation, Robert Benenson, president, 255 Fort Washington av, southwest corner of 171st st, a 6-sty and basement elevator apartment house, known as Rock Forest, on a plot 94.1x 103.10x irregular. It was held at \$250,000.

Sells Riverside Drive Parcel

Goodwin & Goodwin sold for Joseph Shenk 523 Riverside dr, a 6-sty and basement elevator apartment house on a plot 80.2x95. It was held at \$230,000.

Some Good Mercantile Sales

J. A. Kennedy, G. F. Gunther and L. B. Iserman have formed the 64 John Street Corp. to take over the property at that location, consisting of a 5-sty building with stores, 27.1x75.4x irregular, forming the southwest corner of William st.

The 6-sty building with stores, 49.4x99.6x irregular, at the southeast corner of Twelfth av and 30th st, has been sold by Louis Ferguson to the John T. Stanley Co., whose soap factory adjoins.

The Namlaw Realty Corp., James B. Waltman, Benjamin C. Emanuel and Marcel Raileanu, directors, purchased from Mary R. Duross the two 3-sty and basement brick houses, 36.3x86.7x irregular, at 803 and 805 Washington st, adjoining the northeast corner of Horatio st. They will be altered for business. Mr. Waltman acquired recently the 18-foot house at 807, adjoining on the north.

Death of Well-Known Builder

Michael J. Kennedy, 60 years old, of 552 First st, Brooklyn, died at his home on April 7 of bronchitis. Mr. Kennedy was born in the County of Mayo, Ireland. He was a member of the firm of John Kennedy & Co., contractors and builders, of 1133 Broadway, Manhattan, one of the largest firms of its kind in the city and especially noted as the builders of many Roman Catholic schools and churches and large business structures in New York and Brooklyn.

He was a member of the Real Estate Board of New York.

Mr. Kennedy is survived by a brother, John Kennedy, president of the Kennedy company, who will continue the business under its present name. The funeral was on Monday morning with a requiem mass at the Catholic Church of St. Francis Xavier, Sixth av and Carroll st, interment following in Calvary Cemetery.

Arthur Weyl & Co. are the brokers who brought about the recent sale of the Prospect Avenue Methodist Church, corner Prospect av and Macy pl, Bronx, size 125x108x80x63, to the Talmud Torah Torah Moses Congregation. The price paid was \$115,000. This property was sold for the New York Society of the Methodist Episcopal Church.

The Grandeur Holding Co., Samuel Gendzler, president, was the buyer of the Chateau-Thierry apartments at 127 Riverside dr, southeast corner of 85th st, and since resold.

MORTGAGE LOANS

The American Bond and Mortgage Co. will have \$25,000,000 available this year for real estate mortgages. Applications for handling real estate bond issues up to this amount will be received during the next two months at both the Chicago and New York offices of the company. The issues will range from \$100,000 to \$2,500,000.

For the erection of its 23-sty exchange and office structure the New York Cotton Exchange has obtained from the Equitable Life Assurance Society a loan of \$2,300,000. The structure, from designs by Don Barber, is to be built on the site of the present exchange, William st, Hanover sq and Beaver st.

The Lawyers Title and Trust Co. made a building loan of \$180,000 on the property, 44.2x 147, on the northwest side of Harrison av, 100.3 feet southeast of Morton pl, Bronx, to the Bismark Corporation.

The G. & F. Construction Co. obtained a building loan of \$135,000 from the New York Title and Mortgage Co. on the plot, 125x85.1, on the north side of 197th st, 87.4 feet east of the Grand Boulevard and Concourse, Bronx, to be improved with a 5-sty apartment house.

J. E. Watson, Inc., obtained from the Columbia Mortgage Co. a building loan of \$325,000

on the plot, 50x100, at 103 and 105 East 63d st, for improvement with a 9-sty apartment house.

The 125 East 63d Street Corporation obtained a building loan of \$425,000 from the City Mortgage Co. on the plot 68.8x100.5, on the north side of 63d st, 85 feet west of Lexington av, for a 9-sty apartment house. The company also

procured from Vanderbilt Webb an additional loan of \$50,000.

The Metropolitan Life Insurance Co. advanced to the 355 Riverside Drive Corporation a building loan of \$315,000 on the plot, 59.10x100, at the southeast corner of Riverside dr and 108th st for the erection of a 14-sty apartment house.

Builders' Bargain

EAST SEVENTIES

Near Lexington Avenue

Plot 120 x 102

Ripe for improvement
with 9-story apartment

EASY TERMS

Douglas L. Elliman & Co.

15 East 49th Street
Plaza 9200

Harris, Vought & Co.

6 East 46th Street
Tel. Vanderbilt 0031

Banks and Trust Companies

IN Greater New York there are 93 National and State Banks, 27 Trust Companies, and many Savings and Private Banks.

Some give special attention to depositors whose daily average balances run into the millions. Some are especially helpful to small depositors.

This Trust Company offers exceptional advantages to both "grown" and growing accounts. So to large and small depositors we say—

You are cordially invited to consult

LAWYERS TITLE & TRUST CO.

188 Montague Street, Brooklyn
160 Broadway, New York
44 Court Street, Brooklyn

367 Fulton Street, Jamaica, N. Y.
383 East 149th Street, New York
1354 Broadway, Brooklyn

160 Main Street, White Plains, N. Y.

NIEWENHOUS COMPANY, INC.

We specialize in Financing, Planning and Erecting Legitimate Building Operations on a 60% Loan Basis.

Commission Moderate. 316-318 East 161st Street
Telephone: Melrose 1694-1695 New York City

MONEY TO LOAN

on-Mortgages

Building Alterations

Leaseholds

Building Loans

BROKERS PROTECTED

Sterling Mortgage Company Inc.

135 Broadway, New York

TELEPHONE RECTOR 1228-3447

Samuel G. Bayne, the seller of the property, also made an additional loan of \$115,000.

Title Guarantee & Trust Co. loaned, on first mortgage, to the Chelsea-Moore Corporation \$120,000 on the new 6-sty apartment house with stores, to be built at the northwest corner of Eighth av and 24th st, on a plot 44.2x100. The term is 5 years, at 6 per cent. per annum.

The Browning-Jones Realty Co. obtained from the Lawyers Title and Trust Co. a building loan

of \$90,000 on 50-52 East 62d st for the erection of a 5-sty private school.

New York Title & Mortgage Co. made four building loans aggregating \$500,000 to the Northland Realty Co., Inc., on four 5-sty and basement apartment houses to be built on Bronx Park South, between Daly and Vyse avs.

Duross Co. placed a first mortgage of \$32,000 on 721-723 Ninth av, northwest corner of 49th st, for Rebecca Rosenberg; \$6,300 on dwelling 117 Manhattan av; and a first mortgage of \$8,000 on the 3-sty dwelling 1023 Ogden av, Bronx.

The City Mortgage Co. made a building loan of \$125,000 to the 1524-1530 Longfellow Avenue Construction Corporation on the northwest corner of Longfellow av and 172d st, 100x100, for 5-sty apartment houses.

The Lawyers' Mortgage Co. advanced a loan of \$180,000 to the N. & C. Contracting Co. on the northeast corner of the Grand Boulevard and Concourse and 196th st, 118x135, for the erection of 5-sty apartment houses.

Charles S. Kohler, Inc., placed a loan of \$16,500 on property, 203 West 84th st, for Mrs. Elsie Heinisch, with the Manhattan Savings Institution, for term of five years at 6 per cent. per annum.

Edwards, Dowdney & Richart placed a first mortgage of \$130,000 on 2105 Ryer av, Bronx, a new 5-sty apartment house being completed by Valhalla Corporation, J. O. Pedersen, president.

They also placed a first mortgage of \$56,000 on premises on the east side of Morris av, 248 feet south of 170th st.

Charles B. Van Valen, Inc., obtained for the 40 West 57th Street Corporation a loan of \$169,500 on the 6-sty business building at that address. It occupies a plot 26.6x100.5 and has been leased to the Fifth Avenue Memorial Association for \$45,000 per year net.

Lawrence, Blake & Jewell placed with a savings bank a loan of \$315,000 on 100 to 120 West 72d st, a 15-sty apartment hotel, known as the George Washington.

MANHATTAN SALES

South of 59th Street

DIVISION ST.—H. J. Jacob sold to Bernard Belson, 91-93 Division st, a 5-sty brick tenement house with store, on a plot 29.2x65. The previous sale was 25 years ago.

9TH ST.—Pease & Elliman sold to Josephine L. Parsons and Emily H. Wagstaff the 4-sty stone dwelling, 29 West 9th st, on a lot 17x92.3.

12TH ST.—E. H. Ludlow & Co. sold to Florence Rudden the 4-sty front and rear brick tenement house at 627 East 12th st, to the Dormond Holding Corporation, Simon Myers, president.

43D ST.—Everett M. Seixas Co. sold for L. Kellman to Mrs. Catherine Gerrity 330 East 23d st, a 3-sty and basement brick dwelling, on a lot 16.8x100.5. It is the first sale of the parcel in many years. The new owner will occupy.

48TH ST.—Victor Freund & Son sold for Theresa Ankel and others, to Dr. John Miller 253 East 48th st, a 3-sty and basement stone dwelling, on a lot 20x70.5.

50TH ST.—William J. Taylor sold to Dr. George H. Ryder the 4-sty and basement stone dwelling, 15x100.5, at 45 West 50th st, Columbia College leasehold.

52D ST.—John Constable Moore sold for Mrs. L. L. Danforth to a physician, for occupancy 49 West 52d st, a 4-sty and basement stone dwelling, on a lot 20x100.5.

52D ST.—Victor Freund & Son sold for Benjamin Lichtenstein to Dr. Andrew Brauer the 3-sty and basement stone dwelling, 312 East 52d st, on a lot 19x100.5.

SIXTH AV.—The Greenwich Village Meat Market Company, tenant, purchased the 3-sty brick flat with store, 22.9x80, at 92 Sixth av, adjoining the southeast corner of West 8th st.

North of 59th Street

63D ST.—William B. May & Co. sold for Mrs. Norrie Seller to a buyer, for occupancy, 159 East 63d st, a 3-sty and basement brick dwelling, on a lot 20x100.5.

69TH ST.—J. Lemle sold for the estate of Edward O'Brien, 327 East 69th st, a 4-sty stone flat, on a lot 25x100.5.

70TH ST.—Goodwin & Goodwin, Inc., sold to the Vivian Green Construction Co. the four 4-sty stone tenement houses at 226 to 232 East 70th st, on a plot 100x100.5.

72D ST.—Pease & Elliman sold for Ida Rheinberg the 4½-sty and basement brick dwelling, 35 West 72d st, on a lot 25x102.2. It was held at \$100,000. The buyer will occupy.

73D ST.—Pease & Elliman sold for Samuel Aupes to Dr. H. S. Dunning, for occupancy,

118 East 73d st, a 4-sty and basement stone dwelling, on a lot 18x102.2.

74TH ST.—G. Tuoti & Co. resold for Eva E. Greenfield and Julius Wieler to Luigi Impellizzeri, 226 East 74th st, a 5-sty brick tenement house with stores, on a lot 25x102.2. There are four apartments on a floor.

78TH ST.—M. H. Gaillard & Co. sold for Mrs. Henry Frank to Charles H. Taylor for occupancy, 154 West 78th st, a 4-sty and basement stone dwelling on a lot 20x102.2. It was held at \$40,000.

82D ST.—Coughlan & Co., Inc., sold for Daniel B. Freedman the 4-sty and basement brick dwelling, on a lot 19x102.2, at 136 West 82d st. The purchaser will occupy. It was held at \$35,000.

82D ST.—James P. Walden sold for Mary A. Crosby to a buyer, for occupancy, 312 West 82d st, a 5-sty American basement stone dwelling, on a lot 16x102.2.

82D ST.—Pincus D. Epstein sold to Louis Perlman, 335 East 82d st, a 3-sty and basement brick dwelling, on a lot 17.10x102.2.

84TH ST.—The Mandel-Ehrich Corporation resold to a builder, for improvement with a 9-sty apartment house, the plot 50x102.2 on the north side of 84th st, 70 feet west of Madison av, recently purchased from the Mid-City Realty Corporation.

84TH ST.—Miriam V. Lincoln sold 336 West 84th st, a 3-sty and basement stone dwelling, on a lot 18x102.2.

89TH ST.—Charles K. Clisby & Co. sold the 4-sty and basement stone dwelling, 42 West 89th st, on a lot 20x100.8½, for the Adolph Bendheim estate. This is the first time the property has changed hands in 20 years. It was held at \$40,000.

93D ST.—Froman & Taubert sold for Johanna Weissing, 165 East 93d st, a 3-sty and basement brick dwelling, on a lot 14x65.

95TH ST.—Clients of Mack & Taylor, attorneys, have formed the 46 West 95th Street, Inc., for the purpose of buying the 3-sty and basement brick dwelling, 19x100.8, at that address.

101ST ST.—Louis Silver sold to Mollie Rosenkrantz, 317 East 101st st, a 6-sty and basement brick flat with stores, on a lot 29x100.11.

108TH ST.—Schindler & Liebler sold for Joseph Fritz and others 228 East 108th st, a 4-sty brick tenement house with stores, on a lot 25x100.11. R. Prezzano was associate broker.

109TH ST.—Charles S. Kohler, Inc., resold for the Service Realty Co. (Ennis & Sinnott) the 5-sty brick double flat, 130 West 109th st, on a lot 25x100.11, to an investing client. The property was held at \$32,000.

116TH ST.—The 5-sty brick tenement house, with stores, on a lot 25x100.11, at 131 West 116th st, has been purchased by Edward Spiegel of the B. S. T. Realty Corporation. The buyer will install additional stores for the millinery trade.

117TH ST.—Henry Simon sold 51 West 117th st, a 5-sty double flat with stores, on a plot 34.11x108, at the northeast corner of Madison av.

122D ST.—Porter & Co. sold for the Wells Holding Co. to Rose D'Agati, for occupancy, 151 West 122d st, a 3-sty and basement stone dwelling, on a lot 20x100.11.

124TH ST.—D. H. Scully & Co. sold for the estate of Mary A. White the vacant plot, 50x100.11, at 53-55 East 124th st, adjoining the northeast corner of Madison av, to the First Institute of Pediatrics, which will erect a clinic for the treatment of foot afflictions and a school for the training of students of scientific pediatrics.

127TH ST.—Ulysses S. Tanco sold for Charles Wynne, 225 East 127th st, a 5-sty brick flat, on a lot 26.6x99.11.

127TH ST.—Vreeland-Ord Realty Co. sold for Mary M. Cummings 22 East 127th st, a 3-sty and basement stone dwelling, on a lot 20x99.11.

128TH ST.—Temple C. Burge sold to the Ethell Holding Corporation, 274 West 128th st, a 4-sty stone dwelling, on a lot 20.10x99.11.

132D ST.—George W. Ryan sold for E. Horowitz the 5-sty brick triple flat, 548 West 132d st, on a lot 25x99.11.

132D ST.—James H. Cruikshank bought through Harry Sugarman from Minnie A. Braxmer 256 West 132d st, a 3-sty and basement stone dwelling, on a lot 17x99.11.

134TH ST.—Albert H. Stout, in conjunction with Charles Taylor, sold for a client 245 West 134th st, a 3-sty and basement brick dwelling, on a lot 15x99.11.

138TH ST.—Samuel A. Kelsey sold for Michael Osborne 222 West 138th st, a 3-sty and basement brick dwelling, on a lot 21.1x99.11, to Dr. James A. Banks, who will occupy. William T. White was associate broker.

179TH ST.—Nehring Bros. sold for M. Lowenstein 815 West 179th st, northwest corner of Pinehurst av, a 5-sty and basement brick apartment house, on a plot 50.1¼x100. It contains 20 apartments.

180TH ST.—George Steinman, Inc., sold for William Meyn, 704-708 West 180th st, adjoining the southwest corner of Broadway, two 5-sty and basement brick apartment houses, each on a plot 52.6x100.

MONEY TO LEND ON BOND & MORTGAGE

LAWYERS MORTGAGE Co.

Capital and surplus \$9,000,000

59 Liberty Street, New York
184 Montague St., Brooklyn
4 Herriman Avenue, Jamaica

We are in the
market for the
purchase of well
located business
properties.

Markham Realty Corporation

CLARENCE W. ECKARDT, President

31 Nassau Street Tel. Rector 1865

Philip A. Payton, Jr., Company

REAL ESTATE AGENTS AND BROKERS

New York's Pioneer Negro

Real Estate Agents

127 West 141st Street

Between Lenox and Seventh Avenues

Telephone: Audubon 0245

SPECIALISTS IN PENN. TERMINAL SECTION REAL ESTATE

AGENTS—BROKERS—APPRAISERS

H. M. Weill Co.

Tel. Longacre 2290-2817 221 West 33rd St.

MRS. GERRIT SMITH

Member Real Estate Board of New York

42 EAST 40th STREET

CITY DEPARTMENT

APARTMENTS AND HOUSES

SOUND AND MORE PROPERTY A SPECIALTY

AMSTERDAM AV.—Nathan Wilson, operator, purchased from the Empire State Holding Co., William Praeger, president, the 5-sty brick apartment house, with stores, at the southeast corner of Amsterdam av and 89th st, on a lot 25.8½x100. The parcel was held at \$130,000. Charles Goldberg was the broker.

AUDUBON AV.—Dike & Co. and Louis Levy sold for an estate to Samuel Hadler and Joseph Nasanowitz, 82 and 84 Audubon av, two 3-sty brick flats, on a plot 33.6x100, which are to be altered into 2 and 3 room suites. They adjoin the northwest corner of 169th st.

BROADWAY.—Adolph Lewishohn sold to Samuel Brenner, the operator, the 1-sty taxpayer on the east side of Broadway, 25.6 feet north of 178th st. The structure measures 76.6x86.8, and was acquired by Mr. Lewishohn last July. The seller is a heavy owner of real estate in this section of Manhattan.

COLUMBUS AV.—The newly formed 924 Columbus Avenue Realty Co., represented by Aberly & Bryde, attorneys, and having for directors Lizzie J. Heuer, Irene R. Krumwiede and Rosalie F. Kulze, purchased from the Spannaus estate the 5-sty flat with stores, 25x75, at that address. It is located north of 105th st.

EDGEcombe AV.—The 3-sty and basement brick dwelling, 20x90, at the northeast corner of Edgcombe av and 136th st, has been purchased by the Roach Leasing Co. from Harry W. Bell.

EIGHTH AV.—Columbia Trust Co., as trustee, sold for the estate of Jacob Bauman the 6-sty elevator apartment house with stores at the southeast corner of 140th st and Eighth av, on a plot 87.5x100 and known as the Lourian. This is the first sale in 19 years. Samuel Klasky and Samuel Spierling were the brokers.

LEXINGTON AV.—Arthur L. Shaw sold for Samuel Newman, 1029-1031 Lexington av, two 3-sty and basement brownstone flats with stores, on a plot 34x93.9.

LEXINGTON AV.—Jonas Kahn sold through Sigmund Lewy to C. A. Schultze, 1064 Lexington av, a 4-sty stone flat with store, on a lot 16.8x85.

LEXINGTON AV.—Edwin E. Vollhart sold through J. Lemle, 1434 Lexington av, a 4-sty stone flat with store, on a lot 16.7x75.

MADISON AV.—Jerome C. and Mortimer G. Mayer bought 1269 Madison av, southeast corner of 91st st, a 5-sty apartment house on plot fronting 100.8 feet on the avenue and 36.8 feet on the street. The seller was the Phelps Stokes Estate, Inc., and the reported price \$140,000. The house is laid out in two 7-room suites on a floor, with a rental of about \$20,000 annually. Edward M. Scott and Duff & Conger were the brokers.

MADISON AV.—Mulvihill & Co. sold for Dr. Solomon Gettenberg to Estema Hawath, 1861 Madison av, southeast corner of 121st st, a 3-sty and basement stone dwelling, on a lot 17.9x88.

MADISON AV.—Caroline H. Bridge and the Osborne Trust Co. of East Hampton, L. I., sold through Harry Sugarman to James H. Cruikshank, 2046 Madison av, a 3-sty and basement stone dwelling, on a lot 16.4x75.

NAGLE AV.—Nehring Bros. sold for Charles Sachs to Wilhelmina Bertenberg, 110-112 Nagle av, two 5-sty brick apartment houses, with stores, on a plot 40x129.6. It contains 25 apartments.

PARK AV.—Edgar A. Levy purchased the 5-sty brick flat with stores, on a lot 25.2½x100, at the northwest corner of Park av and 95th st from the Realty Mortgage Co., Benjamin Mordecai, president, which valued it at \$80,000.

PARK AV.—Edgar A. Levy bought the northeast corner of Park av and 95th st, a 5-sty and basement stone and brick flat with store, on a lot 25.8½x90.

WADSWORTH AV.—Heil & Stern sold for Bernard Brownstein the northeast corner of Wadsworth av and 180th st, a 5-sty and basement brick apartment house, on a plot 44.6x100.

WEST END AV.—William R. Ware, represented by C. Ames, sold for Louise Maron the 4-sty and basement brick dwelling, on a lot 19x80, at 593 West End av.

BRONX SALES

BECK ST.—M. Hampton sold 901-905 Beck st, two 5-sty and basement brick apartment houses, each on a plot 36.5x100.

FORD ST.—D. A. Trotta sold for Anthony Avenue Realty Co. two 2-sty and basement brick 2-family houses, on a plot 50x100, at 371 and 373 Ford st.

HOME ST.—Duross Co. and the Neptune Real Estate Co. sold for the Brad Realty Co., Theodore Terney, president, to the B. & H. Trading Co., Inc., 822-832 Home st, a new 1-sty brick taxpayer containing 8 stores, on a plot 113.8x110.

155TH ST.—Ancowitz & Cohen sold the 4-sty brick flat with stores, 773 East 155th st, on a lot 25.5x100, northwest corner of Tinton av, for Emma Hockler to L. Kartelowitz.

156TH ST.—Sigmund Smolka bought from

Haskell Greshler 963 East 156th st, a 2-sty and basement brick 2-family house, on a lot 25x100.

166TH ST.—Sherman & Kirschner, in conjunction with Cohen & Strauss sold for the Lucky Realty Co. 445 East 166th st, a 6-sty and basement brick apartment house, on a plot 59.2x90.

167TH ST.—Julius Trattner sold for Frank Hertel the 5-sty and basement brick apartment house, 829 East 167th st, on a plot 44x152x irregular.

175TH ST.—William J. Gabel sold for Frank J. Muhlfeld to Max Eisenberg 770 East 175th st, a 2½-sty frame 2-family house, on a lot 25x140.5.

177TH ST.—M. M. Reynolds sold for a client to Rex Gilmartin the triangular plot at 177th st, Leland av and McGraw av.

BAILEY AV.—Eugene L. Larkin sold for William E., Mary A. and Willis H. Thorn the 2½-sty detached dwelling, 2674 Bailey av,

northeast corner of 193d st, 500x100, held at \$13,000. It was erected by the late William Thorn 12 years ago. The new owner will occupy.

CAMBRELENG AV.—Boro Associates sold through D. A. Trotta 2313 Cambreleng av a 2-sty and basement frame dwelling with garage, on a lot 25x100.

CLINTON AV.—I. Schneider sold to D. Hoffman, 1935 Clinton av, a 4-sty and basement brick apartment house, known as the Minneapolis, on a plot 37.5x100.

CONCOURSE.—Martin Stein sold a lot, 25x100, on the west side of Grand Boulevard and Concourse, 25 feet south of 175th st. J. Clarence Davies and John Pfuger were the brokers.

CONCOURSE.—H. T. Wood sold to John Seinfeld, 2005 Grand Boulevard and Concourse, a 5-sty and basement brick apartment house, on a plot 101.5x102x irregular.

CONCOURSE.—Moses H. Rothstein acquired for an investing client 2005 Grand Boulevard

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 25c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

PROPOSALS

TREASURY DEPARTMENT. Supervising Architect's Office, Washington, D. C., April 7, 1922.—SEALED PROPOSALS will be opened in this office at 3 p. m., May 5, 1922, for the construction of new balconies, changes in Post Office screen, etc., in the United States Post Office at Orlando, Fla. Drawings and specifications may be obtained from the Custodian at the building, or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

NOTICE TO CONTRACTORS: Sealed proposals for Construction, Heating, Sanitary and Electric Work, Administration and Staff Building, and Vapor Hood, Fan, etc., for Kitchen, Reception Hospital Building, at the Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2 o'clock p. m., (Standard Time) on Wednesday, May 3, 1922, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of the contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specifications Nos. 3868, and errata, 3869, 3870, 3871 and 3799. The right is reserved to reject any or all bids. Drawings and specifications may be examined at the Brooklyn State Hospital, Brooklyn, N. Y.; at the New York Office of the Department of Architecture, Room 618, Hall of Records Building, and at the Department of Architecture, Capitol, Albany. Drawings, specifications and blank forms of proposal may be obtained at the Department of Architecture Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, L. F. Pilcher, Capitol, Albany, N. Y.

L. M. FARRINGTON,
SECRETARY, STATE HOSPITAL COMMISSION.
Dated: April 7, 1922.

NOTICE TO CONTRACTORS: Sealed proposals for Drying Tumblers (Dry Room Tumblers for Laundry) at the Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2 o'clock p. m. (Standard Time) on Wednesday, May 3, 1922, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractor to whom the award is made will be required to furnish surety bond in the sum of fifty per cent. (50%) of the amount of the contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 3862. The right is reserved to reject any or all bids. Drawings and specifications may be examined at the Manhattan State Hospital, Ward's Island, N. Y.; at the New York Office of the Department of Architecture, Room 618, Hall of Records Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings, specifications and blank forms of proposal may be obtained at the Department of Archi-

ecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, L. F. Pilcher, Capitol, Albany, N. Y.

L. M. FARRINGTON,
SECRETARY, STATE HOSPITAL COMMISSION.
Dated: April 7, 1922.

SITUATIONS WANTED

SUPERINTENDENT.

MAN with 20 years' experience in building maintenance, repairs, alterations, leasing, economical management, desires to connect with private owner or real estate concern as inside or outside man; licensed engineer; age, 35; best references. Box 884, Record & Guide.

YOUNG MAN, 25 years, giving up Brooklyn real estate office, desires position with realty firm. Has eight years' experience. Knowledge office affairs; rental collections; repairs; good salesman. Is also special deputy sheriff for Kings County. Highest credentials. Box 889, Record & Guide.

WANTS AND OFFER

TO LET.

PRIVATE OFFICE, unfurnished, with service, architect's office. Opportunity for co-operation. Real estate brokers preferred. Box 887, Record & Guide.

BUILDING for rent on Warren Street, five floors, good store, 100 by 25, second floor remodeled as modern office; elevator; heat; suitable for wholesale hardware, electric or rubber business; total area 16,500 square feet; net rental, 60 cents square foot. Agents protected for commission. Owner, John C. Sparks, 42 Warren Street. Telephone, Barclay 6964.

DESK ROOM for rent in modern real estate office on Lexington Avenue. Complete service. Box 888, Record & Guide.

EXCEPTIONAL OFFICE, SUITABLY PARTITIONED, 850 SQ. FT., ON THE 20TH FLOOR OF THE NATIONAL ASSOCIATION BUILDING, 25 WEST 43D ST., TO SUBLEASE FOR THREE YEARS. PERFECT LIGHT ON THREE SIDES. LARGE DOUBLE DOORS AT ENTRANCE. FEW FEET FROM EXPRESS ELEVATORS. WILL DIVIDE IF DESIRED. FULL COMMISSION TO BROKERS. APPLY HERBERT McLEAN PURDY & CO., INC., 17TH FLOOR, 25 WEST 43D STREET. VANDERBILT 8040.

WANTED RECORD & GUIDE ANNUALS FOR THE YEAR 1918. STATE PRICE AND CONDITION. ADDRESS BOX C, RECORD & GUIDE.

FOR SALE or TO LET

548 WEST 53rd STREET
Entire 4-story business building on lot 25x100.
RECENT CONSTRUCTION
fire resisting, electricity, steam heat, excellent light, 2 floors cement. May divide. Rent \$5,000 per annum for entire building. Sale price \$40,000. Easy terms.
MIROMONT REALTY CO., Inc.
Tel. 1859 Cortlandt 11 JOHN STREET

and Concourse, a 5-sty and basement apartment house, 101x102, containing 45 apartments. Property shows rental of \$13,000 and was held at \$250,000.

CROTONA AV.—Harry Sachs sold through Grudin & Sawitch to Samuel Elkooff a plot at the southwest corner Crotona av and 179th st, 25x100, for a 2-family house.

CROTONA PARK NORTH.—Johnson-Deichsel Building Co. sold the new 6-sty apartment house, 75x100, at 771 Crotona Park North, 67 feet east of Prospect av, containing 37 apartments, and held at \$160,000.

DAVIDSON AV.—Benenson Realty Co. resold to a client of E. Schoen, 2391 Davidson av, a 4-sty and basement brick 16-family apartment house, on a plot 50x100, renting for \$9,500 and held at \$55,000.

DAVIDSON AV.—The newly formed Leska Realty Corporation, with C. M. Rosenthal, E. V. Levin and J. Friedland as directors, purchased from Carmela Silvestro the 2-family house, 33.4 x100, on the east side of Davidson av, 275 feet north of Featherbed la. It was valued at \$25,000, and was sold through David Marks.

EAGLE AV.—David Kessler sold to Philip Pearlman the 6-sty and basement brick apartment house 825 Eagle av, northwest corner of 159th st, on a plot 50x100.

KINGSBRIDGE AV.—Eugene L. Larkin sold for Frank D. Wilsey, formerly vice-president of the Board of Education, his former residence at 3113 Kingsbridge av to Dr. Michael J. Lynch, who will make extensive alterations and occupy. The house, one of the finest in the Kingsbridge section, was valued at \$40,000. It is 2½ stories, on a plot 97.9x200, located 75 feet north of 231st st.

MOHEGAN AV.—Abraham Stolzer purchased from John Friedrich, 1817 Mohegan av, a 5-sty and basement brick flat, on a plot 50x98.9.

MORRIS AV.—Harry Cahn purchased the vacant plot, 150x92.5, on the east side of Morris av, 90 ft north of 169th st, from the Reynal Realty Co.

MORRIS AV.—Harry Cahn, operator, resold to the Strategy Realty Co., Inc., the vacant plot, 150x92.5, on the east side of Morris av, 90 feet north of 169th st. George J. McCaffrey, Jr., was the broker.

ROGERS PL.—Louis Gold & Co., Inc., sold to Seelig & Pinkelstein of Brooklyn, the triangular corner of Rogers pl and Dawson st. The pur-

chasers will erect a 1-sty taxpayer containing 12 stores, which will be completed by July 1.

SEABURY PL.—Stozard Holding Co., Dr. Charles I. Stein, president, sold to Jacob Barsky the recently completed 1-sty brick taxpayer at the northwest corner of Seabury pl and 172d st for \$112,500. The building contains 12 stores, rents for \$15,500 and occupies a plot, 149x32.6. The selling company acquired the property last December.

SOUTHERN BOULEVARD.—Charles Wynne and Louis H. Low sold 1497 and 1499 Southern Boulevard, a 6-sty and basement brick apartment house, on a plot 50x100. Ulysses S. Tanco and S. Ullman were the brokers.

STEBBINS AV.—Benenson Realty Co. bought the northeast corner of Stebbins av and Freeman st, a 6-sty apartment, containing 26 suites and 5 stores, on a plot 72x113. The house was held at \$130,000, and rents for about \$22,000 annually.

STEBBINS AV.—Meister Builders, Inc., bought through M. Aronson 1270-1276 Stebbins av, two 5-sty and basement brick apartment houses, each on a plot 50x125x irregular.

THIERIOT AV.—M. M. Reynolds sold for the Knockmore Realty Co. to John Biemann 1243 Thieriot av, a 3-sty and basement frame 2-family house, on a lot 25x100.

THIRD AV.—Schwab & Co. resold for the W. C. P. Realty Co., Inc., to Martin Silverman, for cash, 2594 Third av, northeast corner of 169th st, a 1-sty brick taxpayer, on a plot 80x95.5.

THIRD AV.—Richard Dickson sold for Adolph Blechner 3432-3434 Third av, a 3-sty frame flat with store, on a plot 34.7x116.8x irregular.

TINTON AV.—Federated Realty Brokers sold for Weil & Mayer to A. Regenshein 608 Tinton av, southeast corner of 151st st, a 5-sty brick apartment house with stores, on a plot 100x46.

TREMONT AV.—Grudin & Sawitch sold for Edward Steiner to R. Oleinick and S. Elsnor 747 Tremont av, a frame 2-sty dwelling, on a lot 25x145. It will be remodeled for business uses.

TREMONT AV.—Max N. Natanson purchased from Rosalie C. Colihan, Edward A. John J. and Frank M. McQuade, the vacant block front on East Tremont av (177th st), between Crotona Parkway and Honeywell av. The property has frontages of 124 feet on Tremont av, 208 feet on Crotona Parkway and 191 ft on Honeywell av, and includes about 13 city lots. It was

held at \$125,000. This is the first sale of the property in more than 40 years. Clifford Aarons was the broker.

UNIVERSITY AV.—John P. Peel Co. sold for the Jupiter Realty Co., Nathan Wilson, president, the 1-sty taxpayer at 1969 University av to the William S. Dempsey Realty Co., Inc.

VALENTINE AV.—Schwab & Co. sold for I. Harris, for all cash, 2118 Valentine av, a 2-sty and basement brick 2-family house, on a lot 25.3x107.6.

VILLA AV.—D. A. Trotta resold for the Boro Associates, Inc., 3159-3171 Villa av, seven 3-sty frame flats with stores, on a plot 125x100.

VILLA AV.—Mark A. O'Brien & Co. sold for Mrs. Kate Gaskell to John T. L. Barry the northeast corner of Villa av and Bedford Park blvd, 27.3x127.7, on which the buyer will erect stores.

WALTON AV.—Strategy Realty Co., represented by Engel Bro., sold to Harry Cahn and Samuel Rubin the new 5-sty and basement brick apartment house at the southeast corner of Walton av and 184th st, on a plot 100x96. George S. McCaffrey was the broker.

WALTON AV.—G. Carlucci & Co. sold for the S. F. W. Building Corporation to Louis Rosasco the new 1-sty taxpayers with 9 stores, 60x100, at the northeast corner of 181st st and Walton av, held at \$75,000.

WASHINGTON AV.—The Christian and Missionary Alliance bought from the Gladstone Co. the southeast corner of Washington av and 168th st, 1 and 3-sty buildings, on a plot 64.8x100x irregular.

BROOKLYN SALES

GRAND ST.—Henry Berse sold to the Rolla Holding Corporation, David J. Rubinstein, president, 432-438 Grand st, southwest corner of Keap st, old dwellings. A modern 2-sty taxpayer will be built on the site.

75TH ST.—Frank A. Seaver & Co. sold the plot, 60x100, on the south side of 75th st, 240 feet west of Eleventh av, Dyker Heights, for David Evans.

BROADWAY.—The Leverich Realty Corporation sold for H. Levy the 2-sty and cellar modern department store building, 40x107.6, 1213 Broadway, to Joseph Michaels of J. Michaels, Inc., who plans to occupy it.

MEMBERS REAL ESTATE BOARD OF NEW YORK

ADAMS & CO., INC.

Real Estate
170 5TH AVE. Tel. Gramercy 1092
SPECIALIST IN BUSINESS PROPERTY

ALEX. BALTER, INC.

REAL ESTATE & INSURANCE
Management of Property a Specialty
152 W. 42nd St., Knickerbocker Bldg. Bryant 2042-3

CUSHMAN & WAKEFIELD, INC.

RENTING AND MANAGEMENT OF BUSINESS BUILDINGS

50 EAST 42d ST. Murray Hill 7820

ALFRED P. COBURN

Real Estate—Appraisals—Insurance
Management of Estate a Specialty
159 W. 72nd ST. Phones: Columbus 4356-2548

CUSACK COMPANY

Real Estate and Insurance Brokers
Specialists in West Side Properties
176 WEST 72nd STREET
Telephones: Columbus 6947-8179

CHAS. A. DUBOIS

REAL ESTATE
3551 BROADWAY
Established 1894

DUNLAP & LLOYD

Incorporated
Real Estate—Insurance
80 GROVE STREET Phone: Spring 5518

ROYAL SCOTT GULDEN

REAL ESTATE, FIFTH AVE. SECTION
680 FIFTH AVENUE Phone: Circle 8315

CHARLES G. KELLER

Real Estate and Insurance
109 WEST 23RD STREET
Watkins 5336

ALBERT E. KELLY

Successor to Fredk. A. Booth
REAL ESTATE AND INSURANCE
50 Union Square Tel. Stuyvesant 1125

T. H. KELLEY

Specialist in Fordham Heights Property
158 East 188th St., at Grand Concourse
Phone: Fordham 2509

J. P. & L. A. KISSLING

Sales—Management—Appraisals
896 8TH AVE., NEAR 54TH ST.
Established 1870 Circle 0591 to 5

H. C. KOPP & COMPANY

Specialists in Retail Store Locations
MANAGEMENT and BROKERAGE
402 Madison Avenue Vanderbilt 4900

ROBERT LEVERS

Real Estate—Insurance
THE KNICKERBOCKER, 152 West 42nd Street
Uptown Office: 376 Lenox Avenue. Phone Connections.

HIRAM RINALDO

Specializing in the Sale and Leasing of East Side Property
230 GRAND ST. Bowery Bank Bldg.

GEORGE S. RUNK

REAL ESTATE BROKER
Mortgage Loans—Management
1252 LEXINGTON AVENUE

SCHINDLER & LIEBLER

Real Estate and Insurance
1393 THIRD AVE., at 79th St.

SEAMAN & PENDERGAST

RENTALS — SALES — MANAGEMENT
RESIDENTIAL PROPERTIES
542 FIFTH AVENUE Vanderbilt 1309

Manhattan Office
1 WEST 125th STREET
Tel. Harlem 8400

Bronx Office
1972 JEROME AVENUE
Bingham 2700

SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE
Successors to
SHAW & CO.

COMMERCIAL PROPERTY MANAGEMENT

Rentals—Sales—Appraisals—Insurance
Industrial Locations

Spear & Co.
REAL ESTATE

840 BROADWAY 1261 BROADWAY
Stuyvesant 0627

JACOB J. TABOLT

REAL ESTATE
558 EIGHTH AVE. Phone:
Above 37th St. Fitz Roy 1366

JAMES P. WALDEN

REAL ESTATE
Specialist in West Side Dwellings
1966 Broadway at 66th St., Columbus 9006

WHITNEY-FOSTER CORP.

Real Estate Administrator
150 WEST 72nd ST. Columbus 6409

EAST 24TH ST.—Samuel Galitzka sold for Vanderpool, Inc., to Herman Nelson, the 2½-sty detached dwelling, with double garage, on a plot, 40x100, at 951 East 24th st. Flatbush.

EMERSON PL.—Meister Builders, Inc., sold through R. F. Woodward to Carl F. Hexburg 190 Emerson pl, a 9-room dwelling with garage accommodating 9 cars.

EMERSON PL.—Meister Builders, Inc., sold to Charles Watson 180A Emerson pl, a private dwelling.

FOURTH AV.—Henry Schwanewede sold through the Bulkley & Horton Co. to a builder, for immediate improvement, the vacant plot, 150x90, on the east side of Fourth av, 100 feet south of Bay Ridge av. An apartment house will be built.

FIFTH AV.—McInerney-Klinck Realty Co. sold for Diedrich Scheffer 3906 Fifth av, a 3-sty brick and stone flat with stores, on a lot 20x100.

MANSFIELD PL.—Bulkley & Horton Co. sold for James Gillies to a buyer, for occupancy, 662 Mansfield pl, a 2½-sty detached dwelling, on a plot 40x100.

PARK PL.—Bulkley & Horton Co. sold for the estate of I. M. Henderson to a buyer, for occupancy, 986 Park av, a 3-sty and basement brownstone dwelling.

STERLING PL.—A. J. Shannon Co. sold for Mrs. Mary E. Derry to a buyer, for occupancy, 315 Sterling pl, a 3-sty and basement brownstone dwelling.

QUEENS SALES

EDGEMERE.—Lewis H. May Co. sold for the Lancaster Sea Beach Improvement Co. (F. J. Lancaster, president) a plot of lots on the west side of Beach 35th st, Edgemere, to the Analip Realty Co., who will improve with all year homes.

FAR ROCKAWAY.—The Lewis H. May Co. sold for Rose L. Cohen, 1203 Mills st, Far Rockaway, a 3-sty dwelling and garage to Benjamin Schoen, who will make extensive improvements and occupy as an all-year residence.

LONG ISLAND CITY.—Cross & Brown Co. sold for Sadie Rosenthal the vacant plot, 100x100, on the east side of Sixth av, 100 feet north of Grand av, Long Island City.

HAROLD A. SMITH, who has long been in the real estate business in the St. Marks section of Brooklyn, has identified himself with the office of the Bulkley & Horton Co., at 535 Nostrand av, Brooklyn, in the St. Marks section.

RECENT LEASES.

Notable Seventh Ave. Leasehold

Invasion by the millinery trades of the area contiguous to the new needle trade center in the Pennsylvania zone is further emphasized by the announcement of an \$8,000,000 deal which will result in the erecting of a commercial building at the northeast corner of Seventh av and 37th st. The site was leased for a term of 63 years with an option of purchase by a building syndicate organized by Joseph E. Gilbert from the Craiginch Co., composed of Francis Bannerman and others.

The plot measures 100 feet on Seventh av and 244.6 feet on 37th st, and is directly opposite the Garment Center Capitol buildings, which form the nucleus of the fast growing needle trade center. On it the lessees will put up a building exclusively for millinery concerns, most of which are located further down town. Ground will be broken in January, 1923, and it is expected that the structure will be ready for tenants by the 1924 renting season. The \$8,000,000 or more involved in the venture includes both the aggregate rental and the cost of the building.

Frederick Fox & Co., Inc., were the brokers.

Builder Leases Corner

United States Trust Company of New York and Ira Bliss Stewart, trustees for the estate of Abram Baudouine, leased through Brady & Bowman, Inc., to the 665 Madison Avenue Corporation, Francis S. Paterno, president, 26x28 East 61st st, southwest corner of Madison av, two private dwellings, on a plot 67 feet on the avenue and 48 feet on the street. The term is 21 years with two renewals. The rental for the first 21-year period is approximately \$500,000 net.

No. 26 East 61st st for a number of years was the home of Abram I. Elkus, former Ambassador of Turkey. The corner house, 28, was the residence of the late Abram Baudouine. The property is now under lease to the Century Leasing Co., subject to a cancellation clause which will shortly be exercised by the owner. It is the intention of the 664 Madison Avenue Corporation to reimprove the property.

Walter Fox and William H. Peckham were associated as brokers with Brady & Bowman, Inc.

Dorlon's Old Stand Leased

Henry Shapiro & Co., in conjunction with Harris, Vought & Co., subleased for the Schulte Cigar Stores Co. to the St. Regis Restaurant.

the entire buildings, 6 East 23d st, running through to 7 East 22d st. The ground floor of the 23d st building was formerly occupied by Dorlon's restaurant. The lease is for a long term of years.

The same brokers also leased to the St. Regis Restaurant the store at 954 Broadway for the Schulte Cigar Stores Co., this store connecting with the 23d st building.

Art Galleries Renew Lease

Harris, Vought & Co., in conjunction with Henry Shapiro & Co., sublet for the St. Regis Restaurant Co. the entire upper floors in the building, 6 East 23d st and 7 East 22d st to the American Art Galleries. This is a portion of the building recently taken over by the St. Regis interests, at the present time occupied by the American Art Galleries in conjunction with adjoining space. The same brokers also leased to the American Art Galleries the six upper floors of the Bartholdi building at the southeast corner of Broadway and 23d st for the Schulte Cigar Stores Co., the entire area leased being approximately 80,000 square feet.

Lease a West 14th Street Corner

Duross Co. leased for a client to the United Cigar Stores Co. the store in the northwest corner of 14th st and Ninth av, for a term of years; for Fordham University, a plot of ground, to be improved with a garage, at the northwest corner of Southern boulevard and East 189th st to Frank Mennella, for a term of years.

Chicago Bankers in 115 Broadway

Carl A. Leasenfeld subleased for Harvey Fisk & Sons the ground floor banking suite in the U. S. Realty Building, at 115 Broadway, to King, Hoagland & Co., investment bankers of Chicago, who will occupy the space after extensive alterations from plans by Henry Ives Cobb.

Good Lease on Times Square

Bouton's, Inc., Raymond P. Herrick, president, leased through Richard L. Lee from the Hilton Co., Inc., the northerly store, 22 feet wide, in 1591-1597 Broadway, for a term of years, at an aggregate rental of \$300,000.

Lease Fine Apartments

Douglas L. Elliman & Co. leased a large apartment containing 13 rooms and 4 baths in the new building at No. 920 Fifth avenue, southeast corner 73d street, for the 920 Fifth Avenue Corporation, J. E. R. Carpenter, president, to Theodore Pomeroy. Also an apartment in 1049 Park av to John Murray Mitchell, Jr.

MANHATTAN BROKERS

ORVILLE B. ACKERLY & SON
Brokers and Appraisers
LONG ISLAND REAL ESTATE
Phone: Longacre 2280
243 West 34th St., New York City

ERNEST N. ADLER
Upper East Side Property a Specialty
1506 FIRST AVE., at 79th St.
Established 1903 Phone: Rhinelander 6125

ARMSTRONG & ARMSTRONG
Real Estate Agents and Brokers
212 ST. NICHOLAS AVE.—Near Eighth Ave. and 121st Street
Phone: Morningside 1376

GEORGE H. CORTH & CO.
ECONOMICAL and EFFICIENT
MANAGEMENT OF PROPERTIES
342 MADISON AVENUE, NEW YORK
Telephone: Vanderbilt 9494

JAMES A. DOWD
Real Estate—Insurance
Renting—Management
874 SIXTH AVENUE, above 49th Street

JACOB FINKELSTEIN & SON
Real Estate—Mortgages
Specialists in the Bowery Section
42 BOWERY Phone: Franklin 1810

HARRIS EXCHANGE
Real Estate—Mortgages
Renting and Leasing of Stores and Lofts
Times Building Broadway at 42d Street
Phone: Bryant 310-1124

HOLT & MERRALL, Inc.
Industrial Real Estate
342 MADISON AVE. Tel. Vanderbilt 4699

J. & E. REALTY CORPORATION
SELLING—LEASING—MANAGEMENT
5 COLUMBUS CIRCLE Columbus 7094

WM. P. JONES & SON
Real Estate & Insurance
1358 BROADWAY ESTABLISHED 1895
Corner 36th St. Phone: Fitz Roy 0207

JOSEPH MILNER CO., Inc.
Real Estate
505 FIFTH AVE., NEW YORK
Vanderbilt 3607

LEONARD MORGAN CO.
Real Estate—Insurance—Estates Managed
Gotham Bank Building, Columbus Circle
Suite 504-5 Phone: Columbus 1646

ARTHUR G. MUHLKER
Real Estate—Insurance
1112 PARK AVE., NEAR 90TH ST.
Phone: Lenox 2335

FRED. OPPENHEIMER
Real Estate—Mortgage Loans
540 Bergen Av., at 149th St.
Phone: MEI ROSE 5907

JOHN CONSTABLE MOORE
REAL ESTATE
15 EAST 40th ST. Vanderbilt 8189

SANSONE-ARENA CO.
Real Estate Insurance
Specializing in Italian Properties
320 EAST 34TH ST., NEW YORK
Tel. Vanderbilt 4218

ARTHUR L. SHAW
Washington Heights Specialist
4032 BROADWAY, ABOVE 169TH STREET
Wadsworth 4150-4151

SHERMAN & KIRSCHNER
Real Estate and Insurance
54 E. 109th STREET
NEW YORK
Tel. Harlem 9028-5863

JAMES B. SPEYERS, INC.
Real Estate
CANADIAN PACIFIC BUILDING
342 Madison Ave Suite 814-816

TANKOOS, SMITH & CO.
REAL ESTATE
11 JOHN STREET, CORNER BWAY
Cortlandt 6938-2372-1306

WILLIAMS-DEXTER CO., INC.
Greenwich Village Real Estate
Insurance
72 GREENWICH AVE. Chelsea 8096

O'Neill Estate Leases to Bank

Estate of Hugh O'Neill leased through Manning & Trunk to the Mechanics & Metals National Bank of 20 Nassau st, the two 4-sty and basement stone dwellings, on a plot 45x100.5. They adjoin Cavalry Baptist Church on the west.

The term of the lease is 21 years, with privilege of renewal. The bank will remodel the structures for banking purposes and for offices.

The late Hugh O'Neill was for two generations or more the head of the retail drygoods firm of H. O'Neill & Co. on Sixth av. He built the houses, just leased, 40 years ago. They were then considered to be the last word in private dwelling construction.

The bank will use the remodeled building for its Central Park branch, which is now at the northeast corner of Seventh av and 58th st.

A Long East Side Lease

Henry Shapiro & Co. leased for the Schulte Cigar Stores Co. to Brown Bros. & Herman 110 to 124 Third av, including the southwest corner of 14th st. The term is 21 years at an aggregate rental in excess of \$600,000. A 2-sty motion picture theatre with stores comprises Nos. 110-112, while the rest of the property comprises six 3-sty brick flats with stores.

ADAMS & CO. leased for Michael and George Coleman a floor in 114-116 East 25th st to the Peerless Lamp Shade Mfg. Co., for a term of years; also a floor in 49-51 West 23d st to William G. Mueller, for the same owners; also for E. Shuram Co. space in 122-124 Fifth av to P. J. Peller Co.

ALBERT B. ASHFORTH, INC., leased for the estate of John N. Golding store No. 5 at 547 Fifth av to Quigley & Ehret, for a term of years.

ALBERT B. ASHFORTH, INC., leased the front portion of the 11th floor in the Wurlitzer Building, 120 West 42d st, for the General Motors Corporation to H. W. Dubiskie & Co., for a term of years.

AUTO RENEWAL CO., INC., leased the 2d floor, containing 18,000 square feet, in 625 to 637 West 49th st, which they will use for their shops for automobile painting. Cross & Brown Co. represented the tenant and J. Arthur Fischer the landlord.

CARSTEIN & LINNEKIN, INC., leased for a client space on the 6th floor at 347 Fifth av to the Twelfth Church of Christ Scientist, to be used as a reading room.

DANIEL BIRDSALL & CO., INC., leased for the Sailors' Snug Harbor the first loft in 30-34 University pl to A. O. Schoonmaker; the store and basement of 132 Church st to Cabot & Rothstein; and the second loft of 27 Walker st to Grossman & Kaplan.

CROSS & BROWN CO. leased for the Bear Lithia Spring Co. to John F. Murray the 3-sty building 467-469 Eleventh av; also the 4th floor in 614-618 West 56th st to Henry Woltman; also for Meyer Cohen to Weigs & Laks the 4th floor in 70 West 38th st; and in conjunction with Clark T. Chambers the store in 1746 Broadway to Albert Hirst Motor Co., Inc.

CROSS & BROWN CO. leased for the Standard Steel Car Co. to the Garford Motor Truck Co. the basement and first floor in the building on the south side of Bridge Plaza, between William st and Ely av, Long Island City; also for the C. H. Motors Corporation to the Westinghouse Air Spring Co. the 2d floor in the building on the north side of Henry st, between William st and Ely av, Long Island City.

CUSHMAN & WAKEFIELD leased for a client to the Delaware & Hudson Railroad Co. and to the Canadian Steamship Co., office suites in 112 West 42d st.

CHARLES M. DE ROSA CO. leased for J. J. Radley the ground floor and first floor in 208-210 East 34th st, to E. Ward for a term of years; also, leased for Poppus the store at 158 East 28th st, to Frank Natale, for a term of 5 years; and leased for Mrs. Fluhr the loft at 152 East 33d st, to the S. & V. Art Embroidery Co., for a term of years.

J. ARTHUR FISCHER, in conjunction with Cross & Brown, leased for a client to the Auto Renewal Co. the 2d loft in 625-639 West 46th st; in conjunction with Hunt & Roy to Marcia White the store in 114 West 45th st; and for Gertrude Broide to the New York Charity Organization the 3d floor in 308 West 34th st. All for a term of years.

FREDERICK FOX & CO., INC., in conjunction with Carstein & Linnekin, leased the top floor in 840 Broadway to Braunstein & Judelson; for the Gorsil Realty Corporation the 6th floor in 64-66 East 11th st to Solomon Fergen; for Hyman Danelson space in 5-9 Union sq to Joseph Roth; for J. W. Wentworth the 4-sty brick building 208 West 15th st to Ferdinand Ufert.

FREDERICK FOX & CO. leased for Helen Munro Schurman, in 208 Greene st, the 1st loft to the Southern Jobbing House; the 2d loft to the Reliable Binding Co.; the 3d loft to the Phoenix Luggage Co.; the 4th loft to Newman & Schiff; and the top loft to the Manhattan Tailoring Co.

MORRIS FLOREA leased, for a term of years, for the Brandtish Realty Co. the busi-

ness and apartment building 121 East 120th st to Alexander Palumbo.

WILLIAM J. GABEL leased for the Hunter Holding Co. to Samuel M. Roth the store 915 East Tremont av; to Adolph Wegner the store 917 East Tremont av; to Samuel Brecher the store 1967 Daly av; and to John Salerno the store 1989 Daly av, all in the Bronx.

F. J. GUILFOYLE & CO. leased space in 487 Broadway to the U. S. Pencil Co., H. S. Trading Co., Bergman Bros, Pincus & Simons, Frankel Shirt Co., Empire Mercantile Co., Tropical Products Co., N. W. Rosenberg, Saul Eder, Light-Well Fixture Co., S. J. Eisenmann, Arthur W. Hahn, U. S. Freight Traffic Assoc., and the Arthur B. Albertis Co.

PETER GRIMM leased to the Roseville Pottery Co. the 2d floor in 292 Fifth av, for a term of years, for the Crucet Manufacturing Co., Inc., this being the first removal occasioned by the coming of Saks & Co. to Fifth av.

PETER GRIMM leased for Dr. Frank Parker the entire 2d floor at 49 West 49th st, for a term of years, to Mme. K. Beilinson, who will occupy after extensive alterations; also, with Rice & Hill, leased the parlor floor at 21 West 47th st to Marshall-Bull for a term of years; in conjunction with Ruland & Benjamin the front of the 8th floor at 17 West 45th st to Frank Bruder, for a term of years; and leased for the Central Union Trust Co. a suite of offices at 74 Broadway to W. H. Seldon, Jr., and C. W. Mitchell.

HENRY HOF leased for the Hup Realty Co. a loft in 205 East 12th st to the American Mailing Device Co.

HENRY HOF, as broker, leased a loft in the former J. Chr. G. Hupfel Brewery, now altered to a modern fireproof loft building, to Guider & Heina, upholsterers and decorators. Also, store at 217 East 38th st to F. L. Bouquet, wholesale dealer in upholstery supplies.

JULIUS LIBMAN leased the 4th loft in 48-56 West 38th st to Friedman & Co., importers of beads and novelties, for a term of years, at an aggregate rental of \$65,000.

JOSEPH M. MAY leased through the Bulkley & Horton Co. to Owens & Beers the building 1074 Flatbush av, Brooklyn, for a long term of years.

CHARLES F. NOYES CO. leased for the Watts Realty Corporation the store in 940-948 Broadway, for a term of years, at an aggregate rental of about \$35,000; for E. D. Self the 5-sty building 248 Water st to Wally A. Hollman; the 3d floor of 25 Beekman st to Charles B. Bartram; the 2d floor of 15 Fulton st to James J. Richards; the 3d floor of 617-621 East 18th st to Ralph R. Watney; a floor in 126-128 Maiden lane to Harry Osborne; and the 3d floor in 13 Gold st to Edward Lingert.

CHARLES F. NOYES CO. leased for the Lawyers Title & Trust Co. the store in 6 Maiden la, now occupied by George H. Squires, to Abraham Levy, for a term of 10 years, at an aggregate rental of about \$75,000. The Levy Jewelry Shop has been located for many years in the Hudson Tunnel Building, and the change is made necessary on account of the Corn Exchange Bank taking over the Levy premises. The Noyes Co. also leased the greater portion of the 16th floor of the Masonic Building, 46 West 24th st, to the New York Federation of Churches.

CHARLES F. NOYES CO. leased to E. B. McConnell, who has charge of the bonding department of the Maryland Casualty Co., the entire 8th floor of the Central Fire Building, 92 William st, for Corroon & Duffey; and other space in the same building to Curtis, Hellriegel & Pereyca, Inc.; for John B. Hibbard a portion of the 5th floor of the Dodge Building, Park pl, West Broadway and Murray st, to the Farrington Case Co.; for Robert E. Simon offices in 87-89 Nassau st, corner of Fulton, to Krakowsky Fereres, Michael Birnbaum and Adolph Eisen; and for Gauvin & Hanson offices in the new Gauvin Building, 90 William st, to R. J. McLachlan.

CHARLES F. NOYES CO. subleased for the Commercial Union Assurance Co. the 3d floor of 4-6 Dutch st to the Travelers Insurance Co., the lessees of the 16-sty adjoining building at 55 John st and the 6-sty adjoining building at 8-10 Dutch st.

PEASE & ELLIMAN leased for W. C. & A. E. Lester to the Misses Flora L. Valentine and Jane Bradley the store in 49 West 47th st, for a term of years.

PECK & PECK leased space in 587 Fifth av, as follows: front half of the 10th floor to John N. Kelly, for a term of 3 years, at an aggregate rental of \$15,000; rear half of the 9th floor to the Gresham Realty Co., for a term of 5 years, at an aggregate rental of \$25,000; the middle part of the 9th floor to Gertrude Haviland, for a term of 5 years, at an aggregate rental of \$10,000; the entire 8th floor to Bertram Hall, for a term of 5 years, at an aggregate rental of \$40,000; the middle part of the 7th floor to Emily A. Linderman, for a term of 3 years, at an aggregate rental of \$6,000; the front half of the 7th floor to Finger & Brotman, for a term of 5 years, at an aggregate rental of \$20,000; the rear half of the 6th floor to Howard Hardy & Co., for a term of 3 years, at an aggregate rental of \$15,000; and through Brady & Bowman to D'Andrea Bros. the entire 2d floor, for

a term of 5 years, at an aggregate rental of \$47,000.

LEOPOLD PORRINO leased for Victor Langman, for a term of 5 years, the store and basement of 97 Sixth av.

RICE & HILL leased for John Forsythe & Sons the entire first floor in 590 Fifth av to J. Schaeffer, Inc., for a long term of years, from May 1, 1922. The floor was held at \$10,000 a year. After extensive improvements the premises will be used as a permanent hair waving establishment.

LEWIS L. ROSENTHAL CO. leased, for a term of years, the store 703 Eighth av to S. Landes, to be used for the sale of trunks and leather goods, at the expiration of the present lease; also, store at 144 East 42nd st to Philip Kotler, to be used for trunks and leather goods; and to Silver & Horman the store, which was formerly occupied by the National Shirt Shops, at 31 Park Row, for a term of years.

LEWIS L. ROSENTHAL CO., in conjunction with Theodore Luby, leased for a client to Silver & Herman, the store at the southeast corner of Broadway and 49th st; to the Radio Stores Corporation store 16, in the Penn Arcade, 33d to 34th st, east of Seventh av; to George Silver, for a term of years, the store in 300 West 44th st, Morris Taylor being associated as broker in the last mentioned lease.

LEWIS L. ROSENTHAL CO., in conjunction with Theodore Luby, leased for the Broadway and 170th Street Holding Corporation, two stores, Nos. 9 and 10, in the new building, corner of St. Nicholas av and 168th st, to Theodore Trumpas and Thomas Hronis, for a term of 10 years. Also, for the Loew Realty Corporation the store, which for many years has been occupied by the Automat Lunch Co., at 644 Eighth avenue, which adjoins the American Theatre, for a term of 7 years, to I. Dubroff, who conducts a chain of lunch rooms. These leases aggregate a rental of \$110,000.

SPEAR & CO. leased, for clients, the store and basement at 28 West 15th st to the National Safety First Aid Kit Co.; the 5th floor in 417 Lafayette st to Triangle Hat Works; the 2d floor in 142-144 Greene st to Isidore Goldfiam; the 2d floor in 34-38 West 4th st to Henry Goodman, novelties; the 5th floor in 113-115 Prince st to the Royal Luggage Co.; the 3d floor in 28-30 East 12th st to Joseph Hosenball, ladies' neckwear; and in conjunction with H. J. Friedman the 4th floor in 42-46 West 33d st to the Mildred Dress Co.

SPEAR & CO. leased for the General Motors Corporation to the American Can Co. the 9th floor and part of the 8th floor, with 13,000 square feet in all, in the Wurlitzer building, 120 West 42nd st. The Beautebox Corporation also leased 2,500 square feet on the 8th floor, through Spear & Co.

SPEAR & CO. leased the store and basement at 39-45 West 19th st for Sears, Roebuck & Co. to Morris White, manufacturer of leather goods; and the 5th floor at 30-32 West 24th st to Kirschner & Henaler Co., manufacturers of ladies' underwear.

SPEAR & CO. leased for the American Real Estate Co. the 7th floor in 114 Fifth av, containing 16,000 square feet, to L. Sonneborn Sons, dealers in oils and chemicals, for a term of years.

SPEAR & CO. leased for a client to the Cosmopolitan Auto Body & Repair Co. the 3-sty and basement building, 136 West 18th st, for a term of years.

JENNIE SPIRO, represented by Abraham H. Sarasohn, leased for a term of 21 years the 3-sty dwelling with stores at 1677 Madison av to the Pomboke Realty Co., Inc., who will alter and occupy the premises for their own use. The brokers were Sherman & Kirschner.

SPOTTS & STARR, INC., leased to the Arta Realty Co., at an aggregate rental of \$135,000, the 4-sty building 1501 Third av, owned by Charles F. Eberhart.

TANKOOS, SMITH & CO. leased for the Horn & Hardart Co. to L. Schechtman & Son, wholesale women's wear, the large southerly store in the southeast corner of Broadway and Houston st, for a term of years, at an aggregate rental, from April 1, of \$25,000.

TANKOOS, SMITH & CO. subleased for the Horn & Hardart Co. to the United Cigar Stores Co., for a term of 20 years, the corner portion of the large store in the new building, under way, at the southeast corner of Broadway and 37th st. The aggregate rent is \$300,000.

TANKOOS, SMITH & CO., in conjunction with Sheldon C. Kniffin, leased for the Horn & Hardart Co., in 1353-1357 Broadway, the south store for a long term of years, at a rental aggregating \$100,000, to Joseph Greenwald and Samuel E. Born, who own and operate the Born French Chocolate Shops.

TANKOOS, SMITH & CO. leased for Horn & Hardart Co. to A. Freedman & Sons, of Boston, for a long term of years, at a rental aggregating approximately \$150,000, the northerly store and basement of the Automat Restaurant building, 1553-1557 Broadway. The lessee, upon completion of alterations, will operate a branch establishment for the sale of shoes.

CHARLES B. VAN VALEN, INC., and John J. Fleming leased for a client the store in 75 John st to Schaeffer & Shevlin, insurance underwriters.

R. TELFAIR SMITH leased for a client to Patrick Kiernan, for a term of years, the store and basement in the southeast corner of Eighth av and 130th st. Also leased to A. Simon the store and basement of 606 Columbus av, for a term of years.

E. K. VAN WINKLE, in conjunction with Douglas Gibbons & Co., leased for Rose Stuart Cumming to Dorbon Aine, Inc., the store 561 Madison av, to be occupied by the tenant as a shop for the sale of French books.

CHARLES B. WALKER leased for a client to West Publishing Co., of St. Paul, Minn., office space in 28 Warren st; the store and basement in 269 Canal st to Knickerbocker Doll Co.; a loft in 27 Howard st to Eschay & Co.; the store in 143-145 Prince st to Charles Belmont; and with Brett & Goode the 6th floor of 213-215 Centre st to Davids Bros.

WILLIAMS CLUB GARAGE, INC., A. S. and M. Berk and D. Altman, directors, leased from Wright Gillies the 1-sty garage on plot 50x150x irregular, at the southwest corner of Amsterdam av and 160th st, for a term of 10 years at an annual rental of about \$9,400.

REAL ESTATE NOTES.

ARTHUR P. BAMMAN has joined the sales force of the Houghton Co.

NEW YORK EDISON CO. is the real buyer of 27 and 29 Bridge st, sold recently.

SAMUEL J. WAGSTAFF, formerly of the law firm of Rollins & Rollins, is now associated with Douglas L. Elliman & Co.

BERNHARD D. GOLDSTEIN has withdrawn from the Goldstein, Staalsberg Co. and will continue in the real estate business at 132 Nassau st.

WILLIAMS-DEXTER CO. recently sold 74-76 West 97th st, southeast corner of Columbus av, to a buyer through the Leonard Morgan Co. It was erroneously reported that the seller was the buyer.

THE BUYER of 20 East 58th st, recently reported sold through the office of John Constable Moore, is M. B. Philipp, owner of 18 East 58th st and the abutting houses 9 and 13 East 57th st.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Apr. 5 to Apr. 11	1921 Apr. 6 to Apr. 12	1922 Apr. 5 to Apr. 11	1921 Apr. 6 to Apr. 12	1922 Apr. 4 to Apr. 10	1921 Apr. 5 to Apr. 11
Total No.....	238	189	236	177	839	725
Assessed Value.....	\$16,070,400	\$10,019,100	.....	.....	.....	.....
No. with consideration	16	23	17	10	41	43
Consideration	\$815,500	\$1,951,916	\$139,215	\$147,815	\$458,149	\$365,107
Assessed Value.....	\$747,000	\$1,793,500	.....	.....	.....	.....
	1922 Jan. 1 to Apr. 11	1921 Jan. 1 to Apr. 12	1922 Jan. 1 to Apr. 11	1921 Jan. 1 to Apr. 12	1922 Jan. 1 to Apr. 10	1921 Jan. 1 to Apr. 11
Total No.....	3,309	2,866	3,278	2,038	10,755	8,353
Assessed Value.....	\$235,240,350	\$159,273,349	.....	.....	.....	.....
No. with consideration	297	295	338	132	483	485
Consideration	\$14,463,333	\$18,413,402	\$3,022,454	\$1,114,039	\$7,039,563	\$5,562,983
Assessed Value.....	\$14,422,750	\$14,865,100	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Apr. 5 to Apr. 11	1921 Apr. 6 to Apr. 12	1922 Apr. 5 to Apr. 11	1921 Apr. 6 to Apr. 12	1922 Apr. 4 to Apr. 10	1921 Apr. 5 to Apr. 11
Total No.....	204	149	206	122	952	569
Amount	\$6,561,296	\$4,894,138	\$2,405,883	\$965,805	\$5,520,104	\$3,600,398
To Banks & Ins. Co.	34	31	14	14	207	93
Amount	\$3,886,500	\$2,874,000	\$94,700	\$277,000	\$1,453,000	\$1,201,456
No. at 6%	170	123	175	92	909	534
Amount	\$3,501,611	\$3,875,818	\$1,915,049	\$640,025	\$5,301,604	\$3,462,601
No. at 5 1/2%	3	9	4	4	34	20
Amount	\$2,480,000	\$213,220	\$21,100	\$33,000	\$194,250	\$105,600
No. at 5%	2	1	1	1	2	5
Amount	\$41,000	\$8,000	\$6,000	\$30,000	\$6,900	\$10,547
No. at 4 1/4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
Unusual Rates.....	1	.....	1	.....	1	.....
Amount	\$4,200	.....	\$1,104	.....	\$1,500	.....
Interest not given..	28	16	25	25	6	10
Amount	\$534,485	\$797,100	\$462,630	\$262,780	\$15,850	\$21,650
	1922 Jan. 1 to Apr. 11	1921 Jan. 1 to Apr. 12	1922 Jan. 1 to Apr. 11	1921 Jan. 1 to Apr. 12	1922 Jan. 1 to Apr. 10	1921 Jan. 1 to Apr. 11
Total No.....	2,703	2,148	2,654	1,203	11,060	6,692
Amount	\$87,367,906	\$70,488,472	\$29,295,404	\$9,284,774	\$63,845,203	\$36,647,131
To Banks & Ins. Co.	366	376	206	71	2,132	1,021
Amount	\$25,347,478	\$30,060,150	\$4,233,180	\$1,387,795	\$17,705,192	\$10,596,742

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922 Apr. 5 to Apr. 11	1921 Apr. 6 to Apr. 12	1922 Apr. 5 to Apr. 11	1921 Apr. 6 to Apr. 12
Total No.....	56	44	21	12
Amount	\$3,894,450	\$11,181,000	\$489,000	\$192,000
To Banks & Ins. Companies...	34	29	8	7
Amount	\$3,308,750	\$10,871,750	\$378,000	\$181,000
	1922 Jan. 1 to Apr. 11	1921 Jan. 1 to Apr. 12	1922 Jan. 1 to Apr. 11	1921 Jan. 1 to Apr. 12
Total No.....	788	664	280	208
Amount	\$57,860,598	\$56,489,188	\$3,349,600	\$4,129,721
To Banks & Ins. Companies...	542	416	172	97
Amount	\$43,751,725	\$47,462,539	\$5,806,700	\$2,470,500

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 Apr. 5 to Apr. 11	1921 Apr. 6 to Apr. 12	1922 Apr. 5 to Apr. 11	1921 Apr. 6 to Apr. 12	1922 Apr. 5 to Apr. 11	1921 Apr. 6 to Apr. 12	1922 Apr. 5 to Apr. 11	1921 Apr. 6 to Apr. 12	1922 Apr. 5 to Apr. 11	1921 Apr. 6 to Apr. 12
New Buildings...	24	17	43	41	306	235	306	263	53	12
Cost	\$3,234,150	\$1,719,000	\$567,287	\$874,600	\$1,878,370	\$2,177,505	\$1,213,175	\$1,173,235	\$227,600	\$176,373
Alterations	\$247,450	\$644,063	\$54,300	\$41,100	\$218,280	\$140,125	\$225,146	\$265,403	\$6,460	\$13,500
	1922 Jan. 1 to Apr. 11	1921 Jan. 1 to Apr. 12	1922 Jan. 1 to Apr. 11	1921 Jan. 1 to Apr. 12	1922 Jan. 1 to Apr. 11	1921 Jan. 1 to Apr. 12	1922 Jan. 1 to Apr. 11	1921 Jan. 1 to Apr. 12	1922 Jan. 1 to Apr. 11	1921 Jan. 1 to Apr. 12
New Buildings...	252	190	1,635	394	4,182	1,848	6,942	1,926	704	409
Cost	\$40,360,720	\$23,041,960	\$48,660,363	\$12,622,820	\$43,787,305	\$18,509,925	\$45,663,828	\$10,540,754	\$2,567,026	\$1,290,373
Alterations	\$7,830,616	\$6,267,222	\$1,108,050	\$508,430	\$1,572,785	\$2,388,420	\$1,104,191	\$962,794	\$145,685	\$92,087

J. CLARENCE DAVIES

Incorporated

Member Real Estate Board, N. Y.

BRONX REAL ESTATE

AUCTIONEER—BROKER
APPRAISER—MORTGAGE LOANS

Main Office: 149th St. and Third Ave.

BRANCHES:

32 Nassau Street 51 East 42nd Street
Phone Connections

Bronx Brokers

A. G. BECHMANN

Real Estate and Insurance

Tel. Intervale 556 1065 SO. BOULEVARD
One block from Stimpson Street Subway Station

WILLIAM J. FREY

Real Estate and Insurance

370 EAST 149th ST.

George J. Frey Mott Haven 5404

WM. F. KURZ CO.

Bronx Real Estate

370 EAST 149TH STREET

Established 1897 Phone: Mott Haven 4910-4911

OTTO LACKMAN

Management of Properties my Specialty
2514 Grand Concourse, near Fordham Road
Phone: Fordham 5799

L. G. LOSERE

REAL ESTATE

Entire Charge Taken of Property
871 Brook Ave., at 161st St. Established 1898

JOHN F. PENDERGAST, Jr.

Real Estate—Estates Managed

340 WILLIS AVENUE

Phone Melrose 7223

ALBERT D. PHELPS

BRONX REAL ESTATE

554 Melrose Ave., near 149th St. and 3rd Ave.
PHONE MELROSE 4371

HENRY SCHWIEBERT

Real Estate—Insurance

261 EAST FORDHAM ROAD

Near Valentine Avenue Fordham 9345

Brooklyn Brokers

REAL ESTATE MUST BE SOLD

Under present conditions, real energetic salesmanship is necessary to sell real estate. Our large organization and 50 years' experience assures efficient selling service.

BULKLEY & HORTON CO.

"Established Over Half a Century"

585 Nostrand Avenue, near Dean Street

414 Myrtle Avenue, near Clinton Avenue

7520 Third Avenue, near 76th Street

1214 Flatbush Avenue, near Ditmas Avenue

BROOKLYN

Bank of Manhattan Bldg., Jamaica, L. I.

JAMES B. FISHER

Member of Brooklyn Real Estate Board

REAL ESTATE

174 MONTAGUE ST. Main 7267

QUELL & QUELL

REAL ESTATE INVESTMENTS

MANAGEMENT

318 Patchen Avenue Brooklyn, N. Y.

Telephone: Decatur 4981

Covers 27 States

— DODGE REPORT SERVICE — Established January 1, 1892

SPRING

Spring is with us
 The building season is on
 Construction is booming
 Statistics prove it
 We compile the statistics and we know
 Because
 We have in our files
 A verified report
 For every item in the total
 These reports
 Can work for you
 And show you
 Where your market is
 Write today

Dodge Reports

Have your stenographer fill out this form and mail to our New York office

WE ARE NOT OBLIGATED BY MAILING THIS FORM

THE F. W. DODGE CO.1922

Gentlemen:—We are interested in learning more about your Daily Construction Report Service for the increasing of sales in our line of business.

We operate in the following states:.....

.....

Name.....

Address.....

Business.....

Offices of

The F. W. Dodge Company

New York - - - 119 West 40th Street
 Boston - - - - - 47 Franklin Street
 Buffalo - - 409 Niagara Life Building
 Philadelphia - - 1821 Chestnut Street
 Pittsburgh - - - - Bessemer Building
 Cleveland - 920 Citizens Bank Building
 Cincinnati - - - - 301 Gerke Building
 Detroit - - - 360 Penobscot Building
 Chicago - - - 131 No. Franklin Street
 St. Louis - 600 Title Guaranty Building
 Minneapolis - 407 South Fourth Street

BUILDING SECTION

Early Settlement in Building Wage Dispute Foreshadowed

Representatives of Building Employers and Unions Met Tuesday to Consider Basis for New Agreement for the Remainder of the Year

AFTER several months of delay and doubt which were punctuated by charges, counter charges and disputes there is now strong likelihood that the differences between the organized employers in the building industry of this city and the union workmen will shortly be settled, at least for the remainder of the current year. The local building industry has been operating since January 1 without an agreement between employers and employees. The old agreement expired on December 31, 1921, and since last autumn representatives of both sides have been unable to agree upon a basis for a new agreement.

During the early part of this year conditions became so serious and so much work was being held in abeyance because of doubt as to future building trade wages that the Public Group Committee, under the chairmanship of Walter Stabler, was formed, and it is largely through the efforts of this committee that it is now possible to predict a speedy settlement of the outstanding differences between workmen and employers which will carry with it an agreement on wages for the balance of the calendar year.

Several weeks ago the Public Group Committee practically despaired of getting the Building Trades Employers' Association and the Building Trades' Council together for a discussion of their differences. Both sides admitted their willingness to meet provided certain conditions were complied with, but as neither the employers nor the union representatives were willing to recognize the justice of the other's conditions it appeared for a time as though the local building industry was destined for a season of strikes and other labor troubles that in a large measure would offset the opportunities offered by the vast amount of construction already planned and waiting for a start.

As a result of a final effort of the Public Group Committee, however, the Executive Committees of the Building Trades Employers' Association and the Building Trades' Council met in secret in the Metropolitan Tower on Tuesday afternoon of this week for a discussion of their outstanding grievances. Although the meeting was planned and arranged by the Public Group Committee it had no representation and the gathering was solely for a free and unhampered discussion of the various points in dispute between the employers and the workmen in the various trades.

The discussion on Tuesday afternoon, lasting more than three hours, involved the general building situation and the proposed new agreement on wages and working conditions. Neither C. G. Norman, Chairman of the Board of Governors of the Building Trades Employers' Association, nor Patrick Crowley, President of the Building Trades' Council, would say anything about the meeting for publication except that the gathering was harmonious in every respect and that the outlook for a definite settlement of the building trades dispute in the very near future appeared hopeful.

Local building interests, particularly those who are not concerned definitely with speculative construction, are considerably encouraged by the turn of events of the past week. Although no information is obtainable as to the proceedings of the joint meeting between the representatives of labor and the employers, the announcement from the leaders on both sides that the discussion was carried on in complete harmony has

created a general feeling that within a short time the differences will have become a thing of the past and that the industry will be in a position to proceed with its program for this season without doubt as to the possibility of strikes and other adverse labor conditions.

Just what will be the basis of a new agreement no one in the building industry will even hazard a guess. All agree, however, that any settlement will be infinitely better than the conditions prevailing today and whatever is accomplished during the conference to follow will be for the ultimate benefit of the building industry in New York City.

While there is an excellent possibility that local building labor conditions will shortly be vastly improved by a settlement of the dispute between employers and unions, there are several important communities up-state that at present are involved in difficulties with building labor. In a number of instances employers have sought to further reduce building labor costs and the workmen are replying to these suggestions of lower wages with threats of strikes.

It was recently reported from Syracuse that there may be no further wage reductions in the building trades this year. Following the declaration for open shop for lathers at 90 cents an hour by the Syracuse Builders' Exchange on April 1, only three trades are left in that city whose wages have not been considered by the employers. These are the plumbers, at \$1 per hour, electricians at \$1 an hour and structural ironworkers at \$1.06¼ an hour. The employers have generally conceded that the plumbers will not be asked to take a reduction for the remainder of the current year. Some time ago the electrical contractors asked the electricians to accept a voluntary reduction to 90 cents an hour, but since this was refused by the workmen no further action has been taken. The Syracuse Builders' Exchange has not yet asked the structural ironworkers to take a wage reduction to \$1 per hour, as was considered some time ago.

Much active construction is being held up in Niagara Falls because the building trades employes recently refused to accept a cut in wages of from 10 to 15 cents an hour. Bricklayers, carpenters, plasterers and painters there went out on strike early this month rather than submit to the proposed reduction, and it is claimed that approximately 1,000 workmen are idle in that city as a result of the strike. The annual wage agreement between the employers and the unions expired on March 31 and no new agreement was made, but when the workmen reported on April 1 they were informed that their wages were to be reduced by the employers. The members of the Niagara Falls Master Builders' Association have absolutely refused to deal with the local Building Trades' Council in regard to the strike conditions. After a recent meeting of the employers they announced it to be their intention to deal direct with the individual unions in future and refuse to have anything to do with the Council, which the employers declare, does not properly represent the building trades' unions in Niagara Falls.

Officers of the building trades' unions of Glens Falls have announced that there will be no change in the wages of the members of their respective unions during the remainder of this year. The agreement between the local unions and employers also expired on March 31 but the employers have not proposed a downward revision of wage scales and the unions are not asking for any increase above the prevailing scales.

Governor Miller Gives Hearings on Housing Bills

(Continued from page 455)

McNulty. "On the contrary, statistics quoted in the reports of the Joint Legislative Housing Committee demonstrate that accommodations for thousands of families have been added to the metropolitan housing supply since the enactment of the rent laws. While tax exemption has not added a single flat to the supply of living quarters within the means of the tenant masses, it has so stimulated the construction of housing for the rich and well-to-do that there is now a glut in the market for high-class apartments, as the advertising columns of the New York newspapers of the day disclose.

"It may be urged that the Governor's disapproval of this bill will necessitate an Extraordinary Session of the Legislature to provide an acceptable substitute for the rejected measure. What if it does? Certainly the integrity of a solemn legislative act of the State is of more public importance than the money cost of its rectification or even the personal inconvenience of members of the Legislature. There should be some penalty for slipshod, makeshift legislation that is not paid by its victims."

Edward P. Doyle, in answer to Senator Tolbert, who claimed that 75 per cent. of the rent litigation tried and pending in New York City was directly attributable to "profiteering and gouging landlords," declared that the very nature of the rent laws created this litigation. He declared that the statement of the proponents of this legislation that landlords were entirely responsible for the myriad of court actions to determine rentals and adjudicate rights was ridiculous. This legislation, he said, was so framed as to promote continuous and voluminous litigation between landlord and tenant.

When the Governor called for a discussion of the bill permitting New York City to act upon its own initiative in cases of default upon public contracts there was no response.

State Superintendent of Insurance Stoddard gave his support to the measure enlarging the fire insurance rate regulating powers of his department. He said the bill was drafted in the interest of lower rates and greater protection for the insured. Mr. Untermyer was not so vigorous in his support of this measure as of the others. He told the Governor that it was so frequently amended during its course through the Legislature that he did not know exactly the purpose of its provisions.

Several representatives of smaller New York insurance companies opposed the bill on the ground that it would force them to make larger expenditures to conduct their business and would have the effect of wiping a number of them out of business. David Rumsey, of the National Board of Fire Insurance Underwriters, told the Governor that the matter had not been given sufficient consideration and that it would be wise to postpone action on the bill for another year in which time investigation could be made.

Governor Miller for several hours on Saturday last listened to arguments upon the Gibbs-McWhinney bill regulating and licensing the business of real estate brokers and salesmen.

The hearing attracted quite as many persons as attended the hearing on the housing bills.

About the only opposition to this measure came from the Brooklyn Real Estate Board. It was the contention of the opposition that this bill would enable and facilitate the organization of a real-estate brokers' monopoly in New York City and would deprive a property-owner from commissioning a relative or member of his family to look after his realty.

Mr. Doyle, representing the Real Estate Board of New York, supported the bill and told the Governor that the opposition to the measure was constituted largely by operators who resented regulation of their activities.

"The New York City Real Estate Board has a code of ethics that makes such regulation unnecessary, but the board cannot control the activities of operators outside its membership," he said. "The board does not need this bill, but sees in it the means of curtailing the fraudulent activities of some brokers and salesmen in New York City. It strikes me that only the person who does not want regulation could be opposed to this bill."

The measure was framed and vigorously supported by the New York State Association of Real Estate Boards.

Laurence McGuire, in support of the measure, said that it had operated to good purpose in thirteen states of the Union. He pointed out that such a law is in operation in New Jersey and that one effect of this statute has been to drive into New York City a number of real estate operators who are unable to do business under the Jersey statute.

While Mr. McNulty was presenting his argument in favor of the bill the Governor inquired why it did not carry an appropriation for the administration of the act. He was advised that the proponents of the bill were informed that an appropriation would be unnecessary, as the State Tax Department, the administering body, had sufficient funds to establish a bureau of regulation. Mr. McNulty described the various forms of malpractice in connection with real estate exchange that are now possible, all of which he believed the bill would prevent in the future.

"Governor, this bill is a public necessity," he said. "It would put a stop to spurious transactions and would make it impossible for crooked brokers to 'shake down' vendors for exorbitant commissions. This talk of promoting a monopoly in the real estate business is ridiculous. Statements that the refusal of the department to license a broker or salesman charged with dishonesty would be equivalent to depriving a man of a jury trial is equally ridiculous. A doctor might be deprived of his practice in the same way this bill provides."

James Frank, former president of the State Association, said the real estate business was rapidly reaching the standards of the medical and law professions and that the law proposed was required in order to save honest brokers and salesmen from the humiliation inflicted upon them by the practices of some crooked dealers in realty.

New York Building Congress Will Hold Its Annual Meeting Next Tuesday

THE annual meeting of the New York Building Congress will be held in the United Engineering Societies' Building, 29 West Thirty-ninth Street, Tuesday afternoon, April 18th, at 3.45 o'clock. Although the Congress, which is the New York section of the National Congress of the Building and Construction Industry, was formally organized only a year its development has been rapid and work of the utmost importance to the welfare of the local building industry has already been accomplished.

At the meeting next Tuesday afternoon the officers for the coming year will be elected and reports from the various standing committees will be submitted for the approval of the members.

The ambitious program for the development of a real apprenticeship system in the various skilled trades affiliated with the building industry is undoubtedly the most significant and important of the efforts of the Congress during its first year.

The report of the committee which has been responsible for the excellent progress already made and which will outline specifically the plans for the future development of skilled workers will be one of the outstanding features of the forthcoming meeting.

The officers of the New York Building Congress cordially invite every one affiliated with or interested in any capacity in the building industry and in assisting in its upbuilding, to be present at the annual meeting next Tuesday. There is much work still to be done by this organization; more members are not only desirable but are absolutely essential if the Congress idea is to grow and develop to its fullest extent. The forthcoming meeting will give those interested an opportunity to get first-hand information as to the future plans of this organization and furthermore will be a demonstration of the possibilities of accomplishments when all those who should be long are numbered in the roll of the Congress.

Past Records Broken By Awards for Local Construction

Weekly Figures of F. W. Dodge Company Show Steady and Consistent Gain in Practically All Phases of Building Activity in Metropolis

CONTRACTS awarded during the fourteenth week of 1922, in the territory including all of New York State and New Jersey, north of Trenton, amounted to \$45,349,800. This total shows a decided increase over those of the preceding weeks of this year and in fact established two new records for this territory, the largest weekly total of contract awards and the first time on record that the contracts of the week exceeded the total of newly projected construction. Although the record figure of the week of April 1 to 7, inclusive, is the result of the \$19,000,000 commitment for the new vehicular tunnel under the Hudson River, there has been a steady improvement in the number and value of awards for new construction and the local building industry is assured of all the work it will be in a position to assimilate throughout the remainder of the year.

According to figures tabulated by the F. W. Dodge Company plans were announced for 735 new building and engineering operations during the week of April 1 to 7, inclusive, that will involve a total outlay of more than \$37,000,000. There were contracts placed during this period for 401 projects that in-

volve a total expenditure estimated at more than \$45,349,800.

The list of 735 projects reported being planned during the fourteenth week of this year included 93 business operations such as stores, offices, lofts, commercial garages, etc., \$4,040,400; 12 educational buildings, \$1,415,000; 4 hospitals and institutions, \$81,000; 26 factories and industrial projects, \$8,693,000; 4 public buildings, \$280,000; 53 public works and public utilities, \$2,070,300; 13 religious and memorial structures, \$1,384,500; 524 residential operations including apartments, flats and tenements and one and two-family dwellings, \$19,141,100 and 6 social and recreational projects, \$245,000.

Among the 401 operations for which contracts were awarded during the week of April 1 to 7 inclusive were 57 business projects of one type or another, \$1,949,400; 13 educational buildings, \$2,587,900; 3 hospitals and institutions, \$143,800; 13 industrial projects, \$2,560,100; 18 public works and public utilities, \$20,643,000; 9 religious and memorial projects, \$330,000; 283 residential operations including multi-family structures and one and two-family dwellings, \$16,785,600 and 5 social and recreational buildings, \$350,000.

PERSONAL AND TRADE NOTES.

A. Goldberg, architect, recently moved his office from 354 State street to 164 Montague street, Brooklyn. He desires samples, catalogues and price lists of building materials and specialties.

E. C. Peck of Cleveland is chairman of the Standardization Committee of the American Society of Mechanical Engineers which will hold a convention in Atlanta, Ga., beginning May 8, where the question of standardization and research will be considered.

A. H. Roberts, formerly chief designing engineer for the Terry Manufacturing Company, has joined the staff of the Penn Bridge Company as contracting engineer for the New York branch, now established in the Architects Building, 101 Park avenue.

Empire Engineering & Supply Company, Fourth avenue and 28th street, Brooklyn, has been recently reorganized and a new company incorporated under the name of the Empire Switchboard Company, Inc. The new firm will take over the entire business and personnel of the Empire Engineering & Supply Company, which has been established for twenty years.

Reginald M. Campbell, for the past eight years with the Habirshaw Electric Cable Company, has resigned to accept the position as special representative of the American Copper Products Company, with headquarters at 200 Broadway. Mr. Campbell was formerly associated with the Ohio Brass Company and is a member of the Railroad Club and the Engineers' Club of New York.

J. C. Lyons Sons Co., builders and general contractors, will move their executive offices about May 1 from 2010 Broadway to the Grand Central Terminal Building, where they will occupy considerably larger offices. This firm is probably one of the oldest and most prominent construction organizations in the country, having been engaged in the practice of building continuously since the early seventies. The founder of the firm was the late Jeremiah C. Lyons. The present members are Charles J. Lyons, Arthur C. Lyons, Jerry C. Lyons, Walter S. Stemler and Edward J. O'Toole. Among the older structures erected by this firm are the Berkeley School, the Harry Payne Whitney residence, the Piel Brothers brewery, the annex to the New York Produce Exchange, the residence for Gen. Lloyd S. Brice, the department store building for

Bloomingdale Bros. and the Finch Finishing School. Some of the recent buildings erected by the J. C. Lyons Sons Co. are the G. Piel Co. building in Astoria, L. I.; the large housing development at Piermont, N. Y., for the Robert Gair Co.; coal pockets, garages and office buildings in Brooklyn for the Wyoming Valley Coal Co. and several important office buildings in the financial district of Manhattan.

Summer Courses at Carnegie Tech.

A wide variety of subjects is offered for the summer session at Carnegie Institute of Technology, Pittsburgh, Pa. Courses of six weeks and eight weeks will be given in the College of Fine Arts, College of Industries, Margaret Morrison College and the College of Engineering.

The work of the summer session at Carnegie is arranged to meet the needs of teachers, undergraduate students, and others interested in technical subjects. The courses for teachers are scheduled for six weeks from July 5 to August 12. Eight week courses will run from June 26 to August 19.

Courses are planned for architectural draftsmen who desire additional training in design and working drawings, and for those who are planning to enter the institute. Subjects offered are Design, Working Drawings and Superintendence, and Outdoor Sketching.

"Own-Your-Home" Exposition Next Week

The fourth annual "Own-Your-Home" Exposition will be held in the Sixty-ninth Regiment Armory, Lexington avenue and Twenty-fifth street, from April 22 to 30, inclusive. Institutions which assist the prospective home owner to finance their undertakings will be well represented at this exposition and in addition there will be most interesting and instructive series of exhibits of building materials, specialties and equipment.

Registration of Architects

Gov. Miller has signed the Bly bill which provides for the annual registration of architects practicing in New York State and makes it incumbent upon applicants for certificates to prove to the satisfaction of the State Board of Examiners and Registration their qualifications to do business. Initial certificates are to be issued by the clerk of the county in which the applicant resides. There is a fee of \$1. A copy of the certificate is to be forwarded to the state board within a month after the date of issuance. Renewals are made on September 1 of each year by the state board. The renewal fee is \$2.

TRADE AND TECHNICAL SOCIETY EVENTS.

Building Managers' and Owners' Association of New York will hold its regular monthly dinner meeting at the Advertising Club, 47 East Twenty-fifth street, Tuesday evening, May 9. The name of the speaker will be announced later.

New York Building Superintendents' Association will hold its regular monthly dinner meeting in the Garden Room of the Hotel Martinique, Wednesday evening, May 10. The speaker of the evening will be announced later.

National Metal Trades Association will hold its annual convention at the Hotel Astor, April 17 to 20 inclusive. The program for this meeting provides for the executive committee meeting, a meeting of the local branch secretaries and a dinner of the local branch secretaries will be held on Monday. There will also be included a meeting of the administrative council and the so-called alumni dinner on Tuesday with the regular convention sessions on Wednesday and Thursday. The annual banquet of the association will be held Wednesday evening.

Building Officials Conference for 1922 will be held at Indianapolis, April 25 to 28, inclusive. The meetings will be held at the Hotel Lincoln and the committee arranging the program promises extremely interesting sessions. Details of the program will be available later.

Illuminating Engineering Society will hold its annual convention in Boston, September 25 to 28 inclusive. This will be the sixteenth annual gathering of the society, and the convention arrangements are in the hands of a committee of which C. L. Edgar, president of the Edison Electric Illuminating Company of Boston, is chairman; H. F. Wallace, vice-chairman, and J. Daniels, secretary.

American Iron, Steel and Heavy Hardware Association will hold its annual convention in Washington, D. C., May 23 to 25 inclusive. Headquarters will be located at the Hotel Washington. Secretary, A. H. Chamberlain, 1328 Broadway.

American Society for Testing Materials will hold its twenty-fifth annual meeting at the Chalfonte-Haddon Hall Hotel, Atlantic City, June 26 to July 1, inclusive.

American Society of Mechanical Engineers will hold its annual spring meeting at Atlanta, Ga., May 8 to 11 inclusive.

CURRENT BUILDING OPERATIONS

CONTRACTORS, sub-contractors and material manufacturers and dealers are generally satisfied with the manner in which the 1922 building season is shaping up. There is a steady gain from week to week in the amount of new construction released for a start and architects have plans on their boards for a large amount of proposed building scheduled for release as soon as the plans are finished. Although the major portion of the new construction is residential in character there is a decided improvement in the outlook for commercial and industrial work and as a result those contractors who are not specially interested in the speculative type of construction are more optimistic than they have been.

The developments of the past week indicate that the dispute between the building trade employers and the labor unions will be settled without further delay. There was a conference between the representatives of both sides last Tuesday afternoon, at which a basis for settling the outstanding difference was arrived at. It is likely that a further conference, to be held in the near future, will bring this matter to a head, and just as soon as a new working agreement for the remainder of the calendar year is consummated this action will be reflected in the local building situation by a restoration of confidence in the future of the industry.

The material markets are steadily growing more active and dealers feel that the coming months will witness a growing demand for structural commodities. Prices are generally firm and there is every likelihood that the prevailing levels will stand for some time to come unless a shortage, due to the tremendous volume of active construction, should force prices upward.

Common Brick—The vast amount of apartment house construction now going on in practically all boroughs of New York City has been responsible for a continuation of the active demand for Hudson River common brick. Brooklyn continues to lead the city in the amount of brick consumed in new construction from week to week, but there is a growing demand from the Bronx that is indicative of the increased activity in that borough. A total of forty-two barge loads of brick arrived this week from up-river points, and with the exception of four cargoes all were disposed of for immediate delivery. Prices are practically unchanged and quotations range from \$16 to \$16.50 a thousand, but there is not much brick available at the lower figure, and there are some who feel that the market for Hudson River common brick is stiffening

to some extent. Manufacturers are getting their plants in shape for the opening of the 1922 producing season, and if the present weather continues there is every likelihood that within the next week or so some of the Hudson River plants will have started making brick.

Summary—Transactions in the North River brick market for the week ending Thursday, April 13, 1922. Condition of market: Demand steady and strong; prices, firm and practically unchanged. Quotations: Hudson Rivers, \$16 to \$16.50 a thousand to dealers in cargo lots along-

side dock. Number of cargoes arrived, 42; sales, 39. Distribution: Manhattan, 14; Bronx, 3; Brooklyn, 17; New Jersey points, 3; Astoria, 1; Eastchester, 1. Remaining unsold in the New York wholesale market, 4.

Lumber—There has been a decided improvement in the tone of the local lumber market during the past two or three weeks, and as a result dealers are greatly encouraged. Demand is growing steadily and both wholesale and retail dealers anticipate excellent business for the remainder of the year. Prices are fairly

BUILDING COMMODITY PRICES

CURRENT prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York.

Note—Price changes are indicated by bold-face type.

Brick (Wholesale, on Dock, N. Y.), per thousand:

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

Hudson River best grades..\$16.00 to \$16.50
Raritan 16.50 to 17.00
Second-hand brick, per load
of 3,000, delivered.....\$45.00 to —

Face Brick—Delivered on job in New York:

Rough Red.....\$45.00 to —
Smooth Red..... 45.00 to —
Rough Buff 50.00 to —
Smooth Buff 50.00 to —
Rough Gray 53.00 to —
Smooth Gray 53.00 to —
Colonials 45.00 to —

Cement—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Domestic Portland cement, per bbl..\$2.80
Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd.\$4.25
Bronx deliveries 4.25
¾-in., Manhattan deliveries..... 4.25
Bronx deliveries 4.25

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water front, in which case prices will be slightly higher.

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries \$3.50
Bronx deliveries 3.50

Hollow Tile—

Exterior—Not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring.....\$0.12 per sq. ft.
3x12x12 0.12 per sq. ft.
4x12x12 0.17 per sq. ft.
6x12x12 0.19 per sq. ft.

Note—For deliveries north of 125th st., Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens\$10.50 per 1,000

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Finishing Lime (Standard in 300-lb. barrel)\$4.50 per bbl.
Common Lime (Standard 300-lb. barrel) 3.75 per bbl.
Finishing Lime (Standard in Hydrate Finishing, in paper bags 24.00 per ton
Hydrate Common, in paper bags\$19.50 per ton

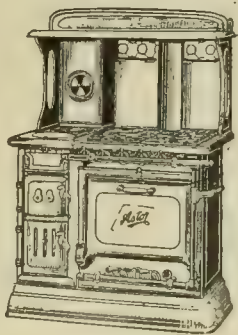
Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth bags\$21.00 per ton
Brown Mortar, in cloth bags. 18.00 per ton
Lath Mortar, in cloth bags... 18.00 per ton
Finishing Plaster, in cloth bags 24.50 per ton
Rebate for returned bags. 15c. per bag
Finishing Plaster (250-lb. barrel)\$4.00 per bbl.
Finishing Plaster (320-lb. barrel) 5.35 per bbl.

Plaster Blocks—

2-in. (solid) per sq. ft.....\$0.10½ to \$0.12
3-in. (hollow) per sq. ft... 0.10½ to 0.12



The UNION STOVE WORKS

Headquarters for Builders for

Kitchen Ranges for Coal or Gas, Standard or
Pipeless Furnaces, Heating Boilers, Laundry
Apparati

THE GREAT "ASTOR" LINE
70 BEEKMAN STREET

Established 88 Years

Telephone: Beekman 2490

Sash Weights—Sash Chain Castings and Forgings

Grate Bars

SPECIAL IRON WORK

Pencoyd Steel and Iron Co.

Cort. 1372

206 Broadway, New York

J. P. Duffy Co.

Flue Pipe

Terra Cotta Blocks

Gypsum Blocks

Masons' Materials

138th Street and Park Avenue

BROOKLYN

50th-51st Streets and 2nd Avenue

QUEENS

Jackson Avenue and Madden Street

TELEPHONE: MANSFIELD 2300

RETAIL LUMBER CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

MATERIALS AND SUPPLIES

steady and in certain instances slight advances have been reported due to the increased demand. The constantly growing volume of residential construction in Greater New York and the surrounding districts is the most important factor in the prevailing lumber demand, but there are marked signs of increased activity along commercial and industrial construction lines. Retail dealers in the outlying sections of the city state that the business of the past few weeks has been far ahead of their most optimistic estimates, and the demand gives every evidence of

growing steadily throughout the next three or four months. Reports from wholesalers reflect the improved retail demand, and at the present time the orders are considerably in excess of production.

Structural Steel—Demand for structural steel is daily increasing and the contractors are generally favorably impressed with the outlook for the coming season. A general stiffening has recently been noted throughout the local market for structural steel. Fabricated material is now going at prices ranging from \$64 to

\$70 a ton, erected in commercial projects. The improvement in the outlook for this commodity is generally traceable to the increased interest in the construction of large apartment house projects, a number of which are now out for estimates and all of which will involve an average of 1,200 tons.

Electrical Supplies—Buying interest continues to improve each week, and both manufacturers and dealers are looking forward to a season of more than ordinary activity in this line. The large volume of residential construction in this territory is largely responsible for the increasing demand for wiring materials, but the improvement in the general business situation is also a factor as it has been responsible for considerable repair and alteration work in existing industrial plants. No important changes in prices of electrical materials have been reported during the past week, although there has been some stiffening in the quotations on certain items.

Nails—The market for both cut and wire nails is more active than it has been for some time, and there are strong indications of a steady growth in the demand. The increased construction reported during the past few weeks is reflecting itself in the nail market, and although there is still keen competition among jobbers the situation is better than it has been. Several of the local jobbers recently reduced their prices on cut nails 15c. per keg, and current New York quotations are \$3.90 base per keg.

Cast Iron Pipe—The demand for this commodity has been unusually good during the past week or so, and both municipal and private buying has increased considerably. The prospects for a continuation of the demand are excellent and manufacturers are very optimistic regarding the outlook for the coming months. Several important municipal projects have lately been announced and some interesting work is now out for estimates. Prices are firm at their new levels and no softening is anticipated for the present. New York quotations are as follows: 6 in. and larger, \$48.50 per net ton; 4 in. and 5 in., \$53.80, and 3 in., \$63.80, with Class A and gas pipe \$4 extra per ton.

Window Glass—At present the demand for window glass is confined to relatively small-lot orders, but the outlook for the coming season is excellent because of the large amount of new construction scheduled for the local territory. Glass prices are quite firm.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.

27x48x½ in.	.....	\$0.88 each
32x36x¼ in.	.....	0.82 each
32x36x½ in.	.....	0.84 each
32x36x¾ in.	.....	0.86 each

Sand—

Delivered at job in
Manhattan\$1.80 to — per cu. yd.
Delivered at job in
Bronx 1.80 to — per cu. yd

White Sand—

Delivered in Manhattan....\$5.00 per cu. yd.

Broken Stone—

1½-in., Manhattan delivery..\$4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.
¾-in., Manhattan delivery.. 4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.

Building Stone—

Indiana limestone, per cu. ft.	.....	\$1.62
Kentucky limestone, per cu. ft.	.....	2.27
Briar Hill sandstone, per cu. ft.	.....	1.68
Gray Canyon sandstone, per cu. ft.	.....	1.65
Buff Wakeman, per cu. ft.	.....	1.90
Buff Mountain, per cu. ft.	.....	1.80
North River bluestone, per cu. ft.	.....	1.85
Seam face granite, per sq. ft.	.....	1.20
South Dover marble (promiscuous mill block), per cu. ft.	.....	2.25
White Vermont marble (sawed) New York, per cu. ft.	.....	3.00

Structural Steel—

Plain material at tidewater; cents per pound:

Beams and channels up to 14 in.	.....	1.88c. to 2.05c.
Beams and channels over 14 in.	.....	1.88c. to 2.02c.
Angles, 3x2 to 6x3.	.....	1.88c. to 2.03c.
Zees and tees.	.....	1.88c. to 2.02c.

Lumber—

Wholesale prices, New York.
Yellow pine, merchantable 1905, f. o. b., N. Y.

3x4 to 14x14, 10 to 20 ft.	....	\$40.00 to \$52.00
Hemlock, Pa., f. o. b., N. Y., base price, per M.	.....	37.50 to —
Hemlock, W. Va., base price, per M.	.....	37.00 to —
(To mixed cargo price add freight, \$1.50.)		
Spruce, Eastern, random cargoes, narrow (delivered)	..	\$0.00 to —
Wide cargoes	.....	\$2.00 to —
Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.		
Cypress Lumber (by car, f. o. b., N. Y.):		
First and seconds, 1-in.	....	\$110.00 to —
Cypress shingles, 6x12, No. 1 Hearts.	.....	— to —
Cypress shingles, 6x13, No. 1 Prime	.....	— to —
Quartered Oak.	.....	to \$166.00
Plain Oak	.....	— to 126.00

Flooring:

White oak, quart'd sel.	....	\$97.50 to —
Red oak, quart'd select.	....	97.50 to —
Maple No. 1.	.....	71.00 to —
Yellow pine No. 1 common flat	.....	55.50 to —
N. C. pine flooring Nor-folks	.....	62.50 to —

Window Glass—

Official discounts from manufacturers' lists:

Single strength, A quality, first three brackets	.....	85%
B grade, single strength, first three brackets	.....	85%
Grades A and B, larger than the first three brackets, single thick.	.....	85%
Double strength, A quality.	.....	85%
Double strength, B quality.	.....	87%

Linseed Oil—

City brands, oiled, 5 bbls. lot.	.....	\$0.83 to \$0.85
Less than 5 bbls.	.....	0.86 to 0.88

Turpentine—

Turpentines	\$0.88 to \$0.90
-------------	-------	------------------



Face
Enameled
Fire

BRICK

As manufacturers of BRICK for thirty years, we have a record of repeat orders that affords you a 100% guarantee of satisfactory service. To the service given by our Face, Enameled and Fire BRICK, is added the service we render in shipment and delivery. Prompt shipments on any size contracts in any range of shade or texture, at fair prices and of first-class quality.

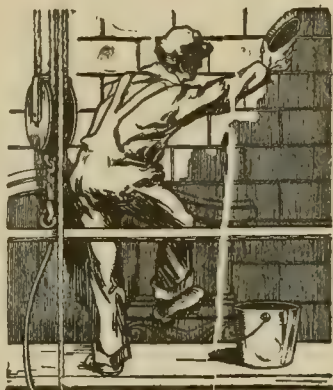
We are BRICK SPECIALISTS. We do nothing else but make brick and ship brick. Consequently we are able to assure you absolute satisfaction on every order, whether large or small. FACE BRICK in Buffs, Reds, Ironspots, Browns and Mingled Effects. High grade FIRE CLAY. ENAMELED BRICK in White and Mottled Effects, first and second quality for interiors, exteriors and courts. Write or phone for immediate attention.

American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 8787-8788

A Clean Building



We clean masonry of every type.

A clean building will sell or rent as well as a new building. In appearance it is a new building, for cleaning restores the original freshness of color.

Estimates for cleaning—and pointing, if desired—submitted on request.

Atlantic Terra Cotta Co.

Cleaning Department
350 Madison Avenue
Telephone: Vanderbilt 9886

POMEROY

Solid Iron and Hollow Metal Windows

Built in the belief that the best metal window is the only safe window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

282-96 East 134th Street NEW YORK
Phone: Mott Haven 5220

H. W. BELL CO.

Gypsum Blocks
Terra Cotta Blocks
Plaster Boards
Dumbwaiter Blocks
Flue Pipe
Firebrick

Park Ave. & 139th St.

Phone—Mott Haven 3134
BROOKLYN

KENT AVENUE & MORTON STREET

BUILDERS

LITTLE CASH REQUIRED

We can subordinate entire purchase price of several well-located plots and obtain liberal building and permanent loans.

S. Osgood Pell & Co. 15 & 17 West 44th St.
Tel. Vanderbilt 5610

FOR PAINTING, DECORATING and PLASTERING

Consult

LESCH & JOHNSON

261 East Fordham Road New York
Telephone: Fordham 9345

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

63D ST.—Sugarman, Hess & A. G. Berger, 16 East 43d st. have been retained to prepare plans for a 9-sty brick apartment, 86x82 ft. at 125-135 East 63d st. for 125 East 63d Street Corp., Louis Cowan, president, 377 Broadway, owner and builder. Cost, \$350,000. Structural engineer, Ball & Snyder, 25 East 24th st.

5TH AV.—J. E. R. Carpenter, Madison av and 57th st. has plans in progress for a 14-sty brick and limestone apartment, 100x150 ft. at 1148 5th av, southeast corner of 96th st. for Mary B. Jennings, Fairfield, Conn., owner. Cost, \$700,000. Architect will take bids on separate contracts about May 1st.

6TH AV.—Schwartz & Gross & B. M. Marcus, 347 5th av. have been retained to prepare plans for a brick apartment, 100x75 ft. with stores, at the southeast corner of 6th av and 53d st. for Knickerbocker Chambers Co., Inc., owner, care of architect. Cost, \$200,000.

HOTELS.

BROADWAY.—Henry Attebury Smith, 874 Broadway, has been retained to prepare plans for a contemplated women's hotel, 200x400 ft. on the east side of Broadway, between 122nd and 123d sts. for Open Stair Dwelling Co., Henry Attebury Smith, president, 874 Broadway, owner. Cost, \$3,000,000.

SCHOOLS AND COLLEGES.

CAYUGA AV.—Chas. E. Birge, 29 West 34th st. has completed plans for a 2-sty terra cotta private school, 72x49 ft. at the northwest corner of Cayuga av and 244th st. for Barnard School for Boys, Wm. Hozen, president, 4411 Cayuga st, owner. Cost, \$40,000.

STORES, OFFICES AND LOFTS.

BROADWAY.—Louis Allen Abramson, 48 West 48th st. has completed plans for a group of 1-sty brick stores, 126x51 ft. at 3101-3113 Broadway, for The Tiffany Realty Co., Jos. G. Abramson, president, 46 West 46th st, owner. Cost, \$15,000. Architect will take bids on general contract about April 20th.

THEATRES.

57TH ST.—McKenzie, Voorhees & Gmelin, 1123 Broadway, and Herbert R. Brewster, 295 East 17th st. Brooklyn, associate architect, have completed preliminary plans for a 12-sty fire-proof and limestone theatre, 100x40x92x100 ft. with offices, auditorium and studio, at 144-6 West 57th st. and 139-145 West 56th st. for Sidem Building Co., Inc., Harold R. Thompson, president, 1457 Broadway, owner of land, and owner of building, care of architects. Cost, \$1,200,000.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

SOUTHERN BLVD.—Charles Kreymborg, 2534 Marion av. has completed plans for a 5-sty brick and limestone apartment house, 100x87 ft. on the east side of Southern blvd, 200 ft north of Longwood av. for Estate of Geo. F. Johnson, Inc., Frederick Johnson, president, 30 East 42d st, owner and builder. Cost, \$170,000.

ROGERS PL.—Chas. Kreymborg, 2534 Marion av. has completed plans for a 6-sty brick and limestone apartment, 100x87 ft. on the east side of Rogers pl, 100 ft south of 163d st. for Estate of Geo. F. Johnson, Inc., Frederick Johnson, president, 30 East 42d st, owner and builder. Cost, \$170,000.

ROGERS PL.—Chas. Kreymborg, 2534 Marion av. has completed plans for a 6-sty brick and limestone apartment, 77x101 ft. on the east side of Rogers pl, 122 ft north of Westchester av. for Estate of Geo. F. Johnson, Inc., Frederick Johnson, president, 30 East 42d st, owner and builder. Cost, \$170,000.

CHURCHES.

SIMPSON ST.—Buchman & Kahn, 56 West 45th st. have plans in progress for a 4½-sty brick and stone synagogue, 75x105 ft. with school, in the east side of Simpson st. about 100 ft south of 163d st. for Hunts Point Talmud Torah Educational Centre, 900 Hunts Point av, care of Rabbi Smolovitz, 916 Southern blvd, owner. Cost, \$300,000.

STABLES AND GARAGES.

WEBSTER AV.—Chas. S. Clark, 441 Tremont av. has plans in progress for a 2-sty brick and reinforced concrete garage, on Webster av, 49 ft north of 189th st. for Wm. C. Bergen, 130 West 180th st. owner. Cost, \$150,000.

STORES, OFFICES AND LOFTS.

SOUTHERN BLVD.—J. M. Felson, 1133 Broadway, has completed plans for a group of 1-sty brick stores, 150x50 ft. on the west side of Southern blvd. 175 ft north of Home st. for Koenig Improvement Co., Louis Koenig, president, 841 Jennings st, owner and builder. Cost, \$35,000.

SPRINKLER

SUPERVISORY SERVICE
AUTOMATIC SPRINKLER
VALVE ALARM SERVICE
INTERIOR FIRE ALARM
EQUIPMENT

INSTALLED AS A LOCAL SYSTEM
OR FOR CENTRAL OFFICE SERVICE

AUTOMATIC
FIRE ALARM SERVICE
SPECIAL BUILDING
SIGNAL SERVICE

Automatic Fire Alarm Co.

416 Broadway New York City
CANAL 5188

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

SNEDICKER AV.—Morris Whinston, 116 West 39th st. Manhattan, has plans in progress for eight 2-sty brick apartments, 25x80 ft. on the north side of Snedicker av, 60 ft north of Riverdale av. for L. M. Pilzer, 438 Stone av, owner and builder. Cost, \$125,000.

2D AV.—Slee & Bryson, 154 Montague st. have plans in progress for three 2-sty fr dwellings, with garages, at 2d av and 76th st. for Arthur Janson, 245 76th st, owner. Cost, \$60,000.

FACTORIES AND WAREHOUSES.

SACKETT ST.—Albert Ullrich, 371 Fulton st. has completed plans for a 1-sty brick storage building, 28x100 ft. in South Sackett st, 80 ft east of 4th av. for Jacob Morgenthaler, 663 Sackett st, owner. Cost, \$12,000.

STABLES AND GARAGES.

37TH ST.—M. A. Cantor, 373 Fulton st. has completed plans for a 1-sty brick garage, 80x118 ft. in the east side of West 37th st, 190 ft north of Mermaid av. for Isadore J. Rifkin, 2930 West 36th st, owner. Cost, \$18,000.

Queens

CHURCHES.

FOREST HILLS, L. I.—R. Tappan, care of Roger Black Co., 452 Lexington av, Manhattan, has plans in progress for a 1-sty brick and stone church, 40x100 ft. at South Groenway and Cranford st. Forest Hills, for St. Luke's Episcopal Church, Rev. Wm. P. S. Lander, Forest Hills, owner. Cost, \$100,000. Architect will take bids on general contract about July.

DWELLINGS.

EAST ELMHURST, L. I.—F. B. Noonan, 3 East 44th st. Manhattan, has completed plans for nineteen 2-sty frame dwellings, 20x27 ft. in the west side of Humphry st, 140 ft north of Bueargaard av. East Elmhurst, for Investors Realty Co., 3 East 44th st. Manhattan, owner and builder. Cost, \$114,000.

FOREST HILLS GARDENS, L. I.—John E. Nitchie, 63 Park Row, Manhattan, has plans in progress for a 2½-sty brick dwelling, 30x42 ft. with garage at Forest Hills Gardens, for owner and builder, care of architect. Cost, \$25,000.

FACTORIES AND WAREHOUSES.

ELMHURST, L. I.—L. P. Fluhrer, 280 Madison av, Manhattan, has completed plans for a 1-sty brick, steel and concrete factory, 157x105 ft. with 1-sty show room, 80x100 ft. at the northwest corner of Queens blvd and Albine st. Elmhurst, for Alex Pelli & Co., 509 East 120th st. Manhattan, owner and builder. Cost, \$75,000.

HOSPITALS.

BAYSHORE, L. I.—York & Sawyer, 50 East 41st st. Manhattan, have plans in progress for a 3-sty "T" shaped hospital, 100x100 ft. at Bayshore, for South Side Hospital, Bayshore, owner. Cost, \$200,000. Architect will take bids on general contract.

SCHOOLS AND COLLEGES.

ROCKVILLE CENTRE, L. I.—Huse Templeton Blanchard, 137 East 46th st. Manhattan, has been retained to prepare plans for a contemplated 3-sty brick high school, 290x248 ft. at Rockville Centre, for Village of Rockville Centre, Board of Education, E. Ives, Jr., president, Rockville Centre, owner. Cost, \$500,000.

MATTITUCK, L. I.—Coffin & Coffin, 522 Fifth av, Manhattan, have been selected to prepare plans for a 1-sty hollow tile and stucco high school, 100x120 ft. at Mattituck, for Board of Education of Mattituck, Mattituck, owner. Cost, \$60,000.

**Westchester
CHURCHES.**

BRONXVILLE, N. Y.—Bertram G. Goodhue, 2 West 47th st, Manhattan, has plans in progress for a 1-sty stone and face brick church, with parish house, on Sagamore rd, Bronxville, for Christ Church, Rev. C. W. Robinson, rector, 247 Broadway, Manhattan, owner. Cost, about \$250,000.

**New Jersey
CHURCHES.**

NEWARK, N. J.—M. B. Silberstein, 119 Springfield av, Newark, has completed plans for a 1-sty tapestry brick, limestone and terra cotta synagogue, 64x80 ft, at 269 Belmont av, Newark, for Congregation Estreich Hungarian, owner, care of architect. Cost, \$35,000.

EAST ORANGE, N. J.—Coffin & Coffin, 522 Fifth av, Manhattan, have plans in progress for a 2-sty hollow tile and stucco parish house, with Sunday school, at the southwest corner of Central av and Sanford st, East Orange, for Sanford Street Methodist Episcopal Church, Chas. F. Schauwecker, chairman of financial committee, 589 Central av, East Orange, owner. Cost, \$50,000.

DWELLINGS.

RAMSEY, N. J.—Wm. Dewsnap, 334 5th av, Manhattan, has plans in progress for a 1½-sty frame and stone dwelling, 26x35 ft, on Franklin turnpike, Ramsey, for L. R. Benson, Ramsey, owner.

LINDEN, N. J.—J. Ben Beatty, 15 Reid st, Elizabeth, has completed plans for a 2½-sty frame dwelling, 22x48 ft, at Linden for A. Engel, Linden, owner and builder. Cost, \$8,000.

RIDGEWOOD, N. J.—I. C. Rogers, No. Broad st, Ridgewood, has plans in progress for a 2½-sty brick and frame dwelling, 30x45 ft, with garage, on West End av, Ridgewood, for owner, care of architect. Cost, \$20,000.

PATRESON, N. J.—David Kops and B. E. Greydanuse, 112 Ellison st, Paterson, have plans in progress for a 2½-sty frame, brick veneer and white pine dwelling, 39x43 ft, with garage, at 643 Broadway, Paterson, for Samuel Goldy, 12th av, Paterson, owner. Cost, approximately \$25,000.

MAPLEWOOD, N. J.—Jacob Wind, 1463 North Broad st, Hillside, has plans in progress for a 2½-sty frame dwelling at Maplewood for owner, to be announced later. Cost, \$30,000.

BAYHEAD, N. J.—Dudley S. Van Antwerp, 44 Church st, Montclair, has completed plans for a 2½-sty frame summer dwelling, 40x50 ft, at Bayhead for J. G. Dobbins, owner, care of architect. Cost, \$16,000. General contract will be awarded without competition.

CLIFFSIDE PARK, N. J.—Plans have been prepared privately for seven 2½-sty frame dwellings of various dimensions, on Anderson av, between Edgewater st and Fulton terrace, Cliffside Park, for United Homes Bldg Co., C. A. Boquist, president, 227 7th st, West New York, owner and builder. Total cost, \$50,000.

FACTORIES AND WAREHOUSES.

ASBURY PARK, N. J.—C. Aubrey Jackson, 243 West 36th st, Manhattan, has preliminary plans in progress for a 2-sty brick and stucco storage warehouse, 50x112 ft, at Langford and Asbury st, Asbury Park, for A. G. Roger, 904 Sewall av, Asbury Park, owner.

HALLS AND CLUBS.

MONTCLAIR, N. J.—H. P. Knowles, 21 West 49th st, Manhattan, has plans in progress for a 3-sty hollow tile and stucco club house, 220x50 ft, on the golf links near Verona, Montclair, for Montclair Golf Club, E. H. Wells, president, Montclair, owner. Cost, \$200,000. Architect will take bids on general contract about May or June.

HOMES AND ASYLUMS.

EAST ORANGE, N. J.—Fred C. Kern, 510 Bloomfield av, Newark, has plans in progress for a rear addition to the 3-sty and basement Elks Home, 80x180 ft, on South Munn av, between Central av and Main st, East Orange, for East Orange B. P. O. Elks, No. 630, Chas. Cole, chairman building committee, 329 Main st, East Orange, owner. Cost, \$100,000. Architect will take bids on general contract.

SCHOOLS AND COLLEGES.

BOONTON, N. J.—Wilson Potter, 1 Union sq, Manhattan, has completed plans for an addition to a high school on Lathrop av, Boonton, for Board of Education of Town of Boonton, Frank E. Swart, president, Boonton, owner. Cost, \$74,000.

ELIZABETH, N. J.—John T. Rowland, Jr., 100 Sip av, Jersey City, has completed plans for a 2-sty and basement brick parochial school on Washington av, Elizabeth, for St. Mary's R. C. Church, Rev. Jas. A. Lundy, 152 Race st, Elizabeth, owner. Cost, \$150,000 to \$200,000. Architect will soon take bids on general contract.

STORES, OFFICES AND LOFTS.

ASBURY PARK, N. J.—Clinton B. Cook, Asbury Park Trust Bldg., Asbury Park, has plans in progress for a 2-sty hollow tile and stucco show room, 50x108 ft, with service station, at Main st and Asbury av, Asbury Park, for F. W. Wells Motor Sales Co., 225 Cookman av, Asbury Park owner. Cost, \$50,000. Architect will take bids on general contract about March 1.

THEATRES.

EAST ORANGE, N. J.—Hyman Rosensohn, 188 Market st, Newark, has plans in progress for a 1 and 2-sty common and front brick and limestone moving picture theatre, 191x73 ft, with stores and offices, at Main and Grove sts, East Orange, for East Orange Amusement Co., J. S. Strahl, president, 828 Broad st, Newark, owner. Cost, \$150,000. Architect and owner will soon make bids on general contract.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

BRONX.—Lustig & Weil, 103 Park av, have the general contract for a 5 and 6-sty brick and terra cotta apartment, 76x85 ft, with stores, at the southwest corner of Sedgwick av and Fordham rd, for Susswell Realty & Construction Co., D. Weil, president, 103 Park av, owner, from plans by Geo. A. H. Boehm, 7 West 42d st, architect. Cost, \$80,000.

BRONXVILLE, N. Y.—North Eastern Construction Co., 101 Park av, Manhattan, has the general contract for a 5-sty stone and stucco apartment, Algar Court Bldg., No. 5, 80x123 ft, on Lake av, Bronxville, for Village Investing Co., H. N. Hall, manager, Pondfield rd, Bronxville, owner, from plans by Bates & Howe, 35 West 39th st, Manhattan, architects.

BRONXVILLE, N. Y.—Hegeman-Harris Co., 185 Madison av, Manhattan, has the general

contract for a 3 and 4-sty hollow tile and stucco apartment house, 60x100 ft, with 1-sty tile and stucco garage, 35x90 ft, on Parkway rd to Bronx River Parkway, Bronxville, for Joint Ownership Construction Co., Inc., Fred R. Culver, president, 342 Madison av, Manhattan, owner, from plans by J. H. Philips, 681 5th av, Manhattan, architect.

NEWARK, N. J.—Jas. De Fago, 51 Park av, Newark, has the general contract for a 4-sty and basement common and tapestry brick and limestone apartment, 94x84 ft, on Mt. Pleasant av, near Oriental st, Newark, for Frank Trapani, 65 Glen Ridge av, Montclair, owner, from plans by Daniel J. Scrocco, 185 Market st, Newark, architect. Cost, \$140,000.

CHURCHES.

MANHATTAN.—Miller Reed Co., 103 Park av, has the general contract for a 1 and 3-sty stone church, 100x150 ft, with community building, in the south side of 138th st, 150 ft north of 7th av, for The Abyssinian Baptist Church, 240 West 46th st, owner; Rev. A. Clayton Powell, pastor, on premises, from plans by Chas. L. Bolton, 1321 Walnut st, Philadelphia, architect. Cost, \$200,000.

DWELLINGS.

BROOKLYN.—E. G. Vail, 189 Montague st, has the general contract for a 2-sty brick dwelling, 25x45 ft, with garage, on the west side of Waverly av, 175 ft south of De Kalb av, for Gilbert E. Holsted, 308 Washington av, owner, from plans by Augustus N. Allen, 2 West 45th st, Manhattan, architect.

RICHMOND HILL, L. I.—J. C. Craig, 1940 Fulton st, Woodhaven, has the general contract

"At Your Service"

When you remodel this spring, install Central Station Service. While other alterations are being made wiring can be done at very small expense

Remember that nowadays no building is considered modern unless it is supplied with Central Station Service. A dependable supply of electricity is as important to the modern building as a dependable water supply

We are "At Your Service" to help you plan your installation without any obligation on your part. Telephone Stuyvesant 5600

The New York Edison Company

At Your Service



Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



for a 2-sty frame dwelling, 22x48 ft, in the east side of 17th st, 315 ft south of Metropolitan av, Richmond Hill, for Chas. G. Killian, 43 Bleecker st, Manhattan, care of Wood Block Dept., owner, from plans by Louis Dananher, 328 Fulton st, Jamaica, architect. Cost, \$10,000.

BABYLON, L. I.—E. W. Howell, George st, Babylon, has the general contract for a 2½-sty fr and shingle dwelling, 34x28 ft, with garage, on Carl av, Babylon, for James A. Tweedy, Babylon, owner, from plans by Chas. M. Hart, 331 Madison av, Manhattan, architect. Cost, \$15,000.

HASTINGS-ON-HUDSON, N. Y.—Gilles Campbell Co., 101 Park av, Manhattan, has the general contract for an addition to the 2-sty local stone dwelling, 40x40 ft, with studio, at Pine Crest, Hastings-on-Hudson, for Alexis Kosloff, 24 West 57th st, Manhattan, owner, from plans by W. Liance Cotrell, 200 Fifth av, Manhattan, architect.

TARRYTOWN, N. Y.—Story & Fleckinger, 5 Great Jones st, Manhattan, have the general contract for interior alterations to a 2½-sty brick dwelling on Benedict av, Tarrytown, for P. W. Fleischman, care of Fleischman's Yeast Co., 701 Washington st, Manhattan, owner, from plans by Hobart B. Upjohn, Grand Central Terminal, Manhattan, architect. Cost, \$5,000.

WHITE PLAINS, N. Y.—Barto Philips Co., 280 Madison av, Manhattan, has the general contract for two 2-sty frame dwellings, 24x29 ft, on Waller av, White Plains, for Mrs. Edith L. Just, 1 West 67th st, Manhattan, owner, from plans prepared privately. Total cost, \$20,000.

JERSEY CITY, N. J.—James Bowen, 168 Harrison av, Jersey City, has the general contract for three 2½-sty frame dwellings, 20x48 ft, at 206-214 Grant st, Jersey City, for Samuel Engler, Kearny & West Side avs, Jersey City, owner, from plans by Harry Adelman, United Cigar Store Bldg., Bayonne, architect. Cost, \$8,000 each.

RED BANK, N. J.—Quackenbush & Leonard, 36 Hudson av, Red Bank, have the general contract for a 2-sty frame dwelling, 40x80 ft, on River Front, Red Bank, for Allan P. Wilson, Globe Hotel, East Front st, Red Bank, owner, from plans by E. A. Arend, Kinmouth bldg., Asbury Park, and 105 West 40th st, Manhattan, architect. Cost, \$25,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Barney-Ahlers Construction Co., 110 West 40th st, Manhattan, has the general contract for a 3-sty concrete factory, 100x100 ft, at Willoughby av and Raymond st, for W. R. Noe & Sons, 43 East 10th st, Manhattan, owner, from plans prepared privately.

RIDGEWOOD, L. I.—John Auer, 648 Lexington av, Brooklyn, has the general contract for alterations to the 1-sty and basement brick factory and warehouse, 100x110 ft, at the north-

west corner of Flushing av and Metropolitan av, Ridgewood, for H. C. Bohac Co., 1389 Broadway, Brooklyn, owner, from plans by Koch & Wagner, 32 Court st, Brooklyn, architect. Cost, \$35,000.

HALLS AND CLUBS.

CORONA, L. I.—J. Napolitano, 8 West Jackson av, Corona, has the general contract for a 2-sty brick, terra cotta and frame club house, 35x50 ft, with stores, on Kingsland av, Corona, for 2d Ward Italian Democratic Club, Kingsland av, Corona, owner, from plans by C. L. Varrone, 16 Corona av, Corona, architect. Cost, \$75,000.

RIDGEWOOD, L. I.—Boudin Construction Co., 110 West 40th st, Manhattan, has the general contract for alterations and an extension to the 2-sty brick club house, 60x40 ft, at the northeast corner of Forest and Putnam avs, Ridgewood, for Queens County Labor Lyceum, H. Froelich, president, owner, on premises, from plans by L. Berger, 1696 Myrtle av, Ridgewood, architect. Cost, \$20,000.

HOTELS.

MANHATTAN.—Wm. H. Taylor Steel Construction Co., 130 West 42d st, has the general contract for alterations and a 10-sty addition, 25x100 ft, to Hotel Empire, in the south side of 63d st, between Broadway and Columbus av, for Herbert Du Puy, care of Jas. C. Weing, 21 East 40th st, owner, from plans by Severance & Van Allen, 372 Lexington av, architects. Cost, \$100,000.

MANHATTAN.—Fred T. Ley & Co., 19 W. 44th st, has the general contract for a 15-sty brick and limestone hotel, 204x220 ft, with apartments and stores, on the west side of Madison av, between 85th and 86th sts, for I. Flugelman, Hotel Hamilton, 143 West 73d st, owner, from plans by Schwartz & Gross, 347 5th av, architects. Cost, \$5,000,000.

SCHOOLS AND COLLEGES.

ISLIP, L. I.—George T. Kelly, 2 Hudson st, Yonkers, has the general contract for a 2-sty brick high school at Islip, for Board of Education of Town of Islip, Carl P. Brown, clerk, Islip, owner, from plans by Edw. Hahn, Hempstead Bank Bldg., Hempstead, architect. Cost, \$177,888.

JAMAICA, L. I.—J. J. Beatty, 1469 Dean st, Brooklyn, has the general contract for a 2-sty brick parish school and convent, at Centre and Washington sts, Jamaica, for St. Monica's R. C. Church, Rev. R. A. Schenck, pastor, 42 Washington st, Jamaica, owner, from plans by Gustave Steinback, 157 West 74th st, Manhattan, architect.

MIDDLETOWN, N. Y.—Moody Construction Co., 90 West st, Manhattan, has the general contract for a 3-sty and basement brick grammar school, 100x163 ft, at 83-91 Linden av, Mid-

dletown, for Board of Education of Middletown, A. E. Hopkins, president, City Hall, Middletown, owner, from plans by D. H. Canfield, 14 Linden pl, Middletown, architect. Cost, \$356,000.

RYE, N. Y.—Johnson & Miller, 55 So. Broadway, Yonkers, have the general contract for alterations and an addition to the 2-sty brick and stone school at Milton Point, Rye, for Town of Rye, Board of Education, Henry Bird, president, board of Union Free School Dist. No. 2, Milton Point, Rye, owner, from plans by Tooker & Marsh, 101 Park av, Manhattan. Cost, \$135,000. Heating, K. G. Sanford & Co., 101 No. Broadway, Yonkers. Plumbing, Jesse E. Kahn, 224 West 20th st, Manhattan. Electrical wiring, Mack & Mack, 103 Park av, Manhattan.

BEDFORD HILLS, N. Y.—Mt. Kisco Construction Co., 9 Kisco av, Mt. Kisco, has the general contract for a 1-sty brick and frame grammar school, 60x165 ft, at Bedford Hills, for School Dist. No. 7, Board of Education, Sidney J. Reynolds, president, Bedford Hills, owner, from plans by James Gamble Rogers, 667 Lexington av, Manhattan, architect.

FANWOOD, N. J.—Dillon & Wiley, Inc., 103 Park av, Manhattan, have the general contract for a 2-sty brick on hollow tile grade school on South av, Fanwood, for Scotch Plains Township, Board of Education of School Dist. of Scotch Plains, Dr. F. W. Westcott, president, Martine av, Fanwood, owner, from plans by Hollingworth & Bragdon, 17 West 45th st, Manhattan, architects. Cost, \$110,000. Heating and ventilating, Geo. L. Tobin, 187 North av, Plainfield. Plumbing, Fred A. Vanderweg, 100 Chestnut st, Roselle Park, electric wiring, Thos. C. Harding, 1342 Bellevue av, Plainfield.

WYCKOFF, N. J.—Johnson & Miller, Proctor Bldg., Yonkers, have the general contract for a 2-sty brick grade school, 50x80 ft, at Wyckoff, for Board of Education of Wyckoff, H. E. Randall, district clerk, Wyckoff, owner, from plans by Rasmussen, Wayland & Parsons, 252 West 46th st, Manhattan, architects. Cost, \$110,000.

JERSEY CITY, N. J.—John Monks, 438 Broadway, Manhattan, has the general contract for a 3-sty and basement brick parochial school, 70x123 ft, on Magnolia av, Jersey City, for St. Joseph's R. C. Church, owner, care of architect, from plans by C. F. Long, Spingara Bldg., Jersey City, architect. Cost, \$150,000.

ELIZABETH, N. J.—McEvoy Bros., 6th st, Harrison, have the general contract for a 2-sty and basement brick parochial school on Washington av, Elizabeth, for St. Mary's R. C. Church, Rev. Father Jas. A. Lundy, pastor, 152 Race st, Elizabeth, owner, from plans by John T. Rowland, Jr., 100 Sip av, Jersey City, architect. Cost, \$150,000-\$200,000.

STABLES AND GARAGES.

BROOKLYN.—Wm. Young Co., 414 West 41st st, Manhattan, has the general contract for an addition to the 1 and 2-sty brick and limestone garage, 42x100 ft, with offices and shelter, at 233 Butler st, Brooklyn, for American Society for the Prevention of Cruelty to Animals, Alfred Wagstaff, president, 26th st and Madison av, Manhattan, owner, from plans by Renwick, Aspinwall & Tucker, 8 West 40th st, Manhattan, architects.

ELMHURST, L. I.—S. Pender, 1 Bridge Plaza, L. I. City, has the general contract for a 1-sty brick garage, 237x100 ft, on the south side of Roosevelt av, southeast corner of 21st st, Elmhurst, for Mandes & Samson, 770 East 179th st, Manhattan, owner, from plans by Chas. Schaefer, Jr., 394 East 150th st, Manhattan, architect. Cost, \$50,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—R. H. Casey, Inc., 246 West 16th st, has the general contract for alterations to the store and loft building at 54 East 13th st, for Almy Realty Corp., care of Cruikshank Co., 141 Broadway, owner, from plans by J. B. Snook Sons, 261 Broadway, architect.

MANHATTAN.—Rheinstein & Haas, East 40th st, have the general contract for a 12-sty brick and limestone store and loft building, 117x100 ft, at 1-11 West 39th st, for 1 West 39th Street Corp., Geo. Rawak, president, 48 West 38th st, owner, from plans by Starrett & Van Vleck, 8 West 40th st, architects. Cost, \$1,100,000.

BROOKLYN.—D. S. Leonard, 52 Underhill av, has the general contract for a group of 1-sty brick stores, 44x65 ft, on the east side of Washington av, 65 ft south of Sterling pl, for Lillian Harrison, 759 Washington av, owner, from plans by Bly & Hamann, 551 Nostrand av, architects. Cost, \$8,000.

HUNTINGTON, L. I.—Bunce & Jorgensen, New York av, Huntington, have the general contract for eight 1-sty brick stores, 20x60 ft, in Main st, Huntington, for Charles Sammis, New York av, Huntington, owner, from plans by A. B. Sammis, Huntington, architect. Cost, \$10,000. Mason work, R. S. Corp., Huntington. Heating and plumbing, James McCullagh, Inc., Hicksville.

PATERSON, N. J.—J. Mitchell, Inc., Lerner Bldg., Jersey City, has the general contract for a brick and steel store and loft building, 10x80x50 ft, at the southeast corner of Main and Market sts, Paterson, for J. Donohue & Son, 249 Main st, Paterson, owner, from plans by Wm. F. Fanning, Colt Bldg., Paterson, architect. Cost, \$225,000.

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street BROOKLYN, N. Y.

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phone: { 1370
Mott Haven { 1371

Office and Factory: River Ave. and East 151st St.

HEATING STEAM OR HOT WATER RADIATION WITH GAS

IS MADE SIMPLE AND SATISFACTORY BY USING

KAY-SOLA GAS HEATING BOILERS

FOR HOMES—OFFICES—FACTORIES—STORES WITH OR WITHOUT A CELLAR

Write Dept. G for illustrated literature

THE SOLAR ENGINEERING CORPORATION

505 FIFTH AVE.
NEW YORK, N. Y.

LOUIS BROOK, INC.

LUMBER and TIMBER at RETAIL

SASHES BLINDS MOULDING TRIM SHELVING FLOORING
SHINGLES ROOFING PARTITION BOARDS VENEER PANELS, ETC.

OFFICE:
148-152 INDIA STREET

TEL. 2600 GREENPOINT
GREENPOINT, BROOKLYN

YARDS:
OAKLAND & INDIA STS.

Money to Loan

on all classes of high-grade income producing properties in New York City, in amounts of \$500,000 and upward.

Building Loans American Bond & Mortgage Company, Inc.

562 Fifth Ave., New York City
Telephone 9600 Bryant

WATSON ELECTRIC ELEVATORS

and
an appreciation

U. T. HUNGERFORD BRASS
& COPPER CO.

NEW YORK

Boston Philadelphia Baltimore
San Francisco

Gentlemen:

Attention Mr. C. M. Watson, Pres.
In response to your favor of November 23, we write to say that the elevator which you installed in our building has given us satisfaction. This elevator is under hard usage and the amount of repairs have been comparatively small to date. We would have no hesitancy in recommending this elevator for similar work.

Yours truly,

U. T. HUNGERFORD BRASS
& COPPER CO.

(Signed) C. H. Krueger

Watson Elevator Co., Inc.

407-409 West 36th Street, New York
Phone: Longacre 0670, 0671, 0672
Night and Sunday: Westchester 3521

SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



F. J. KLOES

Established 1872

269 Canal St., New York
Telephone: Canal 4072

PLANS FILED FOR NEW CONSTRUCTION IN ALL BOROUGHES OF NEW YORK CITY

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

WADSWORTH TER, 80-88, 5-sty bk tnt, 140x84, slag rf; \$210,000; (o) Loring Const. Co., 79 5th av; (a) Emery Roth, 119 W 40th st (1900).

WEST END AV, 911 to 19, 15-sty bk tnt house, 100x100, rubberoid rf; \$300,000; (o) 915 West End Corp., 601 W 115th st; (a) Rosario Candela, 200 W 72d st (208).

FACTORIES AND WAREHOUSES.

24TH ST, 530-32 W, 1-sty metal storage, 16x98, metal rf; \$1,325; (o) Wm. S. Moors, 191 9th av; (lessee) A. & G. Pierce Co., Riverdale, N. Y. (202).

STABLES AND GARAGES.

21ST ST, 217-19 W, 3-sty bk garage and storage, 50x98, slag rf; \$15,000; (o) Isaac Elson, 246 E 175th st; (a) Benj. M. Sylvan, 1879 Prospect av, Bronx (203).

150TH ST, 123-5-7 W, five 1-sty metal garages, 9x18, metal rf; \$1,000; (o) Mrs. Wm. Malcomson, 7th av and 150th st; (a) Belmont Metal Co., 2502 Webster av, Bronx (206).

150TH ST, 133-5-7 W, five 1-sty metal garages 9x18, metal rf; \$1,000; (o) Mrs. Wm. Malcomson, 7th av and 152d st; (a) Belmont Metal Co., 2502 Webster av, Bronx (207).

ST. NICHOLAS AV, 225-29, 2-sty bk garage, 88x149, rubberoid rf; \$100,000; (o) Michael Kaufman, 276 5 av; (a) A. J. Simberg, 1133 Bway (205).

STORES AND THEATRES.

57TH ST, 144-6 W, 56TH ST, 139-45 W, 12-sty bk office studio, music hall, theatre bldg, 100x40x92x100, slag or tile rf; \$1,200,000; (o) Sidem Bldg. Co., 1457 Bway; (a) McKenzie, Voorhees & Gmelin, 1123 Bway, and H. R. Brewster Asso., 295 E 17th st, Bklyn (198).

BWAY, 3101-3113, 1-sty bk stores, 126x51, slag rf; \$15,000; (o) The Tiffany Rlty. Co., 46 W 40th st; (a) L. A. Abramson, 48 W 46th st (200).

STORES, OFFICES AND LOFTS.

3D AV, 1530-32, 3-sty bk stores and offices, 50x100, slag rf; \$40,000; (o) Geo. Ehret, 217 E 92d st; (a) Geo. A. Bagge & Sons, 299 Madison av (209).

STORAGES AND WAREHOUSES.

CHARLES LA, 10, 1-sty metal storage, 20x25, metal rf; \$450; (o) Edw. T. Roberts, 10 E 70th st; (a) Wm. Kurtzer, 1385 Crotona av, Bronx (201).

MISCELLANEOUS.

BWAY, 4820, 1-sty metal shop, 17x17, metal rf; \$375; (o) Edw. M. Hyedeman, 350 W 88th st; (a) Hoboken Garage Mfg. Co., 1358 Bway (204).

1ST AV, 1768-70, 1-sty metal gas station, 8x8, metal rf; \$200; (o) N. Y. Life Ins. Co., 346 Bway; (a) J. B. Allen, 2502 Webster av (195).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

DASH PL, e s, 103.10 n Dash pl, 5-sty bk tnt, 47.82x60, slag rf; \$45,000; (o) A. A. Fanning, 60 W 129th; (a) Chas. Kreymborg, 2534 Marion av (1128).

GILES PL, intersection Fort Independence, 4-sty bk tnt, 29.7x78.9, plastic slate rf; \$75,000; (o) Marie Saltus, Hotel Netherland; (a) M. J. Harrison, 110 E 31st (808).

169TH ST, n s, 299.8 e Clay av, 4 6-sty br tnts, 75.2x40, 74.8x40, slag rf; \$300,000; (o) Rexburg Realty Corp., Geo. Irwin, 425 7th av, pres and architect (1130).

176TH ST, n s, 195.5 w So Boulevard, 6-sty br tnt, 38x141, tar and gravel rf; \$90,000; (o) Jaquino Realty Corp.; (a) Jaquino, 389 Broome st, pres; Walter E. Jackson, 29 Bway (1072).

182D ST, n e c Creston av, 6-sty bk tnt, 47x110, slag rf; \$100,000; (o) Wm. L. Phelan, Inc., Wm. L. Phelan, 1879 Harrison av, Pres; (a) Moore & Landsiedel, 3 av & 148th (837).

238TH ST, s s, 75 w Matilda av, 3-sty bk tnt, 25x75, slag rf; \$20,000; (o) Jas. Quinlan, 4412 Bronx blvd; (a) Crumley & Skrivan, 355 E 149th (1017).

242D ST, n s, 233 w Carpenter av, 2-3-sty bk tnts, 34x55.6, 39x55.6, compo rf; \$32,000; (o & a) Fredk. W. Horne, Highland av, Yonkers (832).

ANDERSON AV, w s, 87 n 164th st, 5-sty br tnt, 50x88, slag rf; \$90,000; (o) Lloyd Phye Co., Lloyd I. Phye, 154 W 170th st, pres and architect (1125).

ANTHONY AV, e s, 151.4 s 181st, 5-sty bk tnt, 127x90.5, slag rf; \$220,000; (o) Samuel Agensky, 4111 Murdock av; (a) Geo. G. Miller, 1482 Bway (860).

BAILEY AV, e s, 106.911 Summit av, 5-sty br tnt, 100.05x87.11, slag rf; \$150,000; (o) Lewiss Const. Co., Chas. Levy, 554 W 45th st, pres; (a) J. M. Felson, 1133 Bway (1070).

BOSCobel AV, s w c Boscobel pl, 5-sty bk tnt, 132.8x125, slag rf; \$275,000; (o) Thos. Dwyer, 216th & Bway; (a) Geo. F. Phelan, 20 W 72d (840).

GRAND CONCOURSE, e s, 135.4 n 196th, 5-sty bk tnt, 105.4x133.6, slag rf; \$265,000; (o) N. & N. Contracting Co., Nicholas Conforti, on prem, Pres; (a) Nathan Rotholz, 3295 Bway (785).

GRANT AV, w s, 100 n 167th, 7-5-sty bk tnts, 64x86.1, slag rf; \$630,000; (o) Otto J. Schwarzer, 2434 Grand Concourse; (a) Carl B. Cali, 81 E 125th (793).

GUN HILL RD, s e c Bronxwood av, 3-sty bk tnt, 44x90, rubberoid rf; \$40,000; (o) Carmela Siouessatta, 2302 Belmont av; (a) Vincent Pampallona, 514 E 183d (896).

ASYLUMS AND HOSPITALS.

188TH ST, s s, from Valentine to Tiebout av, 6-sty br hospital, 235x47, slag rf; \$100,000; (o) Union Hospital of the Bronx, Jos. Bostwick, 2456 Valentine av, pres; (a) Dodge & Morrison, 160 Pearl st (1066).

DWELLINGS.

AMETHYST ST, w s, 50 s Sagamore, 2-sty bk dwg, 21x52, slag rf; \$10,000; (o) S. Foy, 457 E 182d; (a) Tremont Eng. Co., 240 E Tremont av (955).

BARTHODI ST, n s, 95 e Holland av, 2-sty bk dwg, 21x48, felt & tar rf; (o) Giovanni Lammartino, 951 E 228th; (a) Jos. Ziccardi, 912 Burke av (1180).

ORLOFF ST, e s, 945 s Van Courtlandt Park sq, 2-sty fr dwg, 24x36, shingle rf; \$8,000; (o & a) Better Built Ready Cut Const. Co., 47 W 34th (1023).

PAINE ST, w s, 125 s Crosby av, 2-sty H T dwg, 22x47, rubberoid rf; \$7,000; (o) Emanuel Culsoforti, 432 E 117th st; (a) Cannava & Viviano, 145 W 41st st (718).

216TH ST, n s, 350.04 e Bronxwood av, 2-sty H T dwg, 22x52, rubberoid rf; \$7,000; (o) Liugia Giardino, 284 E 148th st; (a) A. D. Bartholomew, 3813 White Plains av (671).

219TH ST, s s, 155 w Bronxwood av, 2-sty bk dwg, 20x40, slate rf; \$8,000; (o) Leo De Meo, 2425 Lorillard pl; (a) Lucian Piscotta, 3011 Barnes av (765).

220TH ST, s s, 213.34 w White Plains av, 2-sty fr dwg, 23.4x41.8, shingle rf; \$8,000; (o) Geo. B. De Luca, 919 E 214th; (a) De Pace & Justin, 3617 White Plains av (935).

221ST ST, n s, 155.5 e Barnes av, 1-sty fr dwg, 24x40, shingle rf; \$4,800; (o) Robt. & Rosemond McGundy, 715 E 21st; (a) Sears Roebuck, 115 5 av (1185).

228TH ST, s w c Bronxwood av, 2-sty fr dwg, 21x58.4, compo rf; \$10,000; (o) Withermeir Sonnenberg, 4113 Barnes av; (a) B. P. Wilson, 1705 Bussing av (989).

228TH ST, s s, 205, 102 e Carpenter av, 2 2-sty fr dwgs, 20x54, asbestos rf; \$17,000; (o) Fritz Bosse, Main st, River Ridge, N. J. (a) L. E. Thompson, 301 W 48th st (642).

FACTORIES AND WAREHOUSES.

GRAND CONCOURSE, e s, 107 n 188th, 9-sty bk storage, 50.04x145.9, tar & gravel rf; \$200,000; (o) Mandukin Bldg. Co., Geo. Kinderman, 1360 Webster av, Pres; (a) F. A. Burdett, 25 W 45th (799).

SENECA AV, s e c, Edgewater av, 1-sty br factory, 25x76, slag rf; \$6,000; (o) Samuel Uris Iron Works, 800 Gerard av, pres; (a) T. Ratner, 2341 Webster av (1067).

WHITLOCK AV, w s, 221.40 s 149th st, 1-sty metal storage, 2060; \$5,000; (o) Wales & Diamond, 335 E 34th st; (a) Samuel Livingston, 156 E 43d st (1665).

WHITLOCK AV, w s, 617.5 n St. Joseph, 1-sty bk factory, 40x80, compo rf; \$8,000; (o) Palmer & Goldberg, 220 Rider av; (a) Wm. Shary, 41 Union sq (1214).

STABLES AND GARAGES.

AUSTIN PL, e s, 210 s 149th, 1-sty bk garage, 37.5x100, tar & felt rf; \$5,000; (o) Catherine E. Rochfort, 105 W 40th; (a) E. H. Janes, 105 W 40th (1190).

ANDREWS AV, e s, 300 n 183d 1-sty bk garage, 22.8x23, tile rf; \$4,000; (o) Vincent Riggio, on prem; (a) Geo. Nordham, 18 W 34th (1195).

MORRIS AV, e s, 170 s 160th, 1-sty bk garage, 22.8x108.83, rubberoid rf; \$10,000; (o) Leonardo Farano, on prem; (a) B. Ebeling, 1372 Zerega av (1194).

WEBSTER AV, w s, 100 n 167th, 1-sty bk garage, 164x100, plastic slate rf; \$40,000; (o) Saml. Rubin, 1061 E Findlay av; (a) Chas. Schaefer, Jr., 394 E 150th (1217).

EMPIRE Extensible Steel Partitions

are adjustable to any ceiling height. Entire floors can be dismantled and re-erected over night, at less than 25% of the cost of the ordinary partitions.

Finished in Baked Enamel, Oak, Mahogany, Circassian and American Walnut, etc.

"COST COMPARES FAVORABLY WITH WOOD"

See Our Details in Sweet's Catalogue

In that giant among giants—the Equitable Building—what partition to use was a serious question.

You can imagine that with the stream of tenants moving and changing continually the cost of building new partitions might easily be tremendous.

There was not only the cost of the material destroyed if plaster partitions were used, but the dust annoyance to the tenants had to be thought of.

Every type of partition material was considered and rejected for one reason or another.

Finally Empire Steel Partitions was decided upon because of the "ease and economy" with which it can be moved whenever tenants require alterations.

"The partitions embodying the EMPIRE STEEL construction give us a flexible partition which can be used on nearly every floor, and which can be moved at low cost, without expensive waste or damage.

C. T. COLEY, M. E.,
Operating Manager,
Equitable Office Bldg. Corp.,
New York

**EMPIRE STEEL
PARTITION CO., Inc.,
College Point, N. Y.**

STORES AND DWELLINGS.

GUN HILL RD, n e c DeKalb av, 3-sty bk dwg, 22.10x55, rubberoid rf; \$15,000; (o) Jos. Lardillo, 540 E 187th; (a) Vincent Pampallona, 514 W 183d (926).

HOFFMAN ST, e s, 69.08 s 187th, 2-sty bk str & dwg, 25x31, tar & gravel rf; \$4,000; (o) Giuseppe Valentine, 2386 Hoffman; (a) Jos. Leone, 2390 Hoffman (987).

MACOMBS ROAD, e s, 50.11 s 176th st, 1-sty br str & dwg, 102x45, plastic slate rf; \$25,000; (o) Conrad Glaser, 22 E 105th st; (a) Springstem & Goldhammer, 32 Union Sq (1009).

161ST ST, n s, 170 e Tinton av, 3-sty br str and dwg, 19x58, tin rf; \$14,500; (o) Josephine Risel, 799 E 161st st; (a) Rene Risch, 33 W 42d st (1068).

STORES, OFFICES AND LOFTS.

139TH ST, n s, 97.7 e Brook av, 1-sty bk str & market, 102x100, rubberoid rf; \$22,000; (o) Groun Realty Corp., Inc., Geo. Price, 498 E 138th, Pres; (a) Albert E. Davis, 258 E 38th (1213).

170TH ST, n s, from Valentine av to Wythe pl, 1-sty br str, 200x76.11, slag rf; \$100,000; (o) Tialer Bldg. Co., Inc., Frank Begrish, 1794 Prospect av, pres; (a) Moore & Landsiedel, 3d av and 148th st (1115).

BERGEN AV, e s, 96.06 s 149th st, 2-sty br str, 75x90, plastic slate rf; \$40,000; (o) John Nimphius, 1428 Doris st; (a) Max Hansle, 3307 3d av (1013).

MISCELLANEOUS.

HOFFMAN ST, e s, 219.3 s 187th, 1-sty bk shop, 50x35, tin rf; \$5,000; (o) Immacolata, 2383 Belmont av; (a) Frank Ross, 2276 Hughes av (1175).

SO BOULEVARD, e s, 50 n 167th st, 1-sty br ignition station, 25x97, slag rf; \$5,000; (o) Ignition Realty Co., Chas. Mayer, 1124 So Boulevard; (a) Patrick J. Murray, 141 E 40th st (1048).

236TH ST, n s, 152.3 w Martha av, 2-sty bk dwg, 21x51.4, slate rf; \$11,000; (o) Margaret Robinson, 1342 Franklin av; (a) John Robinson, 1342 Franklin av (938).

Brooklyn

DWELLINGS.

COURT ST, e s, 280 s Oriental blvd, 6-1-sty fr 1 fam dwgs, 16x41; \$15,000; (o) Manhattan Beach Bldg. Corp., 67 Liberty, Manhattan; (a) Wm. C. Winters, 106 Van Siclen av (2899).

COURT ST, w s, 40 s Oriental blvd, 12-1-sty fr 1 fam dwg, 16x41; \$30,000; (o) Manhattan Beach Bldg. Corp., 67 Liberty, Manhattan; (a) Wm. C. Winters, 106 Van Siclen av (2901).

COURT ST, e s, 40 s Oriental blvd, 12-1-sty fr 1 fam dwgs, 16x41; \$30,000; (o) Manhattan Beach Bldg. Corp., 67 Liberty, Manhattan; (a) Wm. C. Winters, 106 Van Siclen av (2904).

COURT ST, s w c Oriental blvd, 2-1-sty fr 1 fam dwgs; \$5,000; (o) Manhattan Beach Bldg. Corp., 67 Liberty, Manhattan; (a) Wm. C. Winters, 106 Van Siclen av (2905).

HENRY ST, 2735-7, e s, 235 n Neptune av, 2-sty fr 2 fam dwg, 22x57; \$8,000; (o) Saml. Moscovitz, 2729 Henry; (a) Morris Perlstein, 49 Fulton av (3056).

KENMORE PL, 1291-1301, e s, 100 n Av L, 4-2-sty fr 1 fam dwgs, 17x44.6; \$48,000; (o) J. C. G. Bldg. Corp., 588 E 139th; (a) S. Gardstein, 26 Court (3303).

45TH ST, 1518, s s, 140 e 15th av, 2-sty fr, 2-fam dwg, 20.6x56; \$15,000; (o) J. Goldberg, 44 Court st; (a) Seelig & Finkelstein, 44 Court st (3238).

BAY 47TH ST, 62, w s, 230 s Bath av, 2-sty bk, 2-fam dg, 20x52; \$8,000; (o) Ignazio Di Cicco, 60 Bay 47th st; (a) Faspia & Samenfeld, 525 Grand st (2947).

50TH ST, 983, n w c, 10th av, 2-sty bk, 2-fam dwg, 22x66; \$13,000; (o) Jos. Leff, 1721 49th st; (a) S. Gardstein, 26 Court st (3063).

61ST ST, 2131-47, n s, 250 e 21st av, 7 2-sty bk, 1-fam dwgs, 16.4x48; \$49,000; (o) Julius Miller, 756 Howard av; (a) Abraham Farber, 1746 Pitkin av (2995).

62D ST, 2084, s w c, 21st av, 2-sty bk, 2-fam dwg, 20x59; \$17,000; (o) David Gelfand, 617 Ashford st; (a) S. Mielman & Son, 1780 Pitkin av (3016).

Queens

APARTMENTS, FLATS AND TENEMENTS.

ASTORIA.—Patterson av, n w cor and 14th av, 10 4-sty bk tnts, 22x81, tar and gravel rf, elec, gas; \$166,000; (o) Wm. Mathews, 284 14th av, Astoria; (a) R. Geo. Smart, 12 Union st, Union Course (2485-6-7-8).

L. I. CITY.—5th av, w s, 450 s Grand av, 2 5-sty bk tnts, 75x85, slag rf, 35-fam, elec, steam heat; \$200,000; (o & a) Morris Manacher, 372 13th av, L. I. City (2324).

L. I. CITY.—Jamaica av, n s, 125 w Academy st, 5-sty bk tnt, 50x115, slag rf, 45-fam, elec, steam heat; \$250,000; 2 bldgs; (o) Sekora Realty Co., 545 Academy st, L. I. City; (a) Chas. W. Hewitt, 613 Academy st, L. I. C. (2660).

DWELLINGS.

ARVERNE.—Beach 68th st, s w c Larkin st, 2-sty fr dwg, 32x65, shingle roof, 2 fam, gas, steam heat; \$20,000; (o) B. Gadinger, 244 5th av, N. Y. C.; (a) Jos. Powers, 80-8 Blvd., Rockaway Beach (1996).

ASTORIA.—5th av, w s, 140 n Van Deventer av, 2-sty bk dwg, 22x50, slag rf, 2 fam, gas, hot water heat; \$10,000; (o) D. Boracel, 141 Crescent st, L. I. City; (a) Silvis A. Minoli, 74 Havemeyer st, Corona (1945).

BAYSIDE.—10th st, w s, 100 n Montauk av, 2-sty fr dwg, 24x26, shingle rf, 1-fam, gas, steam heat; \$8,000; (o) Mrs. G. Payne, 187 Madison av, N Y C; (a) H. Thomas, Little Neck (2418).

BEECHHURST.—Blvd, n s, 105 e Riverside dr, 2-sty fr dwg, 31x28, shingle rf, 1-fam, elec, hot water, heat; \$9,500; (o) John R. W. Briggs, 8551 111th st, Richmond Hill; (a) Sears, Roebuck & Co., Chicago, Ill. (1635).

BELLE HARBOR.—Beach 139th st, w s, 300 s Bayside dr, 5-2-sty fr dwgs, 18x36, shingle rf, 1 family, gas, hot air heat; \$25,000; (o) John A. Lasher, Belle Harbor; (a) John J. Carroll, 225 Greene av, Bklyn (3007 to 3011).

COLLEGE POINT.—21st st, s s, 147 s 3d av, 15 2-sty fr dwgs, 20x36, shingle rf, 2-fam, gas; \$97,500; Velvet Realty Co., 223 13th st, College Point; (a) Peter Schreiner, Causeway, College Point (1827 to 1841).

PLANS FILED FOR ALTERATIONS

Manhattan

CHAMBERS ST, 90, new shaft, remodel store front on 5-sty bk store and offices; \$5,000; (o) Kirtland Bros. & Co., 96 Chambers st; (a) Clarence E. Hildebrand, 356 Pearl st, Bklyn (756).

E BWAY, 222 E, remove columns, new girders in 5-sty bk tnt; \$1,000; (o) Emanuel Kivowitz, 54 Canal st; (a) Samuel Cohen, 32 Union Sq (774).

FORSYTH ST, 26, remove stairs, new iron stairs, in 5-sty bk stores and tnt; \$1,000; (o) Saml. Feldstein, 11 Eldridge st; (a) Chas. M. Straub, 147 4th av (732).

GRAND ST, 62, remove step, platform, new wall, curb, reinf conc, sidewalk on 7-sty bk lofts; \$1,000; (o) Max Goebel, 116-36 57th st, Bklyn; (a) Elwood Hughes, 342 W 42d st (731).

LAFAYETTE ST, 208, remove store front, vault lights, steps, new conc arch, store front on 4-sty bk store and factory; \$2,000; (o) Juliette Appelbaum, 1856 61st st, Bklyn; (a) Ferdinand Savignano, 6005 14th av, Bklyn (771).

MAIDEN LA, 75, new reinf conc vault, beams in 8-sty bk office bldg; \$7,800; (o) 75 Maiden Lane Corp., 75 Maiden La; (a) Thos. B. Boyd, 286 5th av (729).

16TH ST, 333 W, move toilet, new extension, showers, bath rooms, window in 5 and 4-sty bk dwg; \$5,000; (o) Alice P. Goldsmith, 333 W 76th st; (a) Alfred Freeman, 29 W 34th st (752).

16TH ST, 352 W, remove frame wall, balcony, stairs, new walls, office, toilet, beams in 1-sty bk storage; \$2,000; (o) Harry Port, 404 E 17th st; (a) Sampson Levy, 1128 Fox st, Bronx (803).

18TH ST, 144-52 W, 2 new tanks on 6-sty bk lofts; \$3,500; (o) S. & N. Rlty., Inc., 144-52 W 18th st; (a) Reliance Tower & Steel Const. Co., 94-96 Mangin st (737).

27TH ST, 440-42 W, remove 2-sty, alter stairs, new T & G rf on 2 stores and tnt; \$5,000; (o) John Tragerer Steam Copper Wks, 445 W 26th st; (a) Geo. Provot, 50 W 47th st (730).

51ST ST, 228 E, new extends on 3-sty bk factory and apart; \$2,000; (o) Edw. W. Elgin, 228 E 51st st; (a) Patk. J. Murray, 141 E 4th st (758).

57TH ST, 225-7 W, remove gratings, stairs, sidewalk lift, new stairs, sidewalk lift, on 8-sty bk auto storage and loft; \$6,000; (o) B. F. Goodrich Rubber Co., 1780 Bway; (a) D. E. Waid, 1 Madison av (772).

61ST ST, 212 E, remove partition, stoops, stairs, new partitions, stairs, entrance, gas htg, skylights on 3-sty bk dwg; \$12,000; (o) John J. Maffia, 1156 2d av; (a) Louis A. Hornum, 405 Lexington av (748).

133D ST, 170 W, remove base wall, stoop, new extends, doors, steps, piers in 3-sty bk dwg; \$1,600; (o) Geo. W. Howell, 170 W 133d st; (a) E. R. Williams, 2296 7th av (776).

137TH ST, 245 W, remove stairs in 5-sty bk res; \$2,000; (o) Monarch Lodge, (I. B. F. O. E. W.), 145 W 137th st; (a) Chas. W. B. Mitchell, 129 E 27th st (745).

AV A, 389-95, remove stalls, roofing, new beams, girders, frs, conc foundations, rf on 2

and 3-sty bk garage and animal hosp; \$10,000; (o) A. S. P. C. A., Av A and 24th st; (a) Renwick, Aspinwall & Tucker, 8 W 40th st (751).

BOWERY, 68-68½, remove wall, new exten, piers, beams in 2-sty bk stores and offices; \$4,000; (o) Saml. Grossner, Jacob Simon, 736 Riverside dr; (a) Levy & Berger, 150 Montague st, Bklyn (733).

LEXINGTON AV, 623-25, remove front, reconst stairs, new fr beams, toilet, bath rm, exten, metal ceilings in 2 3-sty bk stores and tnts; \$7,500; (o) Leonard H. Hardy, 162 E 53d st; May Byrne, 2226 Loring pl; (a) Chas. Sheres, 56 W 45th st (763).

MADISON AV, 1527, remove windows, new partition, stairs, show window, enlarge window in 3-sty bk stores and apartments; \$2,500; (o) Jacob Wolff, 1527 Madison av; (a) Otto L. Spannake, 116 Nassau st (777).

MADISON AV, 1532, remove stoops, new stairs, front entrance on 3-sty bk store office and apart; \$1,000; (o) Arthur Stein, 1532 Madison av; (a) Geo. G. Miller, 1482 Bway (760).

3D AV, 182, remove store fronts, new partitions, store fronts on 4-sty bk store and storage; \$1,000; (o) Mrs. Anna Metz, 182 3d av; (a) Jacob Lubroth, 44 Court st, Bklyn (767).

4TH AV, 423-25-27, remove partitions, bk piers, new partitions, ext, toilets, beams, str in 4-sty bk str & loft; \$5,000; (o) 423 4th Av, Rlty. Corp., 423 4 av; (a) Saml. A. Hertz, 15-17 W 38th (703).

STH AV, 839, new steel shelter on 4-sty bk theatre; \$2,000; (o) Bancroft Rlty. Co., 34 Nassau st; (a) Elsendrath & Horwitz, 18 E 1st st (782).

8TH AV, 925, remove partitions, toilets, new ext, toilets, str fronts on 4-sty bk str, office & apts; \$6,000; (o) Trebuh's Rlty. Co., 21 Central Park West; (a) Saml. Carver, 118 E 28th (701).

9TH AV, 412, remove toilets, fixtures, new toilets, wash rooms, bath room in 4-sty bk institute; \$10,000; (o) N. Y. Institute for Education of Blind, 412 9 av; (a) Fitz Henry F. Tucker, 8 W 40th (612).

9TH AV, 135, remove columns, new piers, girders, partitions, toilets in 4-sty bk str & tnt; \$1,500; (o) Gertrude Gunshor, 8678 Bay pkway, Bklyn; (a) Louis A. Sheinart, 194 Bowery (689).

9TH AV, 607-9, remove portion of wall, new beams, partitions, exten, lower fr, beams in 5-sty bk store and tnt; \$7,000; (o) Emil Lublin, 560 10th av; (a) Louis A. Sheinart, 194 Bowery (770).

10TH AV, new beams, columns, in 2-sty bk mineral water plant; \$3,000; (o) Geo. Jeremiah, 80 Maiden la; (a) Herman Hofers, 205 9th av (789).

Bronx

PAINE ST, 2818, built 1-sty of ? upon and 1-sty fr exten to 1-sty and attic fr dwg; \$1,850; (o) Alfonso Janotto, on prem; (a) M. N. W. Del Gaudio, 158 W 45th st (181).

161ST ST, s w c Hewitt pl, new steel beams, new str front to 6-sty bk str & tnt; \$4,500; (o) Great Northern Apt. Corp., 880 E 161st; (a) Albert S. Deserty, 110 W 34th (188).

FRANKLIN AV, 1331, new girders, new concrete floor beams & 1-sty bk ext, 44x43, to 2-sty bk stable; \$10,000; (o) H. Shereshevsky, on prem; (a) John Schwalbenberg, 2075 Haviland av (187).

SOUTHERN BLVD, 794-96, 1-sty bk ext, 25x50, & new partitions to 2-sty bk str & loft; \$6,000; (o) Nathan Newman, 783 Beck; (a) J. M. Felson, 1133 Bway (190).

UNION AV, 857, new beams, new floor to 2-sty fr str & market; \$3,000; (o) Jacob Gudowitz, on prem; (a) Jos. P. McParlan, 213 St. Anns av (189).

UNION AV, 792-98, new str front to 5-sty br str & tnt; \$2,000; (o) Emma M. Wright, 1919 7th av; (a) Samuel Cohen, 32 Union Sq (178).

WASHINGTON AV, 2038, built 2 stories of br upon 1-sty br dwg and garage; \$5,000; (o) Stephen A. Graves, on prem; (a) Geo. W. Kibitz, 800 E 175th st (180).

WHITE PLAINS AV, 4433, 1-sty br exten, 26.87x7.8 to 2-sty br str and dwg; \$1,000; (o) & a J. H. Bauer, on prem (183).

3D AV, 3704, new 10,000-gallon tank, new beams, girders, cols & new concrete floor to 5-sty bk factory; \$5,000; (o) Marmion Const. Co., 1061 E 163d; lessees, Sky Blue Wet Wash Laundry Co., on prem; (a) Irving Kudroff, 422 4 av (185).

Brooklyn

BERRIMAN ST, 251, e s, 170 s Belmont av, ext and rf, 2-sty fr 2-fam dwg; \$2,500; (o) Anthony Caputo, on prem; (a) Chas. Pfaff, 524 Grant av (5783).

COURT ST, 22-30, n w c Remsen st, int 8-sty bk stores and offices; \$2,300; (o) Childs Co., 200 5th av; (a) Wm. A. Parfitt, 26 Court st (5635).

GRAND ST, 1257-61, n s, 90.6 e Gardner av, ext 1-sty bk garage; \$5,000; (o) Louis Bossert & Sons, 1335 Grand st; (a) Carl L. Otto, 15 Park Row (5746).

ROEBLING ST, 180-6, s w c, Grand st, walls and int 3-sty bk stores and 2-fam dwg; \$7,000; (o) Chas. Jaffe, 106 Marcy av; (a) Jacob Fisher, 23 Ave A (3764).

ST. JOHNS PL, 1815-17, n w c, Saratoga av, st fit and plumb, 4-sty bk store and 7-fam dwg; \$2,000; (o) (3606).

ST. JOHNS PL, 1072, s s, 180 w Kingston av, ext 3-sty bk st and 2-fam dwg; \$2,000; (o) Sarah Peckarsky, 1074 St. Johns pl; (a) John De Hart, 1039 Fox st, Bronx (5829).

SMITH ST, 283, n e c, Sackett st, st fit, int and remove unsafe walls, 3-sty bk st and 2-fam dwg; \$5,000; (o) Vincenza Marmella, 264 Smith st; (a) Chas. P. Carmella, 1163 Herkimer st (4599).

SO 1ST ST, 103, n s, 40 w Berry st, int and pl 3-sty bk 3-fam dwg; \$1,500; (o) Morris Moger, 548 Rockaway av; (a) Max Cohn, 189 Grand st (3373).

SO 2d ST, 272, s s, 105 e Havemeyer st, ext and int and pl, 3-sty bk st and 3-fam dwg; \$2,500; (o) Fanny Flug, on prem; (a) Max Cohn, 189 Grand st (5467).

4TH ST, 399, n s, 137.10½ e 6th av, ext 3-sty bk, 1-fam dwg; \$1,600; (o) Constantine Panagakos, on prem; (a) Jas. McKellop, 527 1st st (4414).

41ST ST, 1284, s w c, 13th av, walls and ext, 3-sty fr stores, offices and 2-fam dwg; \$30,000; (o) H. Goldhaber, 4112 13th av; (a) S. L. Malkind, 16 Court st (5337).

48TH ST, 1348-50, s s, 380 e 13th av, ext 2½-sty fr 2-fam dwg; \$2,500; (o) Louis Rubin, 1137 52d st; (a) E. Madelsohn, 1778 Pitkin av (4409).

67TH ST, 1242-54, 240 w 13th av, ext and int 3-sty bk Home for Aged; \$6,000; (o) Norwegian Christian Home for Aged, on prem; (a) John C. Wandell, 425 86th st (5706).

86TH ST, 2201, n e c Bay Pkway, ext int, 3-sty fr stores, offices and 2-fam dwg; \$12,000; (o) W. E. Fanning, 2201 86th st; (a) Slee & Bryson, 154 Montague st (4509).

ATLANTIC AV, 1275, n s, 309.11 e Nosstrand av, ext 3-sty bk garage and 2-fam dwg; \$5,000; (o) Thos. T. Carlson, 1255 Atlantic av; (a) Chas. P. Camella, 1163 Herkimer st (4601).

CLASSON AV, 263-9, e s, 130 s Willoughby av, int and ext, 2-sty bk storage, garage and shop; \$3,500; (o) Emil Bommer, on prem; (a) Dent & Kent, Inc., 246 S Village av, Rockville Centre, L. I. (3896).

CROPSEY AV, 1819-37, n e c, Bay 19th st, ext and int, 2½-sty fr 3-fam dwg; \$5,000; (o) Italo Marino, 197 Bay 20th st; (a) Chas. M. Straub, 147 4th av (3761).

DEKALB AV, 900, n s, 40.10 w Summer av, st fits, int and pl, 4-sty bk st and 3-fam dwg; \$2,500; (o) Beckie Bernstein, 403 Bushwick av; (a) Glucroft & Glucroft, 729 Flushing av (3649).

GLENMORE AV, 564, s s, 45 E Hendrix st, rf, int st fits and ext, st and 1-fam dwg; \$2,500; (o) Antonio Dolce, 267 Elizabeth st; (a) Irving Kirshenblitt, 355 Miller av (3664).

GRAHAM AV, 301, s w c, Ainslie st, int and pl, 3-sty fr st and 2-fam dwg; \$1,500; (o) Bertha Feinstein, 594 Grand st; (a) Laspia & Sanenfeld, 525 Grand st (4465).

GRAHAM AV, 100 e s, 25 n Seigel st, int, 3-sty fr store, office and 1-fam dwg; \$3,000; (o) Eddie Garver, on prem; (a) Murray Klein, 37 Graham av (5757).

L I AV, 634-40, w s, 100.25 n Av C, ext int and pl, 2-sty fr stores and 2-fam dwg; \$2,000; (o) Wm. London, on prem; (a) Harry L. Miller, 186 Remsen st (5751).

MANHATTAN AV, 924, n e c, Kent av, st fits and int 3-sty bk stores and 3-fam dwg; \$2,000; (o) Peter Doelger Realty Co., 407 E 55th st; (a) Bly & Hamann, 551 Nostrand av (5430).

MANHATTAN AV, 910, e s, 75 n Greenpoint av, reinforced steel framing 2-sty bk moving pictures & dance hall; \$6,000; (o) Harry Goodman, 598 Bway, Manhattan; (a) Robert E. Moss, 96 Warren, Manhattan (5227).

NEPTUNE AV, 2201-27, n s, W 23d st to Warehouse av, ext, int and chimney, 2-sty bk Warehouse factory; \$9,500; (o) A. A. A. Holding Corp., on prem; (a) F. M. Woodford, 90 West st, N Y (5777).

NEW JERSEY AV, 397, e s, 40 n Sutter av, ext and st fits, 2-sty bk store, offices and 2-fam dwg; \$4,000; (o) Anna Miller, 419 New Jersey av; (a) S. Millman & Son, 1780 Pitkin av (5833).

NEW UTRECHT AV, 4409, e s, 104.2½ n 45th st, ext 3-sty bk st and 2-fam dwg; \$2,000; (o) John Philips, on prem; (a) M. A. Cantor, 373 Fulton st (4605).

5TH AV, 9201-09, s e c, 92d st, ext 2-sty fr store and 1-fam dwg; \$2,500; (o) Adam Krapf, 9203 5th av; (a) Olof E. Almgren, 8801 3d av (4308).

11TH AV, n e c 7 av, increase height of walls on 3-sty bk laundry; \$3,000; (o) Pilgrim Steam Laundry, 633 17th; (a) John J. Petit, 157 E 44th, Manhattan (5233).

14TH AV, 6315, e s, 120 s 63d, cellar & ext on 3-sty bk str & 2 fam dwg; \$6,000; (o) Ercole Piramide, prem; (a) Ferd Savigano, 6005 14 av (5277).

Queens

ASTORIA.—11th av, w s, 200 n Wolcott av, altering 3 bldgs from one to two fam, int alt; \$3,500; (o) L. I. Bldg. Co., Astoria Theatre Bldg., Grand and Steinway av, L. I. City; (a) C. Marsac, Grand and Steinway av, L. I. City (555).

ASTORIA.—Hoyt av, s s, 125 e Goodrich st, int alt and repairs; \$3,000; (o) C. Mastrangelo, 56 Rapelye av, Corona (429).

ASTORIA.—Hoyt av, s s, 150 n Willow st, 2-sty fr ext, 22x151, slag rf, int alt; \$1,200; (o) Wm. Carroll, 40 Hoyt av, Astoria (649).

ARVERNE.—Boulevard, n s, bet Beach 68th and 69th st, repairs to store; \$1,800; (o) H. Westruck, on prem (801).

BAYSIDE.—Bayside rd, s e c Vista av, 2-sty brk ext, 14x19, shingle rf, int alt to dwg; \$3,000; (o) Ellen Coc, Bayside (720).

COLLEGE POINT.—18th st, s e cor North Blvd, raise rf two stories, int alt; \$3,200; (o) Hans Bjarsen, 18th st and North Blvd, College Point; (a) Harry Morris, 718 9th st, College Point (605).

CORONA.—East Jackson av, n s, 40 e 47th st, 1-sty brk ext, 20x60, rear, int alt, to provide for bakery; \$4,000; (o) John Finocchio & La Veninta, 29 E Jackson av, Corona (616).

FAR ROCKAWAY.—Central av, e s, 100 s Clark st, 1-sty fr ext, 12x45 side; \$2,000; (o) Philip Mortow, 2 E 117th st, N Y C (651).

FLUSHING.—Grove st, n s, 250 w Main st, ext and int alt to garage; \$1,000; (o) John Hannel, 80 Grove st, Flushing (724).

FLUSHING.—Main st, e s, 25 n Washington st, new store front, replace fr wall with brk wall, int alt and repairs, to store and dwg; \$1,200; (o) Morris Abrams, 43 Main st, Flushing (706).

JAMAICA.—Fulton st, s s, 21 w Wheeler av, 1-sty brk ext, 20x40, tar and slag rf, to provide for two stores; \$1,000; (o) Long Island Candy Co., on prem (480).

JAMAICA.—Washington st, w s, 179 s Fulton st, 1-sty con blk ext, 30x37, slg rf, int alt to provide for additional store; \$5,000; (o) Gertrude Meyer, 14 Brenton av, Jamaica; (a) W. H. Spaulding, 375 Fulton st, Jamaica (626).

JAMAICA.—Campion av, w s, 100 n Carroll st, 2-sty fr ext, 20x22, rear and side, shingle rf, int alt; \$2,000; (o) John McKay, Carpenter av, Hollis (732).

LONG ISLAND CITY.—1-sty fr ext, 3x20, side, new store fronts, to provide for additional store; \$1,200; (o) Emyl Foter, 364 Steinway av, L. I. City (680).

L. I. CITY.—Jackson av, n e c, Honeywell st, elevator shaft, int and ext alt to factory; \$8,000; (o) Standard Sanitary Mfg. Co., on prem (739).

L. I. CITY.—4th av, w s, 125 s Grand av, 1-sty fr ext, 25x15, rear dwg, int alt; \$1,750; (o) C. Patterson, on prem (802).

L. I. CITY.—Jackson av, n s, 60 e 11th st, new store fronts int repairs; \$2,000; (o) P. Glasco, 241 Jackson av, L. I. City (573).

RICHMOND HILL.—124th st, e s, 200 s Hillside av, 2-sty fr ext, 13x28, rear, int alt and repairs; \$1,000; (o) Geo. Freitag, 3717, 121st st and Jamaica av, Richmond Hill (723).

RIDGEWOOD.—Myrtle av, 3301, n w c Parkview av, new store window, flush with line, int alt; \$1,000; (o) Gaspar Mauceri, 323 Charlotte pl, Ridgewood (548).

ROCKAWAY BEACH.—Undine av, w s, 56 s Rockaway rd, new foundation to dwg; \$200; (o) J. J. Meine, on prem; 794-795-796-797-798, five buildings, \$1,000.

ROCKAWAY PARK.—Beach 115th st, e s, 433 s Rockaway Beach blvd, 2-sty fr ext, 30x24, rear, slag rf, int and ext alt to dwg; \$10,000; (o) Marion Abrahams, 196 Beach 115th st, Rockaway Park (738).

ROCKAWAY PARK.—L I R R. n w c Beach 67th st, new store fronts to dwg and store; \$1,000; (o) Oscar Mandel, 107 65th st (729).

WOODHAVEN.—80th st, e s, 100 s Jamaica av, raise rf 1-sty to provide for 1-fam, int alt; \$2,000; (o) J. Pescia, 54 89th av, Woodhaven (562).

WOODHAVEN.—Rockaway Blvd and 91st st and 103d av, 2-sty bk ext, 10x45, tar and gravel rf, int alt, light manufacturing; \$3,200; (o) L. Drucker, 1415 103d st, Ozone Park (549).

WOODHAVEN.—90th rd, s s, 125 w 84th st, 2-sty fr ext, 12x16, rear, tin rf; \$1,400; (o) L. Allerich, on prem (617).

Richmond

W. N. BRIGHTON.—Barker st, e s, Cast av, 200 n 2-sty fr dwg, 18x24; \$2,125; (o) Louis Cupoli, 93 Barker st, W. N. Brighton, S. I.; (a) Angelo Patula, 1196 Castleton av. Alt consist ext on rear int alt in basement and 1 sty (116).

WEST NEW BRIGHTON.—226 Broadway, W. N. B. S. I., 2-sty fr bldg (store and dwg) 50x100; \$1,500; alt consist tear out present front, make new store front, 1 sty; (o) Ecolo Vitaliano, 226 Broadway, W. N. B. S. I.; (a) James Fish, 302 Broad st, Stapleton, S. I. (93).

John P. Kane Company

MASONS' BUILDING MATERIALS

MAIN OFFICE: 103 PARK AVENUE, NEW YORK

DISTRIBUTING YARDS: { FOOT EAST 14TH ST., NEW YORK
FOOT WEST 96TH ST., NEW YORK
6TH ST. AND GOWANUS CANAL, BROOKLYN

Empire Brick & Supply Co.

YARDS
12th Ave., 47th to 48th Sts., Manhattan
138th and Exterior Sts., Bronx
Morgan Avenue and Newtown Creek
(near Stagg St.), Brooklyn

MANUFACTURERS OF BRICK AND DEALERS IN

MASONS' BUILDING MATERIALS
Executive Offices: 103 PARK AVE., NEW YORK

WORKS
STOCKPORT, N. Y.
GLASCO, N. Y.

MURTHA & SCHMOHL CO.

MASONS' BUILDING MATERIALS

OFFICE: FOOT 109TH STREET, EAST RIVER

YARDS

Foot 14th Street, East River

Foot 108th and 109th Sts., East River

416 to 420 East 125th St. **ATHENS BRICK, LIME AND CEMENT CO., Inc.** Yards
Foot East 125th St.
MANUFACTURERS and DEALERS
QUALITY — PRICE — SERVICE
Telephones
Harlem { 6342
5833

High Grade
Watchman's Service

Day Tel.: Franklin 6030
139 CENTRE STREET

HOLMES PATROL

Holmes Electric Protective Company

Regular Post Patrol and Special Watch.
Day and Night. Capable, Sober, Reliable,
Efficient.

Night Tel.: Murray Hill 3439
66 WEST 39TH STREET

MISSISSIPPI WIRE GLASS COMPANY

St. Louis Office
4070 North Main St.

220 FIFTH AVENUE
NEW YORK

Chicago Office
7 West Madison St.

M. F. WESTERGREN, INC.

FIREPROOF DOORS AND WINDOWS

213-31 EAST 144th STREET

'Phone 0770-1-2 Mott Haven

Builders Brick and Supply Co., Inc.

Mason's
Building Materials

172d St. and West Farms Road
Telephone: Intervale 0100



PORTLAND CEMENT

302 BROADWAY, NEW YORK

The Lawrence Cement Company

WATSON

Electric Elevators

All makes and types repaired and altered. Estimates free. Weekly or monthly inspections by competent elevator men keep elevators safe and reduce repair bills.

Phone: Longacre 0670, 0671, 0672
Night and Sunday: Westchester 3521
WATSON ELEVATOR CO., INC.
407-409 WEST 36TH STREET, NEW YORK

THE ANDERSON BRICK AND SUPPLY COMPANY, Inc.

MASONS' AND PLASTERERS'
SUPPLIES

FACE BRICK

ALL SHADES and TEXTURES

129th to 130th St. and 3rd Ave.
NEW YORK

Tel. HARLEM 0285

A.B.S.E.E.

ELECTRIC ELEVATOR COMPANY

52 VESEY STREET
NEW YORK

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor: E. S. DODGE, Vice-President: J. W. FRANK, Secretary-Treasurer

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

Copyright, 1922, by The Record and Guide Company.

119 West 40th Street, New York (Telephone: Bryant 4800)

VOL. CIX
No. 16 (2823)

NEW YORK, APRIL 22, 1922

25c. A COPY
\$12.00 A YEAR

Advertising Index	Page
A. B. See Electric Elevator, 4th Cover	
Ackerly & Son, Orville B.....	499
Adams & Co.....	498
Adler, Ernest N.....	499
American Bureau of R. E.....	496
American Enameled Brick & Tile Co.....	505
Ames & Co.....	2d Cover
Amy & Co., A. V.....	2d Cover
Anderson Brick & Supply Co., 4th Cover	
Anderson & Co., James S.....	2d Cover
Armstrong & Armstrong.....	499
Ashforth & Co.....	2d Cover
Athens Brick, Lime & Cement Co., 4th Cover	
Automatic Fire Alarm Co.....	506
Balter, Alexander.....	498
Bauer, Milbank & Molloy 2d Cover	
Beechman, A. G.....	500
Bell Co., H. W.....	506
Benenson Realty Co.....	494
Boyd, James.....	494
Boylan, John J.....	2d Cover
Brener, Samuel.....	494
Brett & Goode Co.....	Front Cover
Brooks & Momand.....	494
Brown, Frederick.....	494
Brown Co., J. Romaine.....	Front Cover
Builders' Brick & Supply Co., 4th Cover	
Bulkley & Horton Co.....	500
Busher & Co., Eugene J.....	2d Cover
Butler & Baldwin.....	Front Cover
Cammann, Voorhees & Floyd, 2d Cover	
Carpenter, Leonard J.....	2d Cover
Chauncey Real Estate.....	2d Cover
City Investing Co.....	484
Classified Advertising.....	497
Coburn, Alfred P.....	498
Corth & Co., George H.....	499
Cross & Brown.....	Front Cover
Cruikshank Co.....	Front Cover
Cruikshank's Sons, Wm.....	Front Cover
Cudner, R. E. Co.....	2d Cover
Cusack Company.....	498
Cushman & Wakefield.....	498
Cutler & Co., Arthur.....	2d Cover
Cutner, Harry B.....	2d Cover
Davies, J. Clarence.....	500
Day, Joseph P.....	2d Cover
Dean & Co., W. E.....	2d Cover
Dike, O. D. & H. V.....	2d Cover
Dodge Co., F. W.....	511
Dowd, James A.....	499
Dubois, Chas. A.....	498
Duffy Co., J. P.....	506
Dunlap & Lloyd.....	498
Duross Co.....	2d Cover
Edwards Co., Charles G.....	2d Cover
Edwards, Dowdney & Richart.....	484
Elliman Co., Douglas L.....	494
Ely & Co., Horace S.....	Front Cover
Empire Brick & Supply Co., 4th Cover	
English, J. B.....	2d Cover
Empire Steel Partition Co.....	508
Finch & Co., Chas. H.....	504
Finkelstein & Son, Jacob.....	499

TABLE OF CONTENTS	
Editorials.....	485
Governor Miller Completes Action on 1922 Legislation.....	487
New Provisions of Rent Laws Signed by Governor Miller.....	488
Realty Brokers and Salesmen Must Get Licenses by October 1.....	489
Mr. Moore Closes Y. M. C. A. Realty Training Lecture Course.....	491
Seventeen-Story Apartment Hotel on Famous Church Site.....	492
Review of Real Estate Market for the Current Week.....	493
Private Sales of the Week.....	493
Statistical Table of the Week.....	500
\$6,000,000 Housing Operation Planned Under New Law.....	501
Construction Awards Keeping Pace with New Projects.....	503
Personal and Trade Notes.....	503
Trade and Technical Society Events.....	503
Building Material Market.....	504
Current Building Operations.....	504
Contemplated Construction.....	506
Plans Filed for New Construction.....	509

Page	Page
Fischer, J. Arthur.....	2d Cover
Fisher, James B.....	500
Fox & Co., Fredk.....	2d Cover
Frey, William J.....	500
Goldberg, Philip.....	Title Page
Goodwin & Goodwin.....	2d Cover
Gulden, Royal Scott.....	498
Harris Exchange.....	499
Hecla Iron Works.....	510
Heil & Stern.....	494
Hess, M. & L., Inc.....	Front Cover
Holmes, Elec. Protective.....	4th Cover
Holt & Merrill, Inc.....	499
Home Title Insurance Co.....	484
Hubbard, C. Bertram.....	2d Cover
J. & E. Realty Corp.....	499
Jackson, Daniel H.....	Title Page
Jones & Son, William P.....	433
Kane Co., John P.....	4th Cover
Keller, Charles G.....	498
Kelley, T. H.....	498
Kelly, Albert E.....	498
Kempner & Son, Inc.....	Front Cover
Kilpatrick, Wm. D.....	484
Kissling, J. P. & L. A.....	498
Kloes, F. J.....	504
Kohler, Chas. S.....	484
Kopp & Co., H. C.....	498
Kraslow, Walter.....	494
Kurz Co., Wm. F. A.....	500
Lackman, Otto.....	500
Lawyers Mortgage Co.....	496
Lawyers Title & Trust Co.....	497
Lawrence, Blake & Jewell.....	484
Lawrence Cement Co.....	4th Cover
Leaycraft & Co., J. E.....	Front Cover
Leist, Henry G.....	2d Cover
Lesch & Johnson.....	506
Levers, Robert.....	498
Losere, L. G.....	500
Martin, Samuel H.....	2d Cover
May Co., Lewis H.....	2d Cover
McMahon, Joseph T.....	484
Milner, Joseph.....	498
Mississippi Wire Glass.....	4th Cover
Monell, F. Bronson.....	2d Cover

Advertising Index	Page
Moore, John Constable.....	499
Moors, J. K.....	2d Cover
Morgan Co., Leonard.....	499
Muhler, Arthur G.....	499
Murtha & Schmohl.....	4th Cover
Nail & Parker.....	484
Natanson, Max N.....	Title Page
Nehring Bros.....	2d Cover
New York Edison Co., The.....	507
New York Title & Mortgage Co.....	484
Niewenhaus Co., Inc.....	508
Noyes Co., Charles F.....	Front Cover
Ogden & Clarkson Corp.....	2d Cover
O'Hare, Geo. L.....	484
Oppenheimer, Fred.....	499
O'Reilly & Dahn.....	2d Cover
Payton, Jr., Co., Philip A.....	496
Pease & Elliman.....	Front Cover
Pell & Co., S. Osgood.....	506
Pencoyd Steel & Iron Co.....	504
Pendergast, John F., Jr.....	500
Phomm, F. & G.....	Front Cover
Phelps, Albert D.....	500
Pomeroy Co., Inc., S. H.....	506
Porter & Co.....	Front Cover
Quell & Quell.....	500
Read & Co., Geo. R.....	Front Cover
Realty Co. of America.....	484
Rinaldo, Hiram.....	484
Runk, Geo. S.....	498
Ryan, George J.....	2d Cover
Saffir, Abraham.....	499
Sansone, F. P., Co.....	499
Schindler & Liebler.....	498
Schweibert, Henry.....	500
Seaman & Pendergast.....	498
Shaw, Arthur L.....	499
Shaw, Rockwell & Sanford.....	498
Sherman & Kirschner.....	499
Smith, Malcolm E., Inc.....	2d Cover
Smith, Gerritt, Mrs.....	496
Spear & Co.....	498
Speyers, Inc., James B.....	499
Spotts & Starr.....	2d Cover
Sterling Mortgage Co.....	497
Straus & Co., S. W.....	508
Tabolt, Jacob J.....	498
Tankoos, Smith & Co.....	499
Title Guarantee & Trust Co.....	484
Tyng & Co., Stephen H., Jr.....	484
Union Stove Works.....	504
United Elec. L. & P. Co.....	495
Van Valen, Chas. B.....	494
Vorndrans Sons, C.....	506
Walden, James P.....	498
Walsh, J. Irving.....	2d Cover
Watson Elev. Co., Inc.....	508, 4th Cover
Weill Co., H. M.....	496
Wells Architectural Iron Co.....	506
Wells Sons, James N.....	2d Cover
Westergren, Inc., M. F.....	4th Cover
White & Sons, Wm. A.....	Front Cover
Whiting & Co., Wm. H.....	Front Cover
Whitney-Foster Corp.....	499
Williams-Dexter Co.....	499
Winter, Benjamin.....	494
Wood-Dolson Co.....	Front Cover
Wyckoff, Walter C.....	2d Cover
Zittel & Sons, Fredk.....	2d Cover

\$2

**12-Story Bldg.
6-8 E. 39th St.**

at 5th Ave.

Square Foot

**Showrooms
Offices**

**Immediate Possession
or May 1st.**

**3,000 to
15,000 Ft.**

Full Commission to Brokers

Daniel H. Jackson, Owner

135 Broadway

Tel. Rector 3569

**MAX N. NATANSON
BUYS AND SELLS
IMPROVED
MANHATTAN
PROPERTY**

**Guaranty Trust Building
522 FIFTH AVE.**

Suite 900 to 906

Vanderbilt 8586-7-8-9

**PHILIP GOLDBERG
REAL ESTATE OPERATOR
BROKERS'
OFFERINGS
SOLICITED**

**108-110
West 34th St.**

**Phone:
Fitzroy 6712-6713**

TRUSTEES

Our 5½% Guaranteed
First Mortgages or
Certificates, from
\$100 up are legal for
Trust Funds.

NEW YORK
TITLE AND MORTGAGE
COMPANY

Manhattan	-	-	-	135 Broadway
Brooklyn	-	-	-	203 Montague St.
Jamaica	-	-	-	375 Fulton St.
L. I. City	-	-	-	Bridge Plaza
Staten Island	-	-	-	24 Bay St.
White Plains	-	-	-	163 Main St.

EDWARDS, DOWDNEY & RICHART REAL ESTATE AND MORTGAGE LOANS

156 Broadway, New York
Tel. Cortland 1571-1572
Member Real Estate Board, N. Y.

STEPHEN H. TYNG H. OAKLEY HALL

Stephen H. Tyng, Jr., & Co.

Incorporated

Member Real Estate Board, N. Y.

REAL ESTATE
MANAGEMENT OF
BUSINESS PROPERTY

41 Union Square West
22 EAST 17TH STREET
Telephone: Stuyvesant 4000

Established 1887

CHAS. S. KOHLER, Inc.
Real Estate
Insurance

Broker and Manager of
Estates

MAIN OFFICE:
901 Columbus Ave.—Corner 104th St.
BRANCH OFFICE:
1428 St. Nicholas Ave.—Near 181st St.
NEW YORK

Lawrence, Blake & Jewell Mortgage Loans

115 Broadway
Tel. 4080 Rector

Member Real Estate Board, N. Y.

A Trust Fund That Cannot Shrink

NO. 12

The records are full of accounts
of trust funds that have gone wrong
and of widows and orphans that
have been reduced to penury be-
cause the fund was dishonestly or
incapably managed.

We are prepared to accept trust funds
and guarantee that the interest will be
paid regularly during their investment
and that the principal will be paid in full
within eighteen months or less after the
trust becomes due.

There are plenty of honest trustees and
plenty of capable trustees, but none of
them dare make this guarantee unless
they invest as we do in the Guaranteed
Mortgages of the Bond & Mortgage Guar-
antee Company.

GEORGE L. O'HARE
MEMBER REAL ESTATE BOARD OF N. Y.

REAL ESTATE

EXCEPTIONAL INVESTMENTS
SELLING—RENTING—BUSINESS AND
APARTMENT BUILDINGS

SPECIALIZING IN LEASEHOLDS
MORTGAGE LOANS
FULL EQUIPPED DEPT. FOR EXCHANGING

489 FIFTH AVE.
TEL. VANDERBILT 5092-6441

Specialists in Harlem and Colored Tenement Properties NAIL & PARKER REAL ESTATE

145 West 135th Street
New York City

JOHN B. NAIL
HENRY C. PARKER

Telephone { 7882
Morningside { 7883

TITLE GUARANTEE & TRUST CO

Capital \$7,500,000
Surplus \$11,000,000

176 BROADWAY, NEW YORK
175 REMSEN STREET, BROOKLYN
350 FULTON STREET, JAMAICA

William D. Kilpatrick

REAL ESTATE
OPERATOR

149 BROADWAY

SAMUEL KILPATRICK

Member Brooklyn Real Estate Board
Money to Loan on First Mortgage
Joseph T. McMahon

REAL ESTATE and
MORTGAGE LOANS

188 and 190 MONTAGUE STREET
BROOKLYN
Main 0834

SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

The Realty Company of America

FRANKLIN PETTIT
President

TRANSACTS A GEN-
ERAL BUSINESS IN
THE PURCHASE AND
SALE OF NEW YORK
CITY REAL ESTATE

2 WALL STREET, NEW YORK CITY
Rector 0275-0276

HOME TITLE INSURANCE CO.

HENRY J. DAVENPORT, President

Insures Titles Makes Loans
Sells Guaranteed Mortgages

Capital and Surplus over \$1,500,000

51 Willoughby Street
Brooklyn

Post Office Building
Jamaica

City Investing Company

61 Broadway, New York
Telephone: Bowling Green 8530

Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

An Interesting Experiment

Governor Miller has completed the task of passing upon the hundreds of measures left in his hands when the Legislature of 1922 adjourned on March 17th. The financial bills were acted upon by the Governor early in the thirty-day period, with results which, as already noted in these columns, have brought a large measure of satisfaction to taxpayers generally.

Among the bills left for final action by the Governor were the important measures proposed by the Lockwood Committee. Governor Miller, after public hearings and careful deliberation, ultimately decided to sign all of these bills and they are now law. Under their provisions the continued existence of a housing emergency is declared officially, and all interested in real estate and building must make their plans on that basis, whether they are convinced that an emergency still exists or whether they believe, as does the Real Estate Board of New York, that the emergency has passed.

Governor Miller furnished a surprise when he decided to sign the Lockwood bill permitting life insurance companies to invest ten per cent. of their assets in housing construction under certain stated conditions. The Governor's earlier attitude had indicated grave doubt on his part as to the wisdom of this measure—a doubt which many others shared with him. In deciding ultimately to approve this measure, the Governor took the view that it was a temporary expedient and that it could be justified only on the ground that it might relieve an emergency. The Governor expressed his serious doubt as to the wisdom of allowing insurance companies to make investments involving speculative risks, but concluded that "considering the limited time during which such investments are permitted, the direct pecuniary interest of insurance companies in proper housing, the willingness of at least one company to invest under what appear to be adequate safeguards, my doubts have yielded to the belief that there is little danger of any harm from this measure and much hope of real relief."

Officials of the Metropolitan Life Insurance Company, the only one of the great New York life insurance companies which has evinced a favorable interest in this measure, immediately applied themselves to a serious consideration of the authority which the new law confers. They promptly called in an architect of high standing and wide experience, Mr. A. J. Thomas, and propose to spend about \$6,000,000 for the construction of modern, low-priced apartments if they find it possible under the provisions of the new law. The most vital restriction is that the new apartments must rent for \$9 per room, or less, per month. If the Metropolitan Company reaches the conclusion that this can be done, it will proceed with the erection of fifty modern apartments to accommodate a total of 1,800 families and have them ready for occupancy by next fall.

Serious doubts have existed in the minds of many who stand high in the local building industry as to the possibility, under prevailing conditions, of constructing dwellings of the character proposed that can be rented at that

price and still permit a reasonable return on the investment. On the other hand, there are those, also recognized as experts in real estate and construction, who feel confident it can be accomplished and that the Metropolitan's initial project will result in the building of additional units which in a relatively short time will solve the housing problem in the metropolis.

Prominent architects, contractors and real estate experts have expressed their doubts that these structures can be made to pay if constructed according to the provisions of the new law. Even well-known speculative builders, who are trained in all the short cuts in construction and who are notably sharp buyers when it comes to placing material orders or awarding sub-contracts, have been skeptical regarding the success of this undertaking.

The project which the Metropolitan officials have under consideration is being followed with very great interest. At best it is an experiment, but an experiment which is bound to lead to definite results if carried out. It will demonstrate the possibility, or else the impossibility, of making available within a few months a large number of low-priced apartments, the lack of which is admitted on all sides to be the vital point of whatever housing shortage still exists in New York City. Should this first large project of the Metropolitan Company be carried out and its financial success be proven, an end of the shortage in housing will be assured. And even if the plan should prove unsuccessful from a financial standpoint, thereby necessitating higher rents than \$9 per room, those who are fathering this altruistic plan and giving it a fair trial will be entitled to the hearty commendation of a vast army of rent-payers for the effort to bring about a return to normal economic and living conditions.

A Year of Splendid Achievement

Three specific and far-reaching results have been accomplished by the New York Building Congress during its first year of existence which warrant predicting for it a steady growth in power and a constantly widening sphere of influence upon the building industry at large. The Congress has first of all brought about an industry consciousness in place of the craft consciousness which heretofore prevailed. The former was responsible to a large degree for many of the ills of the construction industry because of the selfish attitude on the part of the component elements in matters of paramount interest to all.

The Code of Ethics for the Building Industry which was formulated and subsequently adopted by the Congress is now generally recognized as one of the most important and significant pieces of trade literature ever published. Although it has not revolutionized trade practices—this was not its purpose—its influence has been excellent and will constantly expand. This Code, which was widely distributed to the allied building interests in this territory, was sent also to numerous communities throughout the United States for their guidance. It has already been adopted in its entirety by newly organized congress groups in various

parts of the country, and it is being utilized as the basis for similar documents in preparation by local building exchanges and by several national organizations which are planning their operations along lines that have proved so beneficial to local building and construction interests.

Undoubtedly the most important of the achievements of the New York Building Congress during its first year has been the preparation of the ground work for the establishment of a real apprenticeship system for the local building trades. The plans for this work are now practically matured. They have been officially endorsed by the Building Trades Employers' Association and the Building Trades' Council. Both of these bodies have not only sanctioned the idea but have put themselves on record as willing to actively co-operate in making the plans a complete success. Not only will they give their moral support to the movement but they also will bear their proportionate share of the expense involved in establishing the system for training needed apprentices in building-trade craftsmanship, as well as in citizenship.

Mr. Kelsey Expects No Immediate Change in Mortgage Loan Rates

CLARENCE H. KELSEY, president of the Title Guarantee & Trust Company, replying to inquiries as to the probable rate for mortgage money during the year, said:

"The question of the tendency of the rate of interest on mortgage loans is exciting a good deal of interest. People are inquiring whether the rate of interest is not going down, and particularly how soon it is going down. The rate has been broken to 5½ per cent. in one or two cases lately and that has aroused the expectation that there will be a general reduction

in rates. I believe it is too soon to expect any such change. Undoubtedly the rate will recede in time, but general business has got to be much better, and corporate borrowings have got to be on a lower basis than at present before mortgage rates are generally likely to fall below 6 per cent.

The reports submitted at the first annual meeting of the Congress on Tuesday afternoon proved conclusively the lively interest of many of the recognized leaders in the local building industry, not a few of whom are men of national prominence as well. The record of the accomplishments of the first year is surely significant of the larger things to be achieved as this organization gains in numerical strength and power.

"The change will come about gradually and we are likely to see a slowly increasing number of choice mortgages negotiated on a 5½ per cent. basis, but the average borrower is likely to have to be contented with a 6 per cent. rate, at any rate for loans secured during 1922."

Proposed Solution of Elevated Extension in Astoria

JUSTICE GEORGE McANENY, chairman of the Transit Commission, has made a suggestion to the members of the Transit Committee of the Queensboro Chamber of Commerce which may prove to be the solution of the perplexing problem of how to extend the operation of B. R. T. trains over the Astoria and Corona elevated extensions in Queens.

The proposed plan, which will be thoroughly studied not only by the Engineering and Legal Departments of the Transit Commission but by the Transit Committee of the Queensboro Chamber of Commerce before any decision is reached, contemplates having the Brooklyn Rapid Transit Company purchase a sufficient number of steel subway cars, similar in size to those operated by the Interborough, for operation to and from 57th Street Station in Manhattan and the terminal of the Astoria and Corona extensions in Queens. At the 57th Street Station, passengers could then transfer conveniently to either the express or local B. R. T. trains by simply stepping across the platform, just as passengers do today in changing from express to local trains at express stations.

In other words, all B. R. T. express and local trains, made up of the ten foot wide cars, could operate as at present northward in Manhattan to 57th Street, but not beyond that point. Passengers desiring to go to Queens, would step across the platform and take a train made up of cars of less width which could operate not only from that point eastward through Manhattan, and through the 60th Street Tunnel under the East River, into the Bridge Plaza Station, Long Island City, but continue direct to Astoria and Corona without any further changes. This would be possible because the narrower B. R. T. cars could operate over the existing tracks and through the existing stations without any alterations to either being required.

Passengers from the stations in Queens on either the Astoria or Corona extensions could take the B. R. T. trains, made up of

narrower cars, direct to 57th street, Manhattan, without change, where, by stepping across a platform, they could change conveniently to either the local or express trains made up of ten foot wide cars southward.

This suggestion was made at a conference with Chairman McAneny at which were present Robert Ridgway, chief engineer of the Transit Commission; Alfred M. Barrett, former chairman of the Public Service Commission, and now vice-chairman of the Transit Committee of the Queensboro Chamber of Commerce; Edward A. McDougall, president, and F. Ray Howe, vice-president of the Queensboro Corporation; Stuard Hirschman; and Walter I. Willis, secretary of the Queensboro Chamber of Commerce.

Fire officials are reporting an increasing number of electrical fires because people are overloading their electrical circuits. Attachment of electrical iron, electric washing machine, electric dishwashers, waffle irons, stoves, heaters and other devices has proceeded to the point where some householders have placed 25-ampere fuses in locations where only 6-ampere fuses should be provided. The general attitude seems to be "Do it yourself," instead of calling a trouble man. In some homes the use of any fuses at all has even been discontinued, in order to prevent the annoyance of having them blow. In New York City in 1921 there were 52 fires due to overheated electric irons in contact with flammable material. These fires involved a loss of \$216,974.71.

According to the Bureau of Labor Statistics, there were 635,638 men employed in the lumber industry in the United States in 1918, among whom there were 953 fatal accidents. The prevalent death rate in the lumber industry was 15 per 10,000 workers; in the coal industry it is 33.8, and in the agricultural industry, 3.5 per 10,000 employed.

REAL ESTATE SECTION

Governor Miller Completes Action on 1922 Legislation

Gives Reasons for Approving Various Important Measures and Reviews Accomplishments of His Administration Last Year and This

(Special to THE RECORD AND GUIDE)

Albany, April 20.

CONTRARY to expectations, Governor Miller signed the bill permitting life insurance companies to engage in real estate construction—the so-called \$100,000,000 Metropolitan Life Insurance Company measure. At the same time he signed all the other bills emanating from the Lockwood Housing Committee that passed the Legislature. The Governor also signed the proposal to license real estate brokers and salesmen. An amendment to the New York City municipal court code, providing for the return of jury fees in certain cases, was sent back to the Governor, vetoed by Mayor Hylan.

The Governor gave his approval to the life insurance company real estate proposition with some reluctance, a memorandum filed with the bill disclosed.

"I have seriously doubted the wisdom of allowing insurance companies to make investments involving so great possibility of speculative risks," the Governor said. "But considering the limited time during which such investments are permitted, the direct pecuniary interest of insurance companies in proper housing, the willingness of at least one company to invest under what appear to be adequate safeguards, my doubts have yielded to the belief that there is little danger of any harm from this measure and much hope of real relief."

Further explaining his reasons for approving the bill, the Governor said:

"This is a temporary measure to relieve an emergency and can be justified only as such. The duration of the powers granted is limited to March 1, 1924, the date to which the rent laws have been extended, or to the duration of the present housing emergency, which must be construed to mean until March 1, 1924, unless the legislature shall further extend the emergency laws.

"At least one company proposes to take advantage of the act and has already prepared plans which it is prepared to put into immediate execution. It proposes to erect sanitary, well ventilated tenements to rent for \$9.00 per month per room or less. Its estimates, based on actual market conditions and labor costs, without taking into account possible concessions, indicate that at a less rental than that prescribed by the act the investment will yield a 6 per cent. return after allowing for depreciation and a sufficient amortization during the tax exempt period to more than offset any possible decline in prices.

"Proper housing so vitally affects the health of the community as to be a matter of pecuniary interest to insurance companies.

"It seems to be established that there is now practically no building of low-priced tenements. This measure at least offers some immediate relief in the field where the need is greatest. I doubt that it will have the effect of deterring others from building as some seem to fear. Certainly it will not stop what is not now being done. It may furnish an object lesson."

The real estate brokers license bill was approved by the Governor without comment, which was something of a surprise in view of the questions he asked advocates of the bill at a hearing. Failure to incorporate a provision for an appropriation to administer the new statute raised a question in the executive's mind, but it seems that he was later informed by the State Tax Department that sufficient funds would be available to organize and conduct the bureau which will issue the licenses until the next Legislature is able to appropriate the necessary money. This bill became Chapter 672 of the Laws of 1922.

Chapters 663 and 664 effect the extension of the so-called rent laws.

Chapter 660 carries into effect the rate making associations and rate regulation bill.

Chapter 661 enables New York City to act in cases where a principal contractor on public works defaults on the job.

Chapter 281, signed earlier in the year, extends the time for

commencement of construction for the purpose of securing exemption from local taxation.

Chapter 659 enlarges the field of operations of mutual life, health and casualty insurance corporations.

The so-called Metropolitan Life Insurance Company bill became Chapter 658.

"There have been already too many exemptions from taxation, and we should reduce these instead of increasing them," the Governor remarked in vetoing the Walton bill, drafted to exempt from taxation headquarters of bar associations maintaining a library.

Bills designed to create new pension and retirement schemes, several of them affecting New York City, and others attempting to supplant the State systems now in operation, were rejected by the Governor on the ground that they would tend to confusion and would prove unsound.

"Retirement and pension acts designed to fit particular cases or to reopen, establish or continue special systems regardless of their actuarial soundness are pernicious in their effect upon the entire pension system and demoralizing to the civil service, and so long as they are enacted it will be impossible to establish the pension or retirement systems of the State or the municipalities on a sound basis. An effort is now being made and a commission is about to be appointed to establish order in such system. These bills are disapproved because they have the opposite effect."

Summarizing his efforts and accomplishments, particularly in the direction of reducing the operating costs of government and reducing the tax on real estate, Governor Miller said:

"To be rightly appraised the work of the last two sessions of the Legislature must be considered in its entirety and compared with that of prior years. The first business was to stop the alarming increase in the cost of government.

"In 1910 the appropriations were..... \$42,975,450

"In 1918 they had grown to..... \$81,525,271

"In 1920 they jumped to..... \$145,219,906

"The unchecked habit of spending acquired such momentum that the Legislature of 1921 was confronted with budget requests including the supplemental ones of more than two hundred and six millions of dollars. By a rigid adherence to stated rules the Legislature made a reduction of more than seventy millions of dollars from the requests and a net reduction from the appropriations of 1920 of nine and a half millions, although it had to appropriate ten million dollars for deficiencies.

"By adherence to the same policy the Legislature of 1922 made a still further net reduction of two and a half millions and provided for extraordinary and unusual requirements of roughly ten millions.

"Thus in two successive years the Legislature has reduced the cost of government while making ample provision for all legitimate needs, including necessary and fixed increases amounting to more than four and a half million dollars a year.

"That notable achievement is emphasized by the fact that in both years I have signed the appropriation bills exactly as they came to me.

"The next task was to establish order, efficiency and economy in the public administration by the adoption of measures which would give some permanence to the application of sound methods in the conduct of the public business.

"We were told that that could not be done without a complete reorganization of the state government by constitutional amendment. However, that task has been accomplished in equally signal fashion. Useless activities have been eliminated and needed departmental reorganizations have been effected or provided for. Similar attempts in the past failed, notably the attempt to consolidate the tax assessing and collecting agencies.

"Temporary expedients have been adopted and unsuccessful attempts made in the past to secure better budgetary control but all the time the cost of government kept mounting higher. Provision has now been made for a permanent budget organization under the Board of Estimate and Control.

"Many attempts have been made in the past to eliminate useless printing. The printing laws have now been revised so as to secure real competition under proper classification and specifications. Already unnecessary printing, including the publication of the session laws, has been eliminated to the amount of \$650,000 annually. Contracts for public

(Continued on page 487)

New Provisions of Rent Laws Signed by Governor Miller

Executive Approval Given to Lockwood Committee's Bills Which Passed Legislature, Except One Measure Vetoed by Mayor Hylan

ALL of the measures proposed by the Joint Legislative Committee, of which Senator Charles C. Lockwood is chairman, which were passed by both houses of the Legislature, have now become law, having been signed by Governor Miller, except one bill vetoed by Mayor Hylan providing for the return of jury fees in certain cases. A considerable portion of the committee's original program for legislative action was sidetracked before it reached a vote in the Legislature, but the most important proposals are now in force and will undoubtedly have great influence on business in the real estate and building fields during the next two or three years. In order that its readers may be thoroughly informed as to the provisions of the new legislation THE RECORD AND GUIDE presents the following summary of the enactments, printing the bills in full when their importance demands it. First in its bearing on the general situation is the act extending the emergency rent laws, the full text of which follows:

CHAPTER 663, LAWS OF 1922.

AN ACT extending the time of application of certain acts of the years nine hundred and twenty and nineteen hundred and twenty-one, relating to defenses in actions based upon unjust, unreasonable and oppressive agreements for rent of premises occupied for dwelling purposes in certain cities, and to summary proceedings to recover the possession of real property in certain cities.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. The public emergency, which existed at the time of the enactment of the statutes below enumerated, having continued, in the judgment of the legislature, to the present time and still existing, chapter one hundred and thirty-six of the laws of nineteen hundred and twenty, entitled "An act in relation to defenses in actions based upon unjust, unreasonable and oppressive agreements for rent of premises occupied for dwelling purposes in cities of the first class or in cities in a county adjoining a city of the first class," as amended by chapter nine hundred and forty-four of the laws of nineteen hundred and twenty and chapter four hundred and thirty-four of the laws of nineteen hundred and twenty-one; chapter one hundred and thirty-seven of the laws of nineteen hundred and twenty, entitled "An act in relation to summary proceedings to recover the possession of real property in cities of the first class or in cities in a county adjoining a city of the first class during the existing emergency," as amended by chapter nine hundred and forty-eight of the laws of nineteen hundred and twenty; section ten hundred and eleven-a of the civil practice act, as added by chapter one hundred and ninety-nine of the laws of nineteen hundred and twenty-one and amended by chapter three hundred and sixty-seven of the laws of nineteen hundred and twenty-one; subdivision one-a of section fourteen hundred and ten of the civil practice act, such section having been added by chapter one hundred and ninety-nine of the laws of nineteen hundred and twenty-one and subdivision two-a of section fourteen hundred and ten of the civil practice act, such section having been added by chapter one hundred and ninety-nine of the laws of nineteen hundred and twenty-one and such subdivision having been amended by chapter three hundred and seventy-one of the laws of nineteen hundred and twenty-one shall, notwithstanding any provisions in any such chapters, sections or subdivisions, remain and be in full force and effect until the fifteenth day of February, nineteen hundred and twenty-four.

Sec. 2. This act shall take effect immediately.

The amendment to the tax law extending the time for the commencement of construction for the purpose of securing exemption from local taxation of buildings planned for dwelling purposes, was the first measure to receive executive approval as the "emergency" measure expired by limitation on April 1, and the amendment was pushed through the Legislature so that the Board of Estimate could pass the necessary ordinance before the expiration of the old enactment. In the amendment now in force, which provides exemption from taxation of buildings completed since April 1, 1920, or if not so completed, that construction be commenced before April 1, 1923, and completed for occupancy within two years after such commencement, is the following new provision:

CHAPTER 281, LAWS OF 1922.

* Or if in course of construction on September twenty-seventh, nineteen hundred and twenty, within two years thereafter. The provisions of this section shall not be construed to preclude such legislative bodies from granting exemptions which do not exceed the exemption authorized by this section. Any such limited exemption heretofore granted by any such legislative body, intending or purporting to act under the authority conferred by this section, is hereby legalized, validated and confirmed. For the purposes of this section, construction shall be deemed commenced when the plans have been filed with the proper authority and excavation actually and in good faith begun. The owner or architect may file with the authority with whom the plans are filed a statement in writing setting forth the date of filing plans and the date when excavation was actually commenced; and said authority shall forthwith cause said facts to be investigated. If said statement on such investigation is found to be true, said authority shall thereupon issue to such owner or architect a certificate setting forth the date when the plans were filed with him, and the date when excavation was actually commenced, which certificate shall be conclusive evidence of the date when construction was commenced, for the purpose of obtaining the benefits of this section.

Sec. 2. This act shall take effect immediately.

Providing that the assessed value of realty shall determine the fair and reasonable rental value is the feature of the measure clarifying the rent laws, the full text of which follows:

Explanation—Matter in italics is new; matter in brackets [] is old law to be omitted.

CHAPTER 664, LAWS OF 1922.

AN ACT to amend chapter one hundred and thirty-six of the laws of nineteen hundred and twenty, entitled "An act in relation to defenses in actions based upon unjust, unreasonable and oppressive agreements for rent of premises occupied for dwelling purposes in cities of the first class or in cities in a county adjoining a city of the first class," generally.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Section one of chapter one hundred and thirty-six of the laws of nineteen hundred and twenty, entitled "An act in relation to defenses in actions based upon unjust, unreasonable and oppressive agreements for rent of premises occupied for dwelling purposes in cities of the first class or in cities in a county adjoining a city of the first class," as last amended by chapter four hundred and thirty-four of the laws of nineteen hundred and twenty-one, is hereby amended to read as follows:

Sec. 1. Unjust, unreasonable and oppressive agreements for the payment of rent having been and being now exacted by landlords from tenants under stress of prevailing conditions whereby the freedom of contract has been impaired and congested housing conditions resulting therefrom have seriously affected and endangered the public welfare, health and morals in certain cities of the state, and a public emergency existing in the judgment of the legislature by reason thereof, it shall be a defence to an action for rent accruing under an agreement for premises in a city of the first class or in a city in a county adjoining a city of the first class occupied for dwelling purposes that such rent is unjust and unreasonable and that the agreement under which the same is sought to be recovered is oppressive.

[But such defense shall not be allowed if it appear that the defendant pursuant to the terms of such agreement has paid after the commencement of the term and after this section as amended takes effect three successive monthly instalments of rent, which accrued under such agreement.]

If it appear that the defendant pursuant to the terms of a written or oral agreement for a term of one year or more has paid after the commencement of the term and after April thirtieth, nineteen hundred and twenty-one, three monthly instalments of rent in successive months, which accrued under such agreement, such defense shall not be allowed; but the defendant may plead such defense in relation to any rent or rental value claimed for a period within three months after the expiration of such term. If it appear that the defendant is a monthly tenant or a tenant from month to month and has paid three equal monthly payments of rent in successive months. Such defense shall not be allowed after this section as amended takes effect against a claim for rent or rental value not exceeding the rate so paid and accruing within nine months after such third payment; but the defendant may plead such defense in relation to rent or rental value claimed for a period within three months after the expiration of such nine months.

Sec. 2. Such act is hereby amended by inserting therein two new sections to be sections one-a and four-a, to read respectively as follows:

Sec. 1-a. In an action mentioned in the preceding section, it shall be necessary for the plaintiff to allege and prove that the amount demanded in the complaint is no greater than the rent or rental value paid by the defendant during the month preceding that which is the basis of the action or, if greater, that at least thirty days' notice of such increase in writing had been given to the defendant before such amount had been so increased.

Sec. 4-a. For the purpose of determining the fair and reasonable rent or rental value, the value of the real property, of which the premises in question are the whole or a part, shall be presumed to be the assessed valuation thereof for the year in which the first instalment of rent or rental value for which the action is brought accrued.

Sec. 3. Sections six, eleven and twelve of such act, as last amended by chapter four hundred and thirty-four of the laws of nineteen hundred and twenty-one, are hereby amended to read, respectively, as follows:

Sec. 6. If in any action for rent or rental value, the issue of fairness and reasonableness of the amount demanded in the complaint be raised by the defendant, he must at the time of answering deposit with the clerk such sum as equals the rent or rental value of the premises in arrears computed at the monthly rate of the rent last paid or reserved as the monthly rent in the agreement under which he obtained possession of the premises. If the defendant fail to make such deposit, the court shall strike out the denial or defense raising such issue. Where the defendant [is obliged to deposit a sum computed at the monthly rate of the rent last paid.] deposits a sum in accordance with the foregoing provisions of this section, which is less than the amount demanded in the complaint, the court, on motion of the plaintiff made ex parte and on affidavit stating the facts, shall order the clerk [shall, on demand by plaintiff.] to pay to the plaintiff the amount so deposited, and thereafter during the pendency of the action the defendant, on demand, shall pay [such monthly rent] a like sum monthly directly to the plaintiff, on the first day of each monthly rental period.

Where the defendant [is obliged to deposit a sum computed at the rate reserved as the monthly rent in the agreement under which he obtained possession] deposits a sum equal to the amount demanded in the complaint the plaintiff on five days' notice to the defendant may apply to the court for an order permitting him to withdraw such deposit or such part thereof as the court may direct pending the final determination of the action and thereafter during the pendency of the action the defendant on demand shall pay [a proportionate amount monthly] an amount to be fixed by the court in said order on the first day of each monthly rental period to the plaintiff and shall deposit with the clerk the difference between such monthly payment and the amount [so reserved in such agreement] theretofore deposited. Money heretofore deposited in court by a defendant in such an action shall be payable to the plaintiff in accordance with the provisions of this section.

No payment need be made by a defendant to a plaintiff unless such plaintiff shall at the time of the demand tender a receipt for the amount

(Continued on page 492)

Realty Brokers and Salesmen Must Get Licenses by Oct. 1

Governor Miller Signs Measure Regulating Real Estate Business in Cities of the First Class and in Counties Adjoining Them

IN view of the great importance to every one engaged in the real estate business of the new measure requiring brokers and salesmen to take out licenses, which became law when Governor Miller affixed his signature on April 14 to the bill recently passed by the Legislature, *THE RECORD AND GUIDE* prints the full text of the new law as follows:

Explanation—Matter in *italics* is new; matter in brackets [] is old law to be omitted.

CHAPTER 672, LAWS OF 1922.

AN ACT to amend the real property law, in relation to the licensing and regulation of real estate brokers and salesmen in cities and in counties adjoining a city having a population of one million or more. *The People of the State of New York, represented in Senate and Assembly, do enact as follows:*

Sec. 1. Chapter fifty-two of the laws of nineteen hundred and nine, entitled "An act relating to real property, constituting chapter fifty of the consolidated laws," is hereby amended by inserting therein a new article, to be article twelve-a thereof, to read as follows:

ARTICLE 12-A.

REAL ESTATE BROKERS AND REAL ESTATE SALESMEN.

Sec. 440. Definitions.

440a. License required for real estate brokers and salesmen.

441. Application for license.

441-a. License and pocket card.

441-b. License fees.

441-c. Revocation and suspension of licenses.

441-d. Notice of hearing on complaints.

441-e. Certiorari to review action of commission.

442. Splitting commissions.

442-a. Salesman's license suspended by revocation of employer's license.

442-b. Compensation of salesmen; restrictions.

442-c. Discharge of salesmen; report.

442-d. Violations by salesmen; brokers' responsibility.

442-e. Actions for commission; license prerequisite.

442-f. Violations.

442-g. Saving clause.

442-h. Non-resident licensees.

442-i. Pocket-card for non-resident.

442-j. Roster of licensees.

442-k. Employees; compensation.

442-l. Effect of invalid provision.

Sec. 440. Definitions. Whenever used in this article "real estate broker" means any person, firm or corporation, who, for another and for a fee, commission or other valuable consideration, sells, exchanges, buys or rents, or offers or attempts to negotiate a sale, exchange, purchase or rental of an estate or interest in real estate, or collects or offers or attempts to collect rent for the use of real estate, or negotiates, or offers or attempts to negotiate, a loan secured or to be secured by a mortgage or other incumbrance upon or transfer of real estate.

"Real estate salesman" means a person employed by a licensed real estate broker to sell or offer for sale, to buy or offer to buy or to negotiate the purchase or sale or exchange of real estate, or to negotiate a loan on real estate, or to lease or rent or offer to lease, rent or place for rent any real estate, for or in behalf of such real estate broker.

Sec. 440-a. License required for real estate brokers and salesmen. On and after the first day of October, nineteen hundred and twenty-two, no person, copartnership or corporation shall engage in or follow the business or occupation of, or hold himself or itself out or act temporarily or otherwise as a real estate broker or real estate salesman in a city or in a county adjoining a city having a population of one million or more, without first procuring a license therefor as provided in this article.

Sec. 441. Application for license. 1. Form. Any person, copartnership or corporation desiring to act as a real estate broker or any person desiring to act as a real estate salesman in a city or in a county adjoining a city having a population of one million or more on or after the first day of October, nineteen hundred and twenty-two, shall file with the state tax commission an application for a license in such form and detail as the state tax commission shall prescribe, setting forth the following:

(a) The kind of license desired.

(b) The name and residence address of the applicant.

If the applicant be a copartnership the name and residence address of each member thereof; or, if the applicant be a corporation, the name and residence address of each of its officers.

(c) The place or places, including the city, town or village where the business is to be conducted, with the street and number, and the manner in which such place of business is designated.

(d) The business or occupation theretofore engaged in by the applicant, or, if a copartnership, by each member thereof, or, if a corporation, by each officer thereof, for a period of two years, immediately preceding the date of such application, setting forth the place or places where such business or occupation was engaged in.

(e) Such further information as the state tax commission may reasonably require to enable it to determine the trustworthiness of the applicant, including each member of the copartnership or each officer of the corporation, and his or their competency to transact the business of real estate broker or salesman in such a manner as to safeguard the interests of the public.

(f) Every application for a real estate salesman's license shall also set forth the period of time in which he has been engaged in the real estate business, stating the name and address of the real estate broker then employing him or in whose employ he is to enter. Each application for a license under this article shall be verified by the applicant; if made by a copartnership it shall be verified by a member thereof, or if made by a corporation by an officer thereof. An application for a license shall be accompanied by the appropriate license fee, as hereinafter prescribed in this article.

2. Renewals. Any license granted under the provisions hereof may be renewed by the commission upon application therefor by the holder thereof, in such form as the commission may prescribe, and payment of

the annual fee for such license. In case of application for renewal of license, the commission may dispense with the requirement of such statements as it deems unnecessary in view of those contained in the original application for license.

Sec. 441-a. License and pocket card. The state tax commission, if satisfied of the competency and trustworthiness of the applicant, shall issue to him or it a license in such form as the commission shall prescribe, but which must set forth the name and principal business address of the licensee, and, in the case of a real estate salesman, the name and business address of the broker by whom the salesman is employed. Each license shall have imprinted or impressed thereon the seal of the state tax commission. The license of a real estate salesman shall be sent by the commission to the real estate broker by whom such salesman is employed and shall be kept in the custody and control of such broker. In case a salesman shall voluntarily leave the service of a real estate broker the salesman's license shall be returned forthwith by the broker to the commission, who shall reissue the same, without fee, upon written notification that the salesman has entered the employ of another licensed real estate broker.

2. Terms. A license issued or reissued under the provisions of this article shall entitle the person, copartnership or corporation to act as a real estate broker, or, if the application is for a real estate salesman's license, to act as a real estate salesman in this state, up to and including the thirtieth day of September following the date of the issuing of the license.

3. Place of business. Except as otherwise provided in this article, each licensed real estate broker shall have and maintain a definite place of business within this state. Where the applicant for a real estate broker's license maintains more than one place of business, the broker shall apply for and procure a supplemental license for each branch office so maintained; such supplemental license shall be issued without additional license fee.

4. Display of license. The license of a real estate broker shall be conspicuously displayed in his principal place of business at all times. Licenses issued for branch offices shall be conspicuously displayed therein.

5. Change of address. Notice in writing shall be given the state tax commission by a licensee of any change of his or its principal business address, whereupon the commission shall issue a new license for the unexpired license term, without charge. A change of principal business address by a licensee without such notification and reissue of license shall operate to cancel the license theretofore issued to him or it.

6. Pocket card. The state tax commission shall prepare and issue to each licensee a pocket card of such size and design as the commission may prescribe, but which shall contain the name and business address of the licensee, and, in the case of a real estate salesman, the name and business address of his employer, and shall certify that the person whose name appears thereon is a licensed real estate broker or real estate salesman, as may be. Each such pocket card shall bear the imprint or impress of the seal of the state tax commission.

Sec. 441-b. License fee. 1. Generally. In cities of the first class the annual license fee for a real estate broker shall be twenty-five dollars and for a real estate salesman five dollars. In cities of the second class, the annual license fee for a real estate broker shall be fifteen dollars and for a real estate salesman three dollars. In all other places in which this article is applicable, the annual license fee for a real estate broker shall be ten dollars and for a real estate salesman two dollars.

2. Corporations and copartnerships. If the licensee be a corporation, the license issued to it shall entitle the president thereof, or such other officer as shall be designated by such corporation, to act as a real estate broker. For each other officer who shall desire to act as a real estate broker in behalf of such corporation an additional license shall be applied for and issued, as hereinbefore provided, the annual fee for which shall be but one-half the annual fee required by this section for the original license to the corporation. If the licensee be a copartnership the license issued to it shall entitle one member thereof to act as a real estate broker, and for each other member of the firm who desires to act as a real estate broker an additional license shall be applied for and issued, as hereinbefore provided, the annual fee for which shall be but one-half the annual fee required by this section for the original license to the copartnership.

3. Commutation of fee. Where an application for a license is made after the first day of April in any year, subsequent to the year nineteen hundred and twenty-two the fee for the license for the remainder of the license year shall in any case be but one-half of the yearly license fee prescribed in this section for such license.

4. Disposition of fees. The state tax commission shall on the first day of each month make a verified return to the state treasurer of all license fees received by it under this article during the preceding calendar month, stating from what city or county received and by whom and when paid. The commission shall on or before the tenth day of each month pay to the state treasurer fifty per centum of all moneys to his credit on account of brokerage license fees, at the close of business on the last day of the preceding month and from the money so deposited shall pay to the treasurer of each county fifty per centum of such fees collected from the residents of such county. In the city of New York such payment shall be made through the chamberlain of such city on account of all counties included therein and shall be paid into the treasury of such city to the credit of the general fund. The county treasurer of each county, except the counties in the city of New York, shall pay to the city treasurer of each city in such county fifty per centum of the fees collected from the residents of any such city and the balance shall be paid into the general fund to be used for general county purposes.

Sec. 441-c. Revocation and suspension of licenses. 1. Powers of commission. The state tax commission may revoke the license of a real estate broker or salesman or suspend the same, for such period as the commission may deem proper, upon conviction of the licensee of a violation of any provision of this article, or for a material misstatement in the application for such license, or if such licensee has been guilty of fraud or fraudulent practices, or has demonstrated untrustworthiness or incompetency to act as a real estate broker or salesman, as the case may be.

5. Determination of commission. In the event that the state tax commission shall revoke or suspend any such license, its determination shall be in writing and officially signed. The original of such determination, when so signed, shall be filed in the office of the commission and copies thereof shall be mailed to the broker or salesman and addressed to the principal place of business of such broker or salesman, and to the com-

plainant, within two days after the filing thereof as herein prescribed.

Sec. 441-d. Notice of hearing on complaints. The state tax commission shall, before denying an application for license or before suspending or revoking any license and at least ten days prior to the date set for the hearing, notify in writing the applicant for, or the holder of such license of any charges made and shall afford said applicant, or licensee an opportunity to be heard in person or by counsel in reference thereto. Such written notice may be served by delivery of same personally to the applicant, or licensee, or by mailing same by registered mail to the last known business address of such applicant, or licensee. If said applicant, or licensee be a salesman, the commission shall also notify the broker employing him, or in whose employ he is about to enter, of the charges by mailing notice by registered mail to the broker's last known business address. The hearing on such charges shall be at such time and place as the commission shall prescribe. The commission shall have the power to subpoena and bring before it any person in this state, or take testimony of any such person by deposition with the same fees and mileage in the same manner as prescribed by law in judicial procedure in courts of this state in civil cases.

Sec. 441-e. Certiorari to review action of commission. The action of the state tax commission in granting or refusing to grant or to renew a license under this article or in revoking or suspending or refusing to revoke or suspend such a license shall be subject to review by writ of certiorari at the instance of the applicant for such license, the holder of a license so revoked or suspended or the person aggrieved. If the commission shall revoke or shall refuse to renew a license issued under this article and the holder of such license shall apply for a writ of certiorari to review such action, the license of the broker or salesman shall be deemed to be in full force and effect for all purposes, including the right to renewal, until the final determination of such certiorari proceedings and all appeals therefrom, provided the fee for such license shall be paid.

Sec. 442. Splitting commissions. No real estate broker shall pay any part of a fee, commission or other compensation received by the broker to any person for any service, help or aid rendered, in any place in which this article is applicable, by such person to the broker in buying, selling, exchanging, leasing, renting or negotiating a loan upon any real estate, unless such a person be a duly licensed real estate salesman regularly employed by such broker or a duly licensed real estate broker or a person regularly engaged in the real estate brokerage business in a state outside of New York.

Sec. 442-a. Salesman's license suspended by revocation of employer's license. The revocation of a broker's license shall operate to suspend every real estate salesman's license granted to any person by reason of his employment by such broker, pending a change of employer and the issuing of a new license to the salesman, which shall be issued without charge if granted during the same license year in which the original license was issued.

Sec. 442-b. Compensation of salesmen; restrictions. No real estate salesman in any place in which this article is applicable shall receive or demand compensation of any kind from any person, other than a duly licensed real estate broker regularly employing the salesman, for any service rendered or work done by such salesman in the appraising, buying, selling, exchanging, leasing, renting or negotiating of a loan upon any real estate.

Sec. 442-c. Discharge of salesmen; report. When any real estate salesman in any place in which this article is applicable shall have been discharged by a real estate broker, the broker shall forthwith return the license of the salesman to the state tax commission with a sworn statement, signed by such broker, setting forth the true cause of the salesman's discharge. The broker shall also, at the time of returning the salesman's license, mail to the salesman, at his last known place of residence, a communication notifying the salesman that his license has been returned to the commission as herein prescribed, and a copy of such communication shall be annexed to the salesman's license when the same shall be returned to the commission by the broker as required by this section. No real estate salesman shall perform any act within any of the prohibitions of this article from and after the return, for any cause, of such salesman's license to the commission by a real estate broker until a new license shall have been issued to him.

Sec. 442-d. Violations by salesmen; brokers' responsibility. No violation of a provision of this article by a real estate salesman or other employee of a real estate broker shall be deemed to be cause for the revocation or suspension of the license of the broker, unless it shall appear that the broker had actual knowledge of such violations.

Sec. 442-e. Actions for commissions; license prerequisite. No person, copartnership or corporation shall bring or maintain an action in any court of this state for the recovery of compensation for services rendered, in any place in which this article is applicable, in the buying, selling, exchanging, leasing, renting or negotiating a loan upon any real estate without alleging and providing that such person was a duly licensed real estate broker or real estate salesman on the date when the alleged cause of action arose.

Sec. 442-f. Violations. Any person who violates any provision of this article shall be guilty of a misdemeanor. In case the offender shall have

received any sum of money as commission, compensation or profit by or in consequence of his violation of any provision of this article, he shall also be liable to a penalty of not less than the amount of the sum of money received by him as such commission, compensation or profit and not more than four times the sum so received by him, as may be determined by the court, which penalty may be sued for and recovered, by any person aggrieved and for his use and benefit, in any court of competent jurisdiction. It shall be the duty of the court or judge, upon a conviction for a violation of any provision of this article, and within ten days thereafter, to make and file with the state tax commission a detailed report showing the date of such conviction, the name of the person convicted and the exact nature of the charge.

Sec. 442-g. Saving clause. The provisions of this article shall not apply to receivers, referees, administrators, executors, guardians or other persons appointed by or acting under the judgment or order of any court; or public officers while performing their official duties, or attorneys at law.

Sec. 442-h. Nonresident licensee. A nonresident of this state may become a real estate broker or a real estate salesman, in any place in which the provisions of this article are applicable, by conforming to all of the provisions of this article, except that such nonresident broker or salesman regularly engaged in the real estate business as a vocation, and who maintains a definite place of business in some other state, shall not be required to maintain a place of business within this state. The state tax commission shall recognize, in lieu of the recommendation and statements required to accompany an application for license, the license issued to a nonresident broker or salesman by another state and shall issue a license to such nonresident broker or salesman upon payment of the license fee and the filing by the applicant with the commission of a certified copy of the applicant's license issued by such other state. Every nonresident applicant shall file an irrevocable consent that suits and actions may be commenced against such applicant in the proper court of any county of the state in which a cause of action may arise in which the plaintiff may reside, by the service of any process or pleading authorized by the laws of this state, on the state tax commission or a deputy to be designated by it, said consent stipulating and agreeing that such service of such process or pleading shall be taken and held in all courts to be as valid and binding as if due service had been made upon said applicant in the state of New York. Said consent shall be duly acknowledged, and, if made by a corporation, shall be authenticated by the seal of such corporation. In case any process or pleadings mentioned in this act are served upon the state tax commission or upon a deputy to be designated by it, it shall be by duplicate copies, one of which shall be filed in the office of the commission and the other immediately forwarded by registered mail to the main office of the applicant against which said process or pleadings are directed, and no default in any such proceeding or action shall be taken except it shall appear by affidavit of a member of the commission, or the deputy designated by it, that a copy of the process or pleading was mailed to the defendant as herein required, and no judgment by default shall be taken in any such action or proceeding within twenty days after the date of mailing of such process or pleading to the nonresident defendant.

Sec. 442-i. Pocket card for nonresident. The state tax commission shall prepare and issue to each nonresident licensee a pocket card in all respects as herein provided for licenses issued to resident brokers and salesmen, except that the pocket card accompanying nonresident licenses shall be of a different color so as to distinguish the same from the cards issued to resident licensees.

Sec. 442-j. Roster of licensees. The state tax commission shall publish, at least once in each year, a roster of the names and addresses of all persons, firms and corporations licensed under the provisions of this article, and shall publish monthly a list of all licenses which have been suspended or revoked during the last preceding calendar month. Such lists shall also contain such other information relative to the enforcement of the provisions of this article as the commission may deem of interest to the public. Copy of each roster or list issued by the commission shall be forwarded to the city clerk of each county in the state within ten days after its publication, and the same shall be held by such city clerk or county clerk, as the case may be, as a public record for a period of at least one year. A copy of any roster or list issued by the commission shall be mailed by it to any person in the state upon request and without charge.

Sec. 442-k. Employees; compensation. The president of the state tax commission may, subject to the civil service law, employ and fix the compensation of such employees as may be necessary for the efficient administration of this article, who shall exercise such of the powers and perform such of the duties conferred upon and imposed upon the state tax commission by this article as he may delegate to such employees.

Sec. 442-l. Effect of invalid provision. Should the courts of this state declare any provision of this article unconstitutional, or unauthorized, or in conflict with any other section or provision of this article, then such decision shall affect only the section or provision so declared to be unconstitutional or unauthorized and shall not affect any other section or part of this article.

Sec. 2. This act shall take effect immediately.

Governor Miller Completes Action on 1922 Legislation

(Continued from page 487)

printing should hereafter be let on a strictly business and competitive basis.

"Last year, in spite of opposition, which had blocked action for at least two years, the Legislature, concurrently with the Legislature of New Jersey, created the Port District of New York and the Port Authority. The compact between the two states was approved by the Congress of the United States.

"This year the legislatures of the two states approved the comprehensive plan for port improvement submitted by the Port Authority. For more than fifty years, the development of the Port of New York, involving the creation and co-ordination of suitable terminal facilities, has been neglected. That neglect has imposed a heavy burden upon the commerce of the country and has promoted discriminatory rates against the Port of New York and stimulated efforts to create other outlets to the sea, the latest and most ambitious scheme being the construc-

tion of the St. Lawrence ship canal. Meanwhile, the burden of excessive terminal costs has borne heavily upon the increasing population of the port district and upon both consumers and producers throughout the state and the country because New York is a great distributing as well as receiving center. After all the years of delay, this problem is now on the road to solution. The machinery has been created and the agency has been established with the power and, I believe, the ability to solve the problem.

"The transit situation in the city of New York has for years been growing more acute, with no constructive effort being made to solve it. The legislature last year passed, and this year improved, an act which, for the first time, provides for a constructive solution of the problem and creates an agency with the power to solve it. That problem is now being advanced on the road to a solution and every step taken is in the public view."

Mr. Moore Closes Y.M.C.A. Realty Training Lecture Course

Speaking on the Management of Apartment Houses He Emphasizes Necessity for Tact and Hard Work in This Field of Business

MARKING the close of the winter's course of lectures by prominent realtors before the Real Estate Training Class of the West Side Y. M. C. A., L. H. Moore, of Douglas L. Elliman & Co., spoke on Tuesday evening on "The Management of Apartment Houses." He has charge of that branch of his firm's business. William C. Demorest, of the Realty Trust, presided, and introduced the speaker.

"I am indeed pleased," Mr. Moore said in opening, "to be able to talk to so many men who are apparently interested in a business which is near to my heart, particularly as I have spent practically my entire business life in the management of apartment houses. If I were asked to define the qualifications necessary for a man engaged in the management of apartment houses, I believe I could sum up with two important requirements, first, tact, and second, the ability to work hard; for if a man possesses these two fundamental qualities he can, without doubt, attain any goal, not only in the management of apartment houses, but in any field.

"The management of high class apartment and business buildings has long since passed from the haphazard method to the scientific and you will find that the majority of buildings are today placed in the hands of some reputable agent, who is charged with the renting and complete management of the building.

"The majority of real estate agents specialize in certain classes of property and it is fair to assume that they know the field infinitely better than the individual who may operate his own property. First, they have a wide knowledge of values in their particular section, which can be gained only by being in constant touch with the renting market, and they are therefore able to advise their principals intelligently on the subject of proper rentals. Second, they employ experienced brokers who are capable of giving expert advice to prospective tenants, and in the present day of specialization tenants do not prowl around looking for signs, but go direct to the agent covering the location they want, thereby saving themselves a great deal of time and effort. From a tenant's standpoint it is infinitely more comfortable to go over plans and prices sitting at a broker's desk than it is to walk the highways and byways hoping to find an apartment which will meet their requirements and pocketbook, only to find that the rooms are too small, or the price too high, or the hundred and one other things that can be the matter with an apartment.

"Most real estate firms maintain a management department which has complete charge of all buildings placed in the agent's custody, and brokers can obtain immediate information from this source as to whether so and so can be done in such and such a building. This is quite an important point, as in many cases it enables a broker to close a lease on the spot, while otherwise there is a chance of the deal falling through, due to the lack of information being instantly obtainable, and the tenant in the meanwhile finding something else which he thinks will suit him better.

"I do not wish to convey the thought that tenants are rushed into signing leases, but I know of many cases where a tenant has been most enthusiastic on a particular apartment, and while waiting for a decision from the owner on some point he suddenly grows cold and decides not to take the apartment. Upon investigation you will usually find that some other alert broker has shown him something else and your deal is lost.

"The management department is the direct representative of the owners of buildings, and all matters pertaining to these buildings pass through their hands. They are directly responsible for approving of references for proposed tenants, drawing leases, approving the amount to be spent for decorating for new tenants, awarding contracts for work, purchasing all supplies, employing and paying help, billing tenants for rent and

sundry charges, collecting, renewing leases, advertising space for rent, listing space for rent with other brokers, paying commissions on leases, paying water charges and taxes and, in many cases, paying interest on mortgages, building up a reserve fund for unforeseen emergency, keeping the buildings under their control properly insured with the various forms of insurance necessary, handling all city departments' orders and violations, attending to tenants' complaints, making inspections of the buildings at regular intervals and, in fact, they attend to all details in connection with the operation of these buildings.

"There are a few important points with regard to the physical operation of high class apartment buildings, which I think it would be well to bring out. First: The matter of coal storage, which is of extreme importance. If possible, the coal bunker should be large enough to hold a season's supply, or at least enough to carry through until the early spring, as this enables you to fill up whenever you find a particularly good run of coal, or an advantageous price, and prevent a possible shut down in case of a strike or tie-up due to traffic conditions.

"Next comes the question of proper laundry facilities, which is of serious moment in view of the present difficulty in securing capable domestic workers. The ideal location is in the pent house on account of the light but if, for any reason, this is not feasible, space in the basement can be made quite satisfactory. If possible, each tenant should have a private laundry, equipped with a dryer, three tubs, laundry stove for boiling clothes and heating irons, and a substantial ironing board.

"You would be surprised to know how few buildings are originally equipped with proper facilities for handling garbage. This may seem to you a small detail, but if you have ever been in the basement of a building where there has been no provision made, you probably realize now the necessity for making one. In practically all high class buildings individual garbage cars are furnished to each tenant, and the garbage is collected at a specified time.

"In the larger buildings it is customary to purchase outright all electric meters for the various apartments and the owners make a contract with the Edison Company for all electricity consumed in the building and retail it to the tenants through these meters. This enables the owner to buy current on practically a wholesale basis and sell it to the tenants at the same rate they would have to pay to the Edison Company. It is advisable to have the meters maintained by a reliable company doing this sort of work for a fixed sum per annum. They read the meters monthly and render to you a statement showing the readings, etc.

"Another departure in the past five or six years has been the elimination, almost entirely, of telephone switchboards in apartment houses, the tenants preferring to have their own private telephones. This is a very much better arrangement from both the tenants' and landlords' standpoint.

"Modern buildings endeavor to furnish to tenants every conceivable convenience, such as porter and vacuum cleaning service at a fixed charge per hour, wood for open fires in small quantities at cost, electric lamps of any size desired at the same price charged by the local supply store and, in some of the larger and more recent buildings, complete housekeeping service at a fixed charge per hour, day, week or month. In many buildings meal service can be obtained at any time, and there are many other special services too numerous to mention.

"Another important feature is the provision of suitable living quarters on the premises for the superintendent of the building. The lack of proper quarters has caused a great deal of annoyance in the past, but I must say that during the past five or six years the majority of buildings have set aside ample space for this purpose. Usually four or five rooms will suffice.

(Continued on page 492)

Seventeen-Story Apartment Hotel on Famous Church Site

American Bond & Mortgage Company Underwrites Bond Issue on Project Costing \$1,500,000 to Replace Metropolitan Tabernacle at Broadway and 104th Street

WORKING plans are being prepared in the offices of Carrere & Hastings and R. H. Shreve, associated architects, 52 Vanderbilt avenue, for an important building project that will involve an outlay of more than \$1,500,000. The operation will be located at the northeast corner of Broadway and 104th street, upon the site of the Metropolitan Tabernacle. The old structure, famous in its day among religious enthusiasts of this city, is now being demolished by wrecking contractors to make way for the construction of a seventeen-story apartment hotel.

The proposed improvement will be of fireproof construction throughout and will embody a number of interesting features in both design and equipment. The building will contain approximately 307 rooms, which will be completely furnished for apartment hotel purposes, for which there is apparently quite a demand in the neighborhood in which this project is located. The main entrance to the building will be on the One Hundred and Fourth street side and the ground floor of the Broadway frontage will be devoted to small shops.

The property upon which this apartment hotel will be erected has a Broadway frontage of 73 feet 2 inches and the One Hundred and Fourth street front is 91 feet 5 inches.

This property is owned by the Realty Sureties, Inc., who have been negotiating for the purchase of this land for some time past. The site is particularly desirable for the type of structure now proposed, as there are very few available corner plots on Broadway now in the market. It has been estimated by the owners, who will also operate the hotel after its completion, that the net annual rentals from the hotel will be in excess of \$188,000. The owners of this property also control other valuable properties in the vicinity of the projected improvement, which will later be utilized as sites for modern buildings as the requirements of the community may develop.

The new building scheduled for the corner of Broadway and One Hundred and Fourth street has been financed by a first mortgage real estate bond issue of \$850,000 at seven per cent., two to twelve year maturities, and is offered for sale by the American Bond & Mortgage Company. This is the second large building project on a prominent Broadway corner plot to be financed recently by this company, the first being the building now under construction at the northeast corner of Broadway and Seventy-fourth street and which will be completed soon.

The proposed apartment hotel at the corner of One Hundred



Carrere & Hastings & R. H. Shreve, Architects.
Longacre Const. Co., Builder.

PROPOSED STRUCTURE ON TABERNACLE SITE

and Fourth street and Broadway will be erected under a general contract awarded to the Longacre Engineering & Construction Company of Chicago and New York, and work will be started as soon as the old buildings are removed from the site.

Governor Miller Signs Bill Affecting City Construction Contracts

GOV. MILLER has signed the bill introduced by the Joint Legislative Committee on Housing and subsequently passed by the Legislature, which amends the Greater New York charter, in relation to sub-contracts in cases where the principal contractor abandons work under a contract.

The law formerly stipulated that in cases where any work was abandoned by any contractor it was required to be re-advertised and relet by the borough president under whose jurisdiction it came, or by the head of the appropriate department. The revised law now provides that "in cases where any work

shall be abandoned by the contractor the appropriate borough president or the head of the appropriate department may, if the best interests of the city be thereby served, and subject to approval by the Board of Estimate and Apportionment, adopt on behalf of the city all sub-contracts made by such contractor for such work and all such work shall be bound by such adoption, if made; and the appropriate borough president or the head of the appropriate department shall in the manner provided in this section re-advertise and relet the works specified in the original contract exclusive of so much thereof as shall be provided for in the sub-contracts so adopted."

Mr. Moore Closes Y. M. C. A. Realty Training Lecture Course

(Continued from page 491)

It is distinctly to the owner's advantage to have the superintendent on the premises at all times.

"The management department of any large real estate organization must be prepared at all times to estimate on operating costs from plans and, because of their experience in the successful operation of a number of buildings, they are usually in a position to give very accurate information on the operating

costs of a new project.

"During the course of a year, the managing agent of a number of properties will buy a great deal of material and award many contracts, and it is fair to assume that, on account of their large purchasing power, they are in a position to obtain lower prices than could be obtained by the individual. Every possible discount should be taken and, of course, the owner should have the benefit of them."

Review of Real Estate Market for the Current Week

Leases Making Large Totals Were a Feature, While the Bulk of the Dealing Was in Apartment Houses and Dwellings

THIS was a week of varied trading. Probably the leasing market afforded as interesting transactions as any in town. Two leases of more than ordinary interest was the one whereby the Royal Baking Powder Company took a floor, on the plans, in the Pershing Square Building, in course of construction opposite Grand Central Terminal, and the lease by Robert E. Bonner to a long time lessee of the southeast corner of Madison avenue and 56th street. Each lease was for an aggregate rental of more than \$1,000,000. By going uptown the baking powder company is following numerous other large corporations, who find the Grand Central zone their logical centre. Less than fifteen years ago, and for many years previously, the company occupied a double brick building near the foot of Wall street; then it removed to large space in 100 William street; and subsequently it erected a large office building, much of which it occupied, at the southwest corner of William and Fulton streets. Not a long while ago it sold its property, presumably with the uptown removal in view. It all illustrates an important steady northward trend. The lease of the Bonner

holdings on Madison avenue means the demolition of three more fine old private dwellings to make way for trade.

Of considerable interest to many old estates as well as to the market generally is the announcement that 61 parcels of real estate form the total amount to be taken for the creation of the Manhattan plaza of the vehicular tunnel from this borough to Jersey City. This is more property than the commission contemplated taking one year ago, or at least more than it announced that it would take. The particular parcels are reported in another column.

There were no striking sales during the week. Among the good ones were the sale to Max N. Natanson of the 12-story loft building on the north side of East 24th street, just east of Fourth avenue; a site for a large elevator apartment house on East 84th street, near Madison avenue; a double loft building in Wooster street; the Fargo dwelling on Park avenue; the purchase by the tenants of a Bleecker street corner; a group of properties on East 14th street by the estate of William Waldorf Astor; some first class elevator and walk-up apartment houses, and numerous good dwellings.

PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week, was 75 as against 82 last week and 73 a year ago.

The number of sales south of 59th st was 21 as compared with 14 last week and 32 a year ago.

The number of sales north of 59th st was 54 as compared with 68 last week and 46 a year ago.

From the Bronx 42 sales at private contract were reported, as against 85 last week and 22 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 493.

Fargo House for Rectory

Trustees of Trinity Church Corporation purchased through Folsom Bros., Inc., and the Brown-Wheelock Co., for Dr. Caleb P. Stetson, as a rectory, the 5-sty brick American basement, 56 Park av. It was at one time the residence of the late James F. Fargo, one of the founders of the Wells-Fargo Express Co. and his estate sold it. The purchase price was about \$80,000.

Sells Versailles Palace Apartment

William H. Peckham sold for Louis Kramer the 8-sty and basement fireproof elevator apartment house at 605 West 113th st known as Versailles Palace. This house contains 24 apartments of 6 to 8 rooms each and was held at \$300,000. It occupies a plot 75x100.11, adjoining the northwest corner of Broadway.

Operators Buy Eighth Ave. Corner

The Stebbins Realty and Construction Co., Inc., purchased from James E. Mitchell the southeast corner Eighth av and 23d st, a 4-sty business building on a lot 19.9x59.4. It had not changed hands for 25 years until recently. The buyers will alter the building into modern stores and offices. George W. Mercer & Son were the brokers.

Sale of a Fine Dwelling

Pease & Elliman sold for the Herman estate, the 4-sty and basement brick dwelling, on a lot 25x102.2, at 46 East 80th st. The house has a large extension and electric elevator and was sold for \$100,000. This block was improved by the late F. W. Woolworth.

Lakewood Acreage Sold

All the realty holdings of Nathan Straus and Max Nathan in Lakewood, N. J., have been sold to F. W. Todd of A. M. Bradshaw & Co. of Lakewood. The properties comprise 75 acres surrounding the Lakewood Hotel, bounded by Madison av, Squankum rd, 7th and 14th st. They also include a block front of the hotel known as Lakewood Hotel Park and 82 acres of land adjoining Georgian Court, the estate of George J. Gould, once the home of the Lakewood Country Club and later used by the Pine Forest Club.

Mr. Todd represents a syndicate of local developers who will sell off the property in lots

through the A. M. Bradshaw Co. It is reported that the property brought \$300,000 in cash. The buyers will probably reserve a block of the land on the site of the cottage once occupied by the late President Grover Cleveland. Nothing has been done to the property since Mr. Cleveland occupied it, but it is now surrounded by hotels and residences.

The sale is the largest and most important that has been made in Lakewood since the A. M. Bradshaw Co. sold to George J. Gould and John D. Rockefeller their estates. It is held that the location of the undeveloped grounds has materially hindered Lakewood's growth, and it is now estimated that more than \$1,000,000 will be spent during the coming summer for building purposes on this tract.

Sells Co-operative Apartment

Douglas L. Elliman & Co. sold for Fred T. Ley & Co. an apartment, held at \$45,000, in 290 Park av to F. W. Davis, Jr., of the Detroit Graphite Co.

Good Bronx Corner Sold

Herman A. Acker sold for the Chester D. Judis Building Corporation, to a client for investment, the 1-sty taxpayer, now in course of construction, on the southwest corner of Davidson and Burnside avs, on a plot 125x101 and containing ten stores. This property is considered the best corner on Burnside av, west of Jerome av. It was held at \$160,000. Herman A. Acker has been appointed renting agent of the property.

Sells Nassau County Estate

Wheatley Hills Real Estate Corporation sold for Mrs. William C. Langley her country estate on the west side of Roslyn rd, at East Williston, L. I. The property comprises about 16 2/3 acres improved with house, stable, garage, tennis court, farm barns, etc. The property was held for sale at \$60,000. The purchaser will occupy it as an all-year residence. Mr. Langley recently purchased the Boyesen property at Westbury which he will occupy this year.

Some Lower Bronx Sales

Patrick Holland sold 356 East 134th st, a 3-sty and basement frame dwelling, on a lot 25.4x100, for Susie Dempsey to Emma Albert; for the Mary Walsh estate 313 East 136th st, a 2-sty and basement brick 2-family house, on a lot 16.1x100, to C. McQuade; also the northeast corner of Alexander av and 134th st, a 2-sty and basement brick dwelling, on a lot 20x75, to Augustus Armand.

Buys Apartment House Site.

Mandel-Ehrich Corporation resold to a builder the plot, 50x102.2, on the north side of East 84th st, 70 feet west of Madison av. It will be improved with a 9-sty elevator apartment house.

More Astor Holdings Sold.

The estate of William Waldorf Astor sold through M. R. Stang & Co. the nine 5-sty and basement brick tenement houses with stores, on a plot 225x103.3, at 407 to 423 East 14th st, 100 feet east of First av. The buyer is a client of Samuel S. Isaacs, who is said to have paid

close to the asking figure of \$180,000. The Astors owned the land since 1804 and acquired the tenements through reversions after the conclusion of leases given to their builders.

Natanson Buys Near Fourth Av.

Max N. Natanson purchased through the Lewis H. May Co. from Kommel Realty Co., Inc., 117 and 119 East 24th st, a 12-sty loft building, on a plot 46x98.9; the property is 204 feet east of Fourth av. The building is fully rented at more than \$60,000 a year, and was held at \$400,000. Mr. Natanson owns the Ashland Building diagonally opposite.

Land Taken for Tunnel Plaza.

The State will take over 61 parcels of real estate for the exit and entrance plazas on the Manhattan shore for the vehicular tunnel under the Hudson River. The total cost will be \$1,700,000. The parcels are:

Hudson St.—Nos. 202, 224, 226, 228, 230, 292-4, 296 and 298.

Dominick St.—Nos. 40, 42 and 44. Nos. 41, 43, 45 and 47.

Broome St.—Nos. 578, 580, 582, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587 and 589.

Varick St.—Nos. 63, 65, 67, 69, 71, 105, 107 and 109.

Canal St.—Nos. 428-30, 432, 434, 436, 438, 440-4, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466 and 468.

Vestry St.—Nos. 2, 4, 6, 8 and 10.

These parcels are in addition to the waterfront property to be taken.

Tenants to Buy Loft Buildings.

Daniel H. Jackson, operator, purchased the six 3 and 4-sty business buildings, 18 to 24 Bleecker st, southwest corner of Elizabeth st, from John E. Pye and the County Holding Co., William C. Adams, president. The parcels cover a plot 91.8x70 and are reported to have a rent roll of \$20,000. They were held at \$150,000. Sharp & Co. were the brokers. Negotiations are pending for the resale of the properties to the tenants, who are fur dealers.

Governor Apartments Bought.

Spear & Co. sold for the Havemeyer Real Estate Co., W. Butler Duncan, president, to the Harding Realty Co., Joseph A. Polsky, president, the 5-sty and basement stone apartment house, known as the Governor, on a plot 50x103.3, at 65-69 West 12th st.

Operator Buys in Dyckman Tract.

Joseph G. Abramson, operator, has purchased from Joseph Balmsford, builder, two 5-sty and basement apartment houses on a combined plot of 100x99.11, at 403 to 407 West 205th st in the Dyckman section. The houses were held at \$70,000 each. The seller, who erected the houses 7 years ago, takes back a 15-year mortgage on each house. Nehring Bros. were the brokers. Negotiations are pending for a resale of one of the parcels.

Holland Court Changes Hands.

Isidor Zimmer and Samuel Resnick, operators, bought Holland Court, at 315-317 West 98th st. The structure, valued at \$100,000, is 8 stories

Douglas L. Elliman & Co.
Real Estate Brokers
 Fifth and Park Avenue Districts
 Efficient Property Management
 Plaza, 9200 15 East 49th St.

JAMES BOYD
 Member Real Estate Board, N. Y.
Real Estate—Mortgage Loans
 135 BROADWAY
 Phone: Rector 8658-8659

BROOKS & MOMAND
 Member of Real Estate Board
Real Estate Mortgages
 115 BROADWAY Phone 2267 Rector
 2268

HARLES B. VAN VALEN, INC.
 Member Real Estate Board of N. Y.
REAL ESTATE
MORTGAGE LOANS—INSURANCE
 110 WILLIAM STREET
 Phone: 6000 Beekman

FREDERICK BROWN
Real Estate Operator
 OFFERINGS SOLICITED
 FROM BROKERS
 565 5th Ave. Phone Vanderbilt 8725

WALTER KRASLOW
Real Estate Operator
 Brokers' Offerings Solicited
 190 Montague St. Brooklyn, N. Y.

BENJAMIN WINTER
 BUY AND SELL HIGH-CLASS
 MANHATTAN PROPERTY
 BROKERS ARE INVITED TO SUBMIT
 PROPOSITIONS—Quick Decision Given.
 Lansing Building
 2299 BROADWAY, AT 82nd STREET
 Suite 6 Phone: Schuyler 2897

SAMUEL BRENER
REAL ESTATE OPERATOR
 50 EAST 42nd STREET
 Vanderbilt 3918-19

BENENSON REALTY CO.
 BUY and SELL
 HIGH CLASS BRONX AND
 MANHATTAN PROPERTY
 Columbia Trust Bldg., 509 WILLIS AVE.
 Phone: Mott Haven 5212-5213

HEIL & STERN
 Real Estate
 Business Property Specialists
 Member of Real Estate Board, N. Y.
 1165-1167 BROADWAY (n. w. cor. 27th St.)
 Telephone: Watkins 4280

and basement of fireproof construction, and occupies a plot 75x100.11, adjoining the Chesterfield apartments at the northeast corner of Riverside dr. The sale was made by Day & Day for the Minnie G. Frank Realty Co. The house contains 32 apartments, which return an annual rental of about \$60,000.

Real Estate Class Dinner.

Arrangements are being completed for the holding of the second annual banquet of the Real Estate Training Class of the West Side Y. M. C. A., at the Park Avenue Hotel, next Tuesday evening. It will mark the close of another successful season of this educational feature of the Y. M. C. A.

All of the lecturers to the class of the season will be guests, and one of them, Robert E. Dowling, will speak on "The Real Estate Outlook." Other speakers will be Judge Frederick E. Crane, of the Court of Appeals, Lawson Purdy, Joseph P. Day, Robert E. Simon, Charles G. Edwards, Walter Stabler, Lawrence B. Elliman and District Attorney Banton. Harry Hall will deliver an illustrated address on old New York. Mayor Hylan and Murray Hulbert are expected to attend.

The dinner is scheduled for 7 o'clock. Dress will be informal. Tickets are \$2.50 each.

Large Corner Warehouse Sold.

Charles F. Noyes Co. sold for Frederick Brown to Charles E. Clapp 156-166 West End av, northeast corner of 6th st, a 5-sty brick warehouse, on a plot 100.83x125. The building was constructed with extra large elevators, automatic sprinklers, steam heat and all improvements for the Brewster Body Co., and when given up by the company was leased for 21 years at a rental of \$21,000 net to the owner. The property was valued at \$300,000.

Mr. Brown took in part payment Sunnycrest Orchards Farm, valued at \$100,000, consisting of 125 acres, near Kinderhook. Included in the deal were three houses, barns, stables, garage, carriage houses, chicken houses for 1,500 layers, shop, tennis court, ice houses, conservatories, horses and other live stock, and over 7,000 selected fruit trees planted in 1911—apple, pear, cherry, peach and crabapple trees predominating. The orchard has a capacity of about 2,000 barrels of fruit per annum. Mr. Brown has already employed an expert to handle this fruit farm for him, and with improved fruit-picking machinery will operate the property to full capacity until he resells. Mr. Clapp has placed the West End av building under the management of the Noyes Co. The total transaction involved about \$400,000.

Estate Sells Choice Parcels

The estate of Margaret E. Hughes, under the title of the Hughes Holding Co., sold realty holdings valued at about \$500,000. The deals were negotiated by E. Francis Hillenbrand, broker. The principal holding sold is the 6-sty apartment house, 40x100, with 14 stores at the northwest corner of Amsterdam av and 84th st, which was sold to a client of Thomas F. Keogh.

The 6-sty elevator apartment house, known as the Gertrude, at 326 West 83d st, on a plot 40x102.2, was sold to a client of Cohen Bros., attorneys. It is located 140 feet east of Riverside dr.

To a client of Judge Clinton M. Flint, of Freeport, L. I., Mr. Hillenbrand sold for the Hughes Holding Co. the three 4-sty stone flats with stores at the southeast corner of Third av and 73d st, on a plot 76.8x85; and the 4-sty tenement house with stores at the southeast corner of Macdougall and Third sts, on a plot 20x65.

Arthur Woods Sells His Home

Former Police Commissioner Arthur Woods, now in the Department of Commerce at Washington, sold his residence, 165 East 74th st, a 4-sty and basement stone dwelling, on a lot 20x102.2. The Brown-Wheelock Co. was the broker.

Operators Add to Holdings

Julius Tishman & Sons, Inc., purchased 64 and 72 East 87th st, two 5-sty dwellings which together with their recent purchase of the southwest corner of Park av and 87th st, comprising 1054 and 1056 Park av, gives them a plot 50 feet on Park av and 133 feet on 87th st, which they intend to improve with a 14-sty apartment house. Duff & Conger, Inc., and Edward W. Scott, Jr., were the brokers.

Brown Resells 34th Street Parcel

Frederick Brown, operator, resold the former home of the North River Savings Bank at 31 West 34th st to a dealer in women's wear. The buyer is a client of Clark T. Chambers. The price paid is reported to have been \$500,000 cash. Mr. Brown bought the property, a 1-sty stone banking house, on a lot 25x98.9, last December through Joseph P. Day, paying close to \$500,000.

The sale was regarded as a record price for inside lots on the great shopping thoroughfare, between Fifth and Sixth avs. The front foot value of the property is approximately \$20,000. The bank will move into its new home on West 34th st, between Seventh and Eighth avs, as

soon as it is completed. There have been a number of large realty deals in this district in the last six months and the demand for space there is greater than at any time in the history of the section.

Church Buys Adjacent Property.

St. Aloysius' Catholic Church, whose edifice and rectory embraces 209 to 219 West 132d st, has bought 225 to 233 West 132d st, nearby, comprising five 3-sty and basement brick and stone dwellings, occupying a plot 76x99.11.

The church will reimprove the site with a school building. The sellers were Mary Woytisek, Adelina Moller and Albert C. Hall. The sales are recorded.

Studer Court in New Hands.

G. Jelot sold to Adolph Scholer for the Studer Holding Corporation the 6-sty and basement elevator apartment house known as Studer Court, at 1330 St. Nicholas av, on a plot 99.11x100, and held at \$285,000.

Former Owners Buy Emrose Court.

Manport Realty Co. bought back from Minnie Rose, 204-206 West 109th st, two 6-sty walk-up apartment houses, known as Emrose Court, on a plot 80.6x100.11, adjoining the southwest corner of Amsterdam av. They were held at \$190,000. The buyers sold the houses a few weeks ago.

Operators Sell New Buildings.

The 615 West 164th Street Corporation, composed of Abraham Bricken, Theodore Klein, Isidore Friedman and Leo Schloss, sold to the Juliabelle Realty Co., Inc., 610-620 West 164th st, adjoining the southwest corner of Broadway, two 5-sty and basement brick and stone walk-up apartment houses, each on a plot 75x99.11. The aggregate number of apartments is 60. The properties were held at \$330,000.

Wooster Street Lofts Sold.

Spear & Co. sold for the Burden Realty Co. to the An-Mi Realty Co., Inc., 152-156 Wooster st, a 6-sty and basement brick loft building, on a plot 75x100. It was long owned by the Bloomingdale estate.

Brooklyn Apartment Houses Sold.

Cohn & Stern sold the 4-sty 20-family house, 50x127, at 1180 President st to Harry Kurzwel. The house rents for \$15,000 and was held at \$80,000. The Comit Holding Co. sold to the Reimag Realty Corporation 1131 to 1137 President st, two 4-sty 16-family houses, 100x127, renting for \$28,000 and held at \$150,000. E. Powis Jones sold to A. Pallio the 4-sty 16-family house, 50x127, at 1240 Union st, renting for \$12,000 and held at \$70,000. All the buyers are investors.

Meister Builders, Inc., purchased from the Realty Associates the five 5-sty brick and stone apartment houses 319 to 333 Pearl st, Brooklyn, accommodating 100 families, with a rent list of \$38,856 per year; also the 5-sty brick apartment house 60-68 Johnson st, accommodating 21 families and containing 3 stores, with a rent list of \$10,728. The property is situated on a plot 260x105. The property was held at \$325,000. A. Strauss was the broker.

Co-operative Buying in Queens

Alfred L. Anderson of White Plains, proprietor of the Archer Agency, general advertising agents, purchased an apartment in 143 22d st, Jackson Heights; and an apartment in 115 22d st has been purchased by John H. Ziegler of Elmhurst. Mr. Ziegler is chief accountant and auditor of the White Motor Co.

Robert E. Simon Sells Summer Home.

Terry & Gibson sold for Robert E. Simon his country estate on Clinton av, Bayshore, N. Y., consisting of a little less than 3 acres and a spacious house, to Mrs. Walter J. Southerland, who, after making alterations, will occupy it as an all year round dwelling.

MORTGAGE LOANS

Charles B. Van Valen, Inc., negotiated for the Schmidt Realty Co. a loan of \$350,000 on the new 12-sty office building, 50x100, at 343-345 Madison av. The property has been leased to Acker, Merrill & Condit for 21 years at \$55,000 per annum net.

Title Guarantees & Trust Co. loaned to the Broadway-John Street Corporation \$675,000 on the northwest corner of Broadway and Duane st, a 14-sty office building, on a plot 75.5x122.5. The term is 5 years, at 6 per cent. per annum. Lawrence, Blake & Jewell were the brokers.

Brooks & Momand were the brokers who placed the loan of \$120,000 on the new 6-sty apartment house at the northwest corner of 24th st and Eighth av.

Charles B. Van Valen, Inc., obtained from a

savings bank a loan of \$205,000, at 6 per cent. per annum, on the Lido Hall apartment house, at the northwest corner of Seventh av and 110th st. The building is 9 stories and basement, on a plot 70.1x100.

Charles F. Noyes Co. obtained a saving bank loan of \$175,000, covering the property known as the Jumel Building, at 2042 Amsterdam av and 1033-1039 St. Nicholas av, southeast corner of 162d st. This building was erected by the late F. W. Woolworth from plans by Cass Gilbert. It is 2 stories in height and is probably one of the most substantially constructed and best finished taxpayers in New York. The property is held by Jumel Realty, Inc.

Eugene J. Busher Co., Inc., placed the following mortgage loans: \$45,000, at 6 per cent. for 5 years, on 2988-2990 Third av, running through to Bergen av, plot 43x207, for the Reynolds Building Corp., George Fennell, president; \$18,000, at 6 per cent. for 5 years, on 947 Whitlock av, a 5-sty building, on lot 25x100, for Kuffeld & Cinnamon; \$10,000, at 5½ per cent. for 5 years, on the northeast corner of East 164th st and Cauldwell av, a 3-sty frame residence, on lot 25x120, for the E. J. B. Realty Corp.; \$10,000, at 6 per cent. for 5 years, on 1901 Morris av, a 2-family brick house, on lot 20x100, for Lawrence Davis; \$8,500, at 6 per cent. for 3 years, on 3472-34 Third av for Alexander C. Campbell; \$18,000, at 6 per cent. for 5 years, on 3044 Third av, a 5-sty brick building with stores, on lot 25x100, for Ludwig Buhler; \$3,500, at 6 per cent. for 5 years, on 604 Mott av, a dwelling, on lot 25x125, for Arthur S. Warren; \$23,000, at 6 per cent. for 5 years, on the south side of East 156th st, 23 feet east of Trinity av, a 1-sty taxpayer, on lot 70x96, for the Debb Realty Co.; \$10,000 at 6 per cent. for 5 years, on 203-205 East 205th st, for Eugene Zeerner and Aaron H. Rubin. All of these loans are in the Bronx.

Charles B. Van Valen, Inc., obtained for the Lloyd Realty Co. a loan of \$300,000 on 1568-1570 Broadway, southeast corner of 47th st, a 4-sty building which has been leased for more than 21 years to the St. Regis Restaurant, at \$45,000 per annum. It measures 40.5 feet on Broadway by 80 feet on 47th st.

Title Guarantee & Trust Co. loaned to the Sidem Building Co., \$145,000 on 949-959 Southern Boulevard, a 4-sty fireproof business building, on a plot 138x142x irregular. The rate is 6 per cent. per annum.

For the erection of a 6-sty apartment house the Bainbridge Avenue Construction Corp. obtained from the City Mortgage Co. a building loan of \$125,000 on the plot 99.3x126, on the east side of Bainbridge av, 227.8 feet south of 156th st.

Charles Berlin placed the following mortgages: On 230 East 27th st, \$40,000 for a term of 5 years by the Central Savings Bank and on 504 and 508 West 171st st \$90,000 by the New York Life Insurance Co.

Charles B. Van Valen, Inc., negotiated for the Schmidt Realty Co. a loan of \$350,000 on the new 12-sty office building, 50x100, at 343 and 345 Madison av. The property has been leased to Acker, Merrall & Condit for a term of 21 years at \$55,000 a year.

M. Morsenthau, Jr., Co., placed a first mortgage of \$145,000 for a term of years on 112-114 and 116 East 81st st for the East 81st Street Corporation. This is a plot 100x104.4 ft on the south side of 81st st between Park and Lexington avs. The property has recently been altered and modernized and is leased to Dr. Carlos L. Henriquez, for a term of years. The mortgages were made by the Manhattan Life Insurance Co., which has returned to the mortgage market. They were represented by Howard C. Forbes.

Edwards, Dowdnev & Richart placed a first mortgage loan of \$55,000 on the southwest corner of Fifth av and 141st st. They also placed a mortgage loan of \$45,000 on the northwest corner of Stebbins av and Chisholm st, Bronx, both with the Lawyers Mortgage Co.

MANHATTAN SALES

South of 59th St.

CHARLTON ST.—Duross Co. sold for Thomas Londrigan to Benjamin Kasper, 118 Charlton st, a 3-sty and basement brick dwelling, on a lot 19x51.10.

JANE ST.—William J. Roome & Co. sold for the estate of Dr. Pearce Bailey to John L. Garvey, 32 Jane st, a 4-sty brick studio building, on a lot 20x67, adjoining the southeast corner of West 4th st.

WEST HOUSTON ST.—A. Q. Orza sold for a client, 138-142 West Houston st, three 2½-sty and basement brick dwellings, on a plot 60x78 and occupied by the Royal Gardens Restaurant.

4TH ST.—McCotter & Davis sold for Edmond Gibbons, 245 West 4th st, a 3-sty and basement

brick dwelling, on a lot 21.10x76.7, which the purchaser will alter for his occupancy and an extra family. This is the first sale of the property in 45 years.

North of 59th Street

72D ST.—Douglas L. Elliman & Co. sold for Dr. Joseph F. C. Lahan to a buyer, for occupancy, 220 East 72d st, a 3-sty and basement stone dwelling, on a lot 19x102.2.

74TH ST.—Theodore Revillon sold, through Pease & Elliman, the 5-sty brick American basement dwelling, 319 West 74th st, on a lot 25.6x72.9, to a buyer who will occupy. The property was held at \$80,000.

75TH ST.—William B. May & Co. sold for Emma W. Harris the 5-sty brick American basement semi-detached dwelling, 306 West 75th st, on a plot 35x139. The house has been held at \$85,000 and the new owner, a client of Edward R. Sanford, attorney, after making alterations will occupy it. The residence of E. E. Smathers adjoins on the east.

76TH ST.—O'Reilly & Dahn resold for a client to Norman S. Reisenfeld and Joseph F. A. O'Donnell, 345-347 East 76th st, two 4-sty stone flats, each on a lot 25x102.2.

77TH ST.—Slawson & Hobbs sold for the Ross

estate the 5-sty brick American basement dwelling, on a lot 20x102.2, at 339 West 77th st. The property was held at \$60,000.

79TH ST.—Douglas L. Elliman & Co. resold for Ennis & Sinnott to Mrs. J. T. Johnston Mall, for occupancy, 116 East 79th st, a 4-sty and basement stone dwelling, on a lot 18x102.2. It was owned until a few months ago by Dr. Richard Derby.

82D ST.—Everett M. Selxas Co. sold for Ralph Johnson to Samuel Rosenberg, 27 West 82d st, a 4-sty and basement brick dwelling, on a lot 20x102.2.

82D ST.—M. H. Gaillard & Co. resold for Annette Nigra the 3-sty and basement brick dwelling, 155 West 82d st, on a lot 17x93.1, held at \$25,000. The purchaser, Mrs. Anna Field, will occupy.

82D ST.—The R. H. Hines Realty Co. sold for Grace Byrnes the 3-sty and basement stone dwelling, 170 West 82d st, on a lot 16.8x102.2.

83D ST.—O'Reilly & Dahn resold for a client to Norman S. Reisenfeld and Joseph F. A. O'Donnell, 412 East 83d st, a 5-sty brick tenement house, on a lot 25x102.2.

91ST ST.—Houghton Co. sold for Dorothy C. Butler to a buyer, for occupancy, 303 West 91st st, a 5-sty brick American basement dwell-

United Electric Service

is supplied to the



125-9 WEST 76th STREET

A new high class nine-story apartment dwelling, containing twenty-seven ultra modern apartments, situated in one of the finest and most exclusive sections of the city.

The owners are the 125 W. 76th Inc., H. Axelrod, President; the architects, George F. Pelham, Inc.; the builders, J. Axelrod & Son, and the electrical contractors, Reiss & O'Donovan.

When in need of Electric Light or Power Service, call Stuyvesant 4980. Your requirements, whether large or small, will receive the prompt attention of our Commercial Department representatives.

The United Electric Light and Power Co.

130 East 15th St., New York.

ing, on a lot 25x70.10, adjoining the northwest corner of West End av.

94TH ST.—Harry Sugarman sold to Charles Wynne & Louis Low for Henry M. Toch, 29 West 94th st, a 3-sty and basement brick dwelling, on a lot 16x100.8½.

94TH ST.—Sharp & Co. resold for a syndicate headed by Louis Kramer the Van Couver 6-sty and basement elevator apartment house, at 314 West 94th st, on a plot 75x100.8½, and held at \$225,000. It is arranged for 24 families, in 5 to 7 room suites, and returns an annual

rental of about \$40,000. The selling syndicate bought the property last month through the same brokers from the Loft Realty Co., which bought it from its builder, Jacob Axelrod, about 15 years ago.

96TH ST.—The Manport Realty Co., I. Portman, president, purchased the three 5-sty stone and brick apartment houses, 132 to 136 East 96th st, on a plot 61x100.8, adjoining the southwest corner of Lexington av. The sale was made by H. M. Weil for Herman Eidenreich, who held them at \$90,000.

105TH ST.—E. V. Pesca & Co. resold for a client of Charles M. Rosenthal to Yetta Cohen and Bertha Levy the 5-sty brick tenement house with stores at 345 East 105th st, on a lot 25x100.11. The property was purchased through the same brokers last month and was held at \$22,000.

114TH ST.—G. Tuoti & Co. sold for F. Ferrara to Dr. Samuel Lucenti, 226 East 114th st, a 3-sty and basement brownstone dwelling, on a lot 16.5x100.11.

115TH ST.—Dora Jacobs sold for Edward Metzler, 80 East 115th st, a 3-sty brick tenement house on a lot, 26.10x100.11. The first floor will be remodeled into stores. The parcel adjoins the southwest corner of Park av.

116TH ST.—Sisca & Palladino sold for Joseph Filomia to Celia Della Cava, 226 East 116th st, dwelling on a lot 18.9x100.11.

121ST ST.—John C. Coleman sold 212 West 121st st, a 3-sty and basement stone dwelling, on a lot 15x100.11, for Reuben Cohen to Alma Saamanen.

126TH ST.—James Henry sold for Helen M. Steele, 225 East 126th st, a 3-sty and basement brick flat, on a lot 11x100.11.

132D ST.—James H. Cruikshank resold through A. M. Robinson to Louise N. Russell, 206 West 132d st, a 3-sty and basement stone dwelling, on a lot 11x99.11.

132D ST.—James H. Cruikshank bought through C. E. Hutchinson from Catherine M. Neslage, 260 West 132d st, a 3-sy and basement stone dwelling, on a lot 11x99.11.

148TH ST.—Charles A. Du Bois sold for John E. Brown to Jennie Kremer, 614 West 148th st, a 3-sty and basement brick dwelling, on a lot 15x99.11, between Broadway and Riverside dr.

150TH ST.—Meister Builders, Inc., resold to the Calmairs Realty Co. the 6-sty and basement elevator apartment house, known as the Bermuda, on a plot 150x99.11, at 605-610 West 150th st. The property accommodates 48 families, with a rent roll of \$90,000, and was held at \$110,000.

150TH ST.—Isaac Lowenfeld and William Prager purchased from the Lucern Realty Co., 503 to 507 West 150th st, two 3-sty apartment houses, each on a plot 50x100 and each housing 50 families, with suites of 3 to 5 rooms. They have a rent roll of \$27,000 and were held at \$160,000. Charles Berlin was the broker.

AMSTERDAM AV.—Porter & Co., in conjunction with Sharp & Co., sold for the estate of Robert F. Ballantine to a client for investment, the brick apartment house with stores at the Southwest corner of Amsterdam av and 84th st, on a plot 27.2x100.

EAST END AV.—J. Lemle sold for Edwin E. Vollhart, 81 East End av, northeast corner of 83d st, a 4-sty brick flat with stores, on a lot 26x81.

LENEX AV.—William Goldstone and Simon Myers sold 538 Lenox av, a 5-sty brick apartment house with stores, on a plot 37.6x100. The property was held at \$65,000. I. H. Porter was the broker.

LEXINGTON AV.—James L. Van Sant, resold to Ibo John Cuadrado, 2017 Lexington av, a 3-sty and basement stone dwelling, on a lot 14.5x60.

MADISON AV.—Douglas L. Elliman & Co. sold for Mrs. John P. Mills to Miss Adele Miller 719 Madison av, a 4-sty and basement stone dwelling, on a lot 20x100, adjoining the southeast corner of 64th st.

SEVENTH AV.—Morris Moore's Son sold for the Lincoln Savings Bank of Brooklyn to the Klassmore Realty Co., 2282 Seventh av, a 3-sty brick flat with stores, on a lot 17.9x65, adjoining the northwest corner of 134th st. The same brokers resold the parcel to an investor.

ST. NICHOLAS AV.—A. H. Landley sold for the United States Life Insurance Co., to Louis Adler, 11-15 St. Nicholas av, two 5-sty brick apartment houses, fronting 88.9 feet, by irregular. The property is assessed at \$86,500 and was sold at about this figure, subject to a purchase money mortgage of \$74,000 for a term of 10 years.

ST. NICHOLAS AV.—J. L. & R. W. Davis sold for Mary McLane to the Hudson P. Rose Co. the 5-sty and basement brick single flat, on a plot 29.4x55.6x irregular, at 52 St. Nicholas av.

THIRD AV.—Abraham Saffir sold for the Marne Realty Corporation, a holding company for the Sulzberger estate, the 5-sty brick tenement house with stores, at 1057 Third av, on a lot 25x100, and held at \$35,000.

THIRD AV.—O'Reilly & Dahn sold for a client to Ennis & Sinnott, 1587 Third av, a 6-

sty brick warehouse, on a lot 25x110, adjoining the northeast corner of 89th st.

THIRD AV.—George W. Brettell & Son sold for a client to Harris Sussman, 2094 Third av, a 5-sty stone tenement house with stores, on a plot 31.8¼x100.

BRONX SALES

BECK ST.—Benjamin Englander sold for B. Klein to Aaron Bernstein and Sol. Berkowitz the 2-sty and basement brick 2-family house, on a lot 25x100, at 754 Beck st.

135TH ST.—Charles A. Weber sold for estate of Andrew Assenbeck to Oscar Huth, 537 East 135th st, a 5-sty and basement brick double flat, on a lot 25x100.

137TH ST.—J. Clarence Davies sold for Bronx Community Corporation the vacant plot, 80x100, on the south side of 137th st, 303 feet east of Brook av, upon which the purchaser will erect a 1-sty taxpayer.

150TH ST.—Julius Trattner sold for John Friedrich to Isidore Newcorn the 4-sty and basement brick double flat, 362 East 150th st, and the 4-sty brick double flat with stores at 364 East 150th st, both on a plot 50x100, adjoining the N. Y. Telephone Co. The buyer now controls the property through to 149th st.

188TH ST.—Herman A. Acker sold for Dolce Bros. the 3-sty frame building with stores, 25x51, at 160 East 188th st, adjoining the southwest corner of Grand Boulevard and Concourse. The property was held at \$35,000.

191ST ST.—The Benenson Realty Co. purchased from a client of Isidor Klammer the 5-sty and basement brick apartment house, on a plot 50x83, at 556 and 558 East 191st st, containing 16 suites and renting for \$9,500. The property was held at \$48,000.

205TH ST.—John D. Kroog sold 183 East 205th st, a 3-sty and basement frame 3-family house, on a lot 27.8x117.9x irregular. J. Clarence Davies and Robert Foley negotiated the sale.

ARTHUR AV.—D. A. Trotta sold for R. Baldo 2472 Arthur av, a 2-sty brick flat with store, on a lot 25x80.7.

BROOKS AV.—Bess Realty Corporation sold to Wolf Steinberg 1523 Brook av, a 6-sty brick flat with stores, on a plot 95.2x60x irregular.

CONCOURSE.—The J. Rice Co. sold to William A. Cameron 1-sty brick taxpayer on the east side of Grand Boulevard and Concourse adjoining the northeast corner of 183d st.

COURTLANDT AV.—D. A. Trotta sold for Henry Steinberg 517 Courtlandt av, southwest corner of 148th st, a 4-sty brick apartment house with stores, on a plot 27.5x94.

CROTONA AV.—The new Hymnco Realty Corporation, M. and S. Cohen and I. Hymowitz, directors, purchased from Anna Rubinstein 1843 Crotona av, a 5-sty and basement brick apartment house, on a plot 48x100. Edward Polak negotiated the deal.

DALY AV.—Benjamin Taub bought 2107 Daly av, a 5-sty and basement brick apartment house, on a plot 42.7x100. It contains 20 apartments.

FOREST AV.—Bessie Brandvein bought the 6-sty and basement brick apartment house, known as Forest Court, on a plot 87.5x100, at the northwest corner of Forest av and 158th st.

FRANKLIN AV.—Walter E. Brown sold for Letitia M. Steiger, 1090 Franklin av, a 2-sty and basement brick dwelling, on a plot 32.2x166.8, with garage.

JEROME AV.—The West 190th Street Corporation sold to Isaac Weinstein the vacant lot, 24.5x100x irregular, at the northeast corner of Jerome av and 199th st.

LONGWOOD AV.—The newly formed K. G. B. Construction Corporation, L. Kiosk, I. Becker and S. Goldstein, directors, purchased the plot, 117x98, at the southwest corner of Longwood av and Beck st, for improvement with taxpayers. The new company is represented by J. D. Tobias, attorney.

MINERVA PL.—Morris Sax sold for Harry T. F. Johnson the 5-sty and basement brick apartment house, arranged for 21 families at the southeast corner of Minerva pl and Cresson av, on a plot 40x93.4. It was held at \$70,000.

PROSPECT AV.—Joseph G. Abramson sold to the Kreiter Realty Co., Lena S. Plotkin, president, the 5-sty brick flat with stores, at 564 Prospect av, adjoining the northeast corner of 149th st, on a plot 46x158. The property was held at \$70,000. The broker was M. Horowitz. The seller took back first and second mortgages.

TREMONT AV.—Frederick Brown sold the vacant plot, 63x146x irregular, on the south side of Tremont av, 120 feet east of Morris av, to Henry J. Semke. The property was held at \$25,000. Herman A. Acker was the broker.

TREMONT AV.—Hudson P. Rose Co., operators, purchased from the Century Holding Co. ten 2-sty frame 2-family houses 1174 to 1192 East Tremont av, between Bronx Park av and Watson la.

TRINITY AV.—Stephen F. Leahy sold to

MONEY TO LEND ON BOND & MORTGAGE

LAWYERS MORTGAGE Co.

Capital and surplus \$9,000,000

59 Liberty Street, New York
184 Montague St., Brooklyn
4 Herriman Avenue, Jamaica

CO-OPERATION OF RELIABLE BROKERS INVITED OFFERED

16,000 sq. ft. Bush Terminal Warehouse Space (R) Office floor, 7,000 sq. ft. City Hall sec., \$3.50 (R) 70-acre Tract, near Lakewood, N. J. (S-E) Apt. house site, 250x150, Hudson Blvd. N. J. (S-E) 50 lots, Bridge Plaza, L. I. C., \$125,000 (S-E) 24 acres, Sand and Gravel, Flushing Bay (S) 16 lots, Ocean Av., Brooklyn, best sec., \$55,000 (S) Plot, 28,000 sq. ft., center Jamaica, L.I., \$14,000 (S)

WANTED

Theatre Site, 135th 155th Sts., Heights sec. (B-L) Property suitable to Alter, Midtown (B-L) Explanation B—Buy, L—Lease, E—Exchange; R—Rent, S—Sell

AMERICAN BUREAU OF REAL ESTATE

All About Real Estate Everything—Everywhere MODERN "A-B-C" SYSTEM

18-20 W. 34th St. (Astor Court Bldg.), New York
Telephone 93.6-0397 Pennsylvania
ALL ITEMS TREATED STRICTLY CONFIDENTIAL
(See Previous Weekly Ads.)

**Philip A. Payton, Jr.,
Company**
**REAL ESTATE AGENTS
AND BROKERS**
New York's Pioneer Negro
Real Estate Agents
127 West 141st Street
Between Lenox and Seventh Avenues
Telephone: Audubon 0945

**SPECIALISTS IN
PENN. TERMINAL SECTION
REAL ESTATE**
AGENTS—BROKERS—APPRAISERS
H. M. Weill Co.
Tel. Longacre 2290-2817 221 West 33rd St.

MRS. GERRIT SMITH
Member Real Estate Board of New York
42 EAST 40th STREET
CITY DEPARTMENT
APARTMENTS AND HOUSES
SOUND SHORE PROPERTY A SPECIALTY

Vincenzo Battipaglia 693 East 161st st. north-east corner of Trinity av, a 4-sty brick flat with store, on a lot 25x88.5.

VALENTINE AV.—Robert Foley sold 2904 Valentine av, a 2-sty and basement brick 2-family house, on a lot 25x98.3, for S. McBride to Thomas McGuire.

WEBSTER AV.—J. Clarence Davies sold for Theodore Roehrs to M. Stolwein the southeast corner of Webster av and 170th st, a vacant plot, 50x90, upon which the purchaser will erect a 1-sty taxpayer.

WHITE PLAINS AV.—Max Marx sold to Nicola Pecorara the vacant plot, 50x100, on the east side of White Plains av, 50 feet south of Burke av, through A. Di Benedetto.

BROOKLYN SALES

CUMBERLAND ST.—Harry M. Lewis resold for Herman Weickhorst to Lilian and Rose Ketcham, for occupancy, 246 Cumberland st, a 3-sty and basement brick dwelling, on a lot 20x100.

HILL ST.—Herbert J. Callister sold to William E. Smith the vacant plot, 100x100 feet on Mill st, 200 feet east of Hicks st. The buyer will improve this site with a bakery. Brown, Wheelock Co., Inc., represented the sellers, the Garnet and Jeremiah P. Robinson estates.

SULLIVAN ST.—Realty Associates sold to H. M. Hatschorn the 2½-sty semi-detached brick dwelling 214 Sullivan st, in the Crown Heights section.

5TH ST.—A. J. Shannon Co. sold for G. W. Hopkins to a buyer, for occupancy, 494 5th st, a 3-sty and basement limestone dwelling.

82D ST.—J. W. Sands Realty Co. sold through the Bulkley & Horton Co. 523 82d st, Bay Ridge, a 3-sty stone and brick double apartment house.

BROOKLYN AV.—A. H. Abbott sold through the Bulkley & Horton Co. to an investor 241 Brooklyn av, a modern duplex house.

CONY ISLAND AV.—Edward B. Kegel sold 14 lots fronting 140 feet on Coney Island av., and 140 feet on Ninth st, between Aves U and V, for William M. Lawton to John A. McHugh; also 6 lots on the west side of Coney Island av, 35 feet north of Av V, for Robert Ward to a client for improvement.

CLERMONT AV.—Bulkley & Horton Co. sold for John S. Crosson to Naomi Charles, for occupancy, 291 Clermont av, a 3-sty and basement brownstone dwelling.

FIFTH AV.—Frank A. Seaver & Co. sold the plot, 60x100, at the southeast corner of Fifth av and 65th st for H. W. Woodcock.

LINCOLN PL.—John J. Reddy sold 1072 Lincoln pl, a 2-sty brick and stone 2-family house.

PROSPECT PL.—Bulkley & Horton Co. sold for Katherine Clark to a buyer, for occupancy, 783 Prospect pl, a 2-sty and basement stone 2-family house, on a lot 20x100.

QUEENS SALES

FAR ROCKAWAY.—The Lewis H. May Co. sold for Elizabeth M. Healy the triangular plot fronting on Hollywood and Cornaga ays, Far Rockaway, to Max Pogelson, who will improve with apartment houses with stores.

JAMAICA.—R. E. Higbie, Jr., sold to John R. S. White of Freeport for the estate of Hamilton W. Pearsall, a plot, 124x101, on the corner of Merrick and Irwin rds, Jamaica. The buyer will erect five stores on the property.

RECENT LEASES.

Sells Broadway Corner Lease.

The L. J. L. Realty Co. (Tobias Lapan, Morris Jashnoff and Jacob and Max Laskin) bought from the St. Regis Restaurant Co. the lease on the northeast corner of Broadway and 41st st, running for 21 years, at an aggregate rental of \$3,000,000. The property has a frontage of 102 feet on Broadway and 113 feet on 41st st, adjoining the Knickerbocker Building, and consists of a 3-sty and store building on Broadway, with the 7-sty former Hotel Calvert on the immediate corner. Henry Shapiro & Co. were the brokers.

Acquire an Extended Lease.

F. W. Sharp and Henry Shapiro & Co. leased to the Goody Shops (Costis Taktis) store, basement and mezzanine in 507 Fifth av, recently vacated by the Columbia Bank. The lease covers the unexpired portion of the bank's lease until 1928. The same brokers secured from James B. Ford, the owner of the property, a further lease for a period of 15 years, commencing at the end of the Columbia Bank's lease, making the store lease for 21 years. The total rent exceeds \$1,000,000.

Long Lease to a New Club

The Newspaper Club of New York, Inc., with about 500 charter members, has leased the 3d

TALK TO YOUR BANKER

TIME was when men never seemed to think of consulting a banker unless they wanted to borrow money or were in financial difficulties of some kind.

Nowadays, wide-awake business men drop in for an informal chat once in awhile.

A furniture man who only talks to other furniture men doesn't get a clear picture of general business conditions. Your banker talks to business men in many different lines. Often he knows something about the leather business or the silk business or the varnish business that the furniture man would be glad to know.

You are cordially invited to consult

LAWYERS TITLE & TRUST CO.

188 Montague Street, Brooklyn
160 Broadway, New York
44 Court Street, Brooklyn

367 Fulton Street, Jamaica, N. Y.
383 East 149th Street, New York
1354 Broadway, Brooklyn

160 Main Street, White Plains, N. Y.

MONEY TO LOAN

on-Mortgages

Building Alterations

Leaseholds

Building Loans

BROKERS PROTECTED

Sterling Mortgage Company Inc.

135 Broadway, New York

TELEPHONE RECTOR 1228-3447

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 25c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

PROPOSAL

NOTICE TO CONTRACTORS: Sealed proposals for Construction, Heating, Sanitary and Electric Work, Administration and Staff Building; and Vapor Hood, Fan, etc., for Kitchen, Reception Hospital Building, at the Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2 o'clock p. m., (Standard Time) on Wednesday, May 3, 1922, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of the contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specifications Nos. 3868, and errata, 3869, 3870, 3871 and 3799. The right is reserved to reject any or all bids. Drawings and specifications may be examined at the Brooklyn State Hospital, Brooklyn, N. Y.; at the New York Office of the Department of Architecture, Room 618, Hall of Records Building, and at the Department of Architecture, Capitol, Albany. Drawings, specifications and blank forms of proposal may be obtained at the Department of Architecture Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, L. F. Pilcher, Capitol, Albany, N. Y.

L. M. FARRINGTON,

SECRETARY, STATE HOSPITAL COMMISSION.

Dated: April 7, 1922.

SITUATIONS OPEN

MORTGAGE MAN An active young man wanted in prominent real estate and mortgage office. One who has had experience in securing applications for loans, and with acquaintance among builders and owners. Permanent position with liberal arrangement to right man. Address: Confidential, Box 891, Record & Guide.

WE HAVE an opening for an energetic renting broker of good appearance, familiar with business properties from Canal to 42d streets. Drawing account. Write full qualifications. Replies will be kept confidential. Adams & Company, 170 Fifth Avenue.

YOUNG MAN with good knowledge of general real estate brokerage business. State qualifications. Exceptional opportunity. Box 882, Record & Guide.

SITUATIONS WANTED

SUPERINTENDENT.

MAN with 20 years' experience in building maintenance, repairs, alterations, leasing, economical management, desires to connect with private owner or real estate concern as inside or outside man; licensed engineer; age, 35; best references. Box 884, Record & Guide.

EXPERIENCED BROKER, leasing specialist, able negotiator, good closer, hard worker, seeks connection chain store organization. Box 890, Record & Guide.

WANTS AND OFFER

TO LET.

PRIVATE OFFICE, unfurnished, with service, architect's office. Opportunity for co-operation. Real estate brokers preferred. Box 887, Record & Guide.

FOR SALE to close estate 2d Mortgage of \$6,000 at 6%, payable in six annual installments of \$1,000 each, August 29, subject to 1st Mortgage of \$8,000 at 5%, due June 27, 1922, on premises 74 West 94th Street, New York.

ESTATE GEORGE C. EDGAR,

Daniel Seymour, Exr.,
80 Broadway, New York.

Dated April 11, 1922.

SPLENDID OFFICE TO SUBLEASE. AVAILABLE IMMEDIATELY; SUITABLY PARTITIONED, DIRECTLY AT EXPRESS ELEVATORS; 1,600 SQUARE FEET ON THE 11TH FLOOR OF THE NATIONAL ASSOCIATION BUILDING, 25 W. 43D ST. WILL DIVIDE IF DESIRED. FULL COMMISSION TO BROKERS. APPLY HERBERT MACLEAN PURDY & CO., 17TH FLOOR, 25 W. 43D ST. VANDERBILT 8040.

floor of the Bush Terminal building, 130 West 42d st, for a long term of years, for their permanent club rooms. Alterations and redecorating are being rushed to completion for their formal opening the latter part of April. Mr. Inge, of the Brett & Goode Co., negotiated the deal. Cross & Brown represented the Bush Terminal Co.

Royal Baking Powder Co. Goes Uptown

The Royal Baking Powder Co. leased through Alfred C. Marks from the Pershing Square Building Corporation, the entire 20th floor of the new Pershing Square building, now in course of construction, running from 41st to 42d st, for a term of 20 years, at an aggregate rental exceeding \$1,000,000. The area of floor space is about 17,800 net square feet, and will be occupied by the Royal Baking Powder Co. with its subsidiary companies.

This is the first time the Royal Baking Powder Co. has moved in many years. It sold its building at Fulton and William st about two years ago and decided to move uptown as many other large corporations have done.

Madison Ave. Corner Leased

Dwight, Archibald & Perry leased for Robert E. Bonner 561-563 Madison av and 52 East 56th st, forming the southeast corner of the two streets, three 4-sty and basement brownstone dwellings. The Madison av plot is 57x60 and the street lot is 21.6x75. The lease is for a term of 21 years, with privilege of renewal. The aggregate rental is more than \$1,000,000. The present lease does not expire until about 2 years hence, when the site will be extensively improved. Mr. Bonner is a son of the late Robert Bonner, famous as a publisher and as a horseman.

Publishers Enlarge Space

Cushman & Wakefield, Inc., leased for Leslie R. Palmer an entire floor in 10 East 39th st to the George H. Doran Co., publishers. The floor extends through the block from 38th to 39th st, and has been acquired by the Doran Co. on account of their increased business and is in addition to their present headquarters in 244 Madison av.

Long Lease of West Side Garage

Duross Co. leased for the One Congress

Street Realty Corp., Emil Navone, president, to Marchiony Bros., Inc., the 1-sty brick garage, 179-183 West Houston st, southwest corner of Congress st, for a long term of years.

ADAMS & CO. leased for the National City Bank the store, formerly occupied as one of their branches, in 1133 Broadway, southwest corner of 26th st, to Ted Trivers, for a retail clothes shop. The lease is for a term of years, at an aggregate rental of \$125,000.

AMERICAN LA FRANCE FIRE ENGINE CO., with plants in Elmira, N. Y., and Bloomfield, N. J., have leased two-thirds of the 22d floor of the Fisk Building, Broadway and 57th st, to be used as the executive offices and as the offices of S. F. Hayward & Co., a subsidiary. Cross & Brown Co. was the broker.

NICHOLAS L. BISTIS leased for John Kadell's estate, to Ciprios Bros., the 4-sty building, 50x100, at the southeast corner of Eighth av and 46th st, for a term of 21 years, at an aggregate rental of \$346,500.

BRADY & BOWMAN leased offices in the Borden building, Madison av and 45th st, to H-O Cereal Co., Herman Duval, Lawrence W. Mack, Kent & Davies, Theodore A. Peyser and O. W. McKenney.

BRETT & GOODE CO. subleased office space on the 11th floor of the Wurlitzer Building, 120 West 42d st, for the General Motors Corporation to E. A. Ashdown & Co., certified public accountants, for a long term of years; also leased the 4-sty building 603 West 45th st to N. V. A. Theatrical Trunk Co. for a term of years; a floor in 401 Lafayette st to the Wieder Press; a floor in 237-239 Lafayette st to C. Brandes, Inc., manufacturers of Radio equipment; a floor in 34-36 West 46th st to Prezioso & Soladario; also leased for Walter J. Salmon stores in 7 West 42d st to S. A. Horowitz, Isidore Fram and Sol Siegal.

BUTLER & BALDWIN, INC., leased, for a term of years, to Andrew J. Thomas, the top floor of 15 East 47th st. Mr. Thomas is the architect that is identified with the Metropolitan Life building program.

P. M. CLEAR & CO. leased for Albert Oliver & Son, Inc., the 2d floor, 75x100, at 717 East 140th st, Bronx, to S. Ziskind & Sons, manufacturer of insoles; and for William Goldstone, the 2d loft in 252 West 31st st to Jules Brunswick.

CROSS & BROWN CO. leased a suite of offices in the Bush Terminal Building, 130 West 42d st, to Louis Schlessinger, Inc.; also the three upper floors of 232 West 55th st, to Charles Lowenheim. Also leased to Long, the latter, the store in 157 West 125th st, for a term of 9 years at an aggregate rental of \$60,000. The lessee will install a new front to the store. William A. White & Sons were associate brokers.

CUSHMAN & WAKEFIELD, INC., leased offices in the Canadian Pacific Building, Madison av, 43d to 44th st, to J. B. Nicholson, Ltd., of Toronto, Can., Imperial Coal Corporation, John D. Mereshon Lumber Co., Inc., Louis Gilman, American Connellsville Fuel Co., of Pittsburgh, The Motor Haulage Co., Inc., and Thomas M. James Co., of Boston, Mass.

EDWARDS, DOWDNEY & RICHART leased for the Mirror Co. a loft in 49 Nassau st, for a term of years, at a rental of approximately \$15,000. They also leased for the Mirror Co. store on the north side of 9th st, near Broadway.

DOUGLAS L. ELLIMAN & CO. leased for the 587 Fifth Avenue Corporation offices on the 9th floor of 587 Fifth av to Cheri Kouri, pearl merchant, for a term of years.

DUROSS CO. leased 218 West 15th st, a 3-sty and basement dwelling for the Estate of John Laden to Thomas Manley, for a term of years.

DUROSS CO. leased for the estate of Richard W. Block to Sidney B. Whitlock the 6th floor in 12 Elm st; and for the Cruban Machine & Steel Co. to John S. Schaefer the 5th loft at 60 Varick st, for a term of 5 years.

J. B. ENGLISH leased for the United Cigar Stores Co. the store at the northeast corner of 49th st and Seventh av to Samuel Rainess, to be used for the sale of trunks and bags.

J. ARTHUR FISCHER leased for a client to B. Miller 355 West 34th st, a 4-sty stone dwelling, for a term of years.

H. J. FRIEDMAN CO. leased the 6th floor in 118-124 West 22d st to Pacoby & Klein; 3d floor 41-43 West 25th st to Flapper Dress Co., Inc.; in conjunction with Spear & Co., 4th floor 42-46 West 33d st, to Mildred Dress Co., and with Bauer, Milbank & Molloy, Inc., the 4th floor in 135-141 Madison av to the B. W. Co.

PETER GRIMM leased for J. E. R. Carpenter a corner apartment in 920 Fifth av, corner of 73d st, to Mrs. William A. Slater, of Wash-

MEMBERS REAL ESTATE BOARD OF NEW YORK

ADAMS & CO., INC.

Real Estate
170 5TH AVE. Tel. Gramercy 1092
SPECIALIST IN BUSINESS PROPERTY

ALEX. BALTER, INC.

REAL ESTATE & INSURANCE
Management of Property a Specialty
152 W. 42nd St., Knickerbocker Bldg. Bryant 2042-3

CUSHMAN & WAKEFIELD, INC.

RENTING AND MANAGEMENT OF
BUSINESS BUILDINGS
50 EAST 42d ST. Murray Hill 7820

ALFRED P. COBURN

Real Estate—Appraisals—Insurance
Management of Estate a Specialty
159 W. 72nd ST. Phones: Columbus 4356-3548

CUSACK COMPANY

Real Estate and Insurance Brokers
Specialists in West Side Properties
176 WEST 72nd STREET
Telephones: Columbus 6947-8179

CHAS. A. DUBOIS

REAL ESTATE
3551 BROADWAY
At 146th St. Established 1894

DUNLAP & LLOYD

Incorporated
Real Estate—Insurance
80 GROVE STREET Phone: Spring 5518

ROYAL SCOTT GULDEN

REAL ESTATE, FIFTH AVE. SECTION
680 FIFTH AVENUE Phone: Circle 8315

CHARLES G. KELLER

Real Estate and Insurance
109 WEST 23RD STREET
Watkins 5336

ALBERT E. KELLY

Successor to Fredk. A. Booth
REAL ESTATE AND INSURANCE
50 Union Square Tel. Stuyvesant 1125

T. H. KELLEY

Specialist in Fordham Heights Property
158 East 188th St., at Grand Concourse
Phone: Fordham 2509

J. P. & L. A. KISSLING

Sales—Management—Appraisals
896 8TH AVE., NEAR 54TH ST.
Established 1870 Circle 0591 to 5

H. C. KOPP & COMPANY

Specialists in Retail Store Locations
MANAGEMENT and BROKERAGE
402 Madison Avenue Vanderbilt 4900

ROBERT LEVERS

Real Estate—Insurance
THE KNICKERBOCKER, 152 West 42nd Street
Uptown Office: 376 Lenox Avenue. Phone Connections.

JOSEPH MILNER CO., Inc.

Real Estate
505 FIFTH AVE., NEW YORK
Vanderbilt 3607

HIRAM RINALDO

Specializing in the Sale and Leasing of
East Side Property
230 GRAND ST. Bowery Bank Bldg.

GEORGE S. RUNK

REAL ESTATE BROKER
Mortgage Loans—Management
1252 LEXINGTON AVENUE

SCHINDLER & LIEBLER

Real Estate and Insurance
1393 THIRD AVE., at 79th St.

SEAMAN & PENDERGAST

RENTALS — SALES — MANAGEMENT
RESIDENTIAL PROPERTIES
542 FIFTH AVENUE Vanderbilt 1309

Manhattan Office Bronx Office
1 WEST 125th STREET 1972 JEROME AVENUE
Tel. Harlem 8400 Bingham 2700

SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE
Successors to
SHAW & CO.

COMMERCIAL PROPERTY MANAGEMENT

Rentals—Sales—Appraisals—Insurance
Industrial Locations



840 BROADWAY 1261 BROADWAY
Stuyvesant 0627

JACOB J. TABOLT

REAL ESTATE
558 EIGHTH AVE. Phone:
Above 37th St. Fitz Roy 1386

JAMES P. WALDEN

REAL ESTATE
Specialist in West Side Dwellings
200 West 72nd St. Columbus 9006

ington, D. C., for a term of 10 years, at a total rental of \$125,000.

HAGGSTROM-CALLEN CO. leased the sales-room at 188 Amsterdam av., adjoining the corner of 69th st., to the Felsen Tire Co., Inc. Auto accessories, for a term of 5 years.

F. & G. PFLOMM leased for Miss Lulie Henning to Claire Ellas the entire building, 130 West 45th st., for a long term of years.

HENRY HOF leased several lofts for the J. Christian G. Hupfel Co., Inc., in the former brewery now converted into a fireproof loft building at 225-233 East 38th st., to Guider & Heina, upholsterers and decorators; E. O. Wildberger, also upholsterer and decorator; Berlin Printing Co. and Eastern Laboratories, Inc. Also leased for Herman Buchtenkirk the store and basement of 665 Second av. to the Great Atlantic and Pacific Tea Co.; and for the Browning Painting Co. one loft in 243 East 35th st. to Engel & Milan.

SAMUEL H. MARTIN leased, for a term of years, the store in 150 Columbus av. to Max Steinman.

SAMUEL H. MARTIN leased, for a term of years, to Therese Trautmann, the dwelling, 120 West 64th st.

LEWIS H. MAY CO. leased for Gus Fehn premises on the southwest corner of Wisconsin av. and Beach st., West End, Long Beach, L. I., to the Fairmont Fruit Exchange, for a term of years.

CHARLES F. NOYES CO. leased a floor in 25 Walker st. for James F. Hurley to Manhattan Electrical Supply Co.; for Leslie R. Palmer, floors in 59 Ann st. to Max C. Sussman, William Domb, Louis Newlands and Joseph L. Sparling; and in 21-23 Ann st. offices to Alfred Goldberg, I. O. Woodruff & Co., Inc., and Charles J. McNally.

CHARLES F. NOYES CO. leased the first loft of 81 Hudson st., southwest corner of Harrison st., for Abraham Miller to Eligio Cerruti, importer and exporter. The Noyes Co. sold this property to Mr. Miller a short time ago.

CHARLES F. NOYES CO. leased a floor in W. R. Grace & Co.'s building, on Hanover sq., to Muller, McLean & Co.; space on the 16th floor of the Munson Building, in Wall st., to S. W. Bridges Co., Inc.; and for Paul Schaad the store in 179 Pearl st. to the Connell Rice Co., Inc.

CHARLES F. NOYES CO. leased for Richard S. Elliott 317 Pearl st., a 5-sty building, to the Acme Hospital & Druggists Glassware Co., for a term of 5 years at an aggregate rental of \$18,000. Dwight, Archibald & Perry represented

the tenants. Mr. Elliott purchased the building through the Noyes Co. a short time ago.

ROBERT E. PATTERSON leased the 5-sty building, containing 100,000 square feet of floor space with water front, at Greenpoint av. and Newtown Creek, Brooklyn, known as the Miller Building, for Charles C. Miller to the Republic Bag and Paper Co. for a long term of years. The aggregate rental amounts to more than \$400,000.

PEASE & ELLIMAN leased for S. A. Gugenheim, the present tenant, an apartment of 12 rooms and 4 baths in 927 Fifth av., south corner of 74th st., and have arranged an extension of the lease for a long term of years with the Fifth Avenue & 74th Street Co., owners of the building. The new tenant is S. H. Goldberg. Pease & Elliman also leased for Mrs. Alice Carter Herndon her apartment in 383 Park av., at 53d st., to Mrs. E. W. Tunis. Mrs. Herndon has bought an apartment on the co-operative plan in 830 Park av., at 76th st.

ABRAHAM SAFFIR and J. T. Machat leased for the Fox Amusement Corporation to the United Retail Candy Stores, for a branch shop, the store in the Nemo Theatre building, southeast corner of Broadway and 110th st., for a term of 10 years, at an aggregate rental of \$50,000.

HENRY SHAPIRO & CO. leased for the Schulte Cigar Stores Co. to Morris D. S. Zekaria and Michael Haim store in 2 East 23d st. for a term of years, at an aggregate rental of \$60,000. The premises will be used for the sale of ladies' hosiery and lingerie.

SHAW, ROCKWELL & SANFORD leased for a client the store in 22 West Burnside av., Bronx, to J. De Rosa, for a term of years.

TANKOOS, SMITH & CO. subleased for the Schulte Cigar Stores Co. to the Joseph Levine Tailoring Establishment, for a long term of years, booth space on the arcade floor of the Silversmith's Building, 15-19 Maiden la, through to and including 18-20 John st.

TANKOOS, SMITH & CO. leased to the Schulte Cigar Stores Co. for a term of 20 years, at a rental aggregating over \$200,000, the large corner store in the building being erected by the No. 303 Fourth Avenue Corporation at the northeast corner of Fourth av. and 23d st. Upon completion the Schulte Co. will add to its chain of stores by the opening of a branch establishment.

TANKOOS, SMITH & CO. leased to the Burnee Corporation, who own and operate the Nedick Orange Drink Stores, the entire ground floor of 408 Flatbush Ave. Extension, Brooklyn, adjoining the DeKalb av. station of the Brighton

Beach subway line and opposite the Schubert Crescent Theatre. The lease is for a long term of years at a rental aggregating approximately \$50,000. Upon completion of alterations and improvements the Burnee corporation will occupy the premises for a branch establishment of its business.

L. TANENBAUM, STRAUSS & CO. leased for the Frank B. McDonald Estate the entire sixth floor in the Southwest corner of Sixth av. and 32d st., for a long term of years, to Charles Landsman, now located at 1255-1261 Broadway. Also, for Calef Bros., the store in 628-630 Broadway, running through to Crosby st., to the Kranz Mercantile Co.

G. TUOTI & CO. leased for Michele Avolio the northeast corner of First av. and 107th st., together with the adjoining building, 2991-2993 First av., being two 6-sty tenement houses with stores, for a term of years.

D. B. Freedman Acquires Corner

Daniel B. Freedman bought from the Althea Rudd Ward estate, Henry W. De Forest trustee, the northwest corner of Broadway and 93d st., a 5-sty apartment house with stores, on lot 25.2x100. Two years ago Mr. Freedman bought the holdings of William R. Peters at the southwest corner of Broadway and 94th st., comprising a frontage of 100 ft. on Broadway and 225 ft. on 94th st. With his latest acquisition he now controls the block front on Broadway, with the exception of a 75-ft. Higgins estate leasehold.

Brener Resells Taxpayer

Samuel Brener resold to a client of Spotts & Starr, the 1-sty taxpayer containing stores on plot 76.6x96.8 on the east side of Broadway, 23.6 ft. north of 178th st. Mr. Brener recently bought the property from Adolph Lewisohn.

New Owner for Kelvin Hall

McDowell & Byrnes sold for the Kelvin Realty Corporation, Abraham Rubin president, the 8-sty elevator apartment house known as Kelvin Hall, at the southeast corner of St. Nicholas av. and 180th st., on a plot 100x100. The new owner is Donald Robertson, who was identified with several big apartment operations on Washington Heights and two months ago purchased through the same brokers the 1-sty building at the northeast corner of 181st st. and Audubon av.

The property is arranged for 33 families and contains 7 stores, returning an annual rental of approximately \$60,000. The structure was held at \$15,000 and the brokers will act as agents for the new owner.

MANHATTAN BROKERS

ORVILLE B. ACKERLY & SON
Brokers and Appraisers
LONG ISLAND REAL ESTATE
Phone: Longacre 2280
243 West 34th St., New York City

ERNEST N. ADLER
Upper East Side Property a Specialty

1506 FIRST AVE., at 79th St.

Established 1903 Phone: Rhineland 6125

ARMSTRONG & ARMSTRONG
Real Estate Agents and Brokers
212 ST. NICHOLAS AVE.—Near Eighth Ave. and
121st Street Phone: Morningside 1376

GEORGE H. CORTH & CO.
ECONOMICAL and EFFICIENT
MANAGEMENT OF PROPERTIES
342 MADISON AVENUE, NEW YORK
Telephone: Vanderbilt 9494

JAMES A. DOWD

Real Estate—Insurance
Renting—Management

874 SIXTH AVENUE, above 49th Street

JACOB FINKELSTEIN & SON

Real Estate—Mortgages
Specialists in the Bowery Section

42 BOWERY Phone: Franklin 1810

HARRIS EXCHANGE

Real Estate—Mortgages
Renting and Leasing of Stores and Lofts
Times Building Broadway at 42d Street
Phone: Bryant 310-1124

HOLT & MERRALL, Inc.
Industrial Real Estate

342 MADISON AVE. Tel. Vanderbilt 4699

J. & E. REALTY CORPORATION
SELLING—LEASING—MANAGEMENT
5 COLUMBUS CIRCLE Columbus 7094

LEONARD MORGAN CO.
Real Estate—Insurance—Estates Managed
Gotham Bank Building, Columbus Circle
Suite 504-5 Phone: Columbus 1646

ARTHUR G. MUHLKER

Real Estate—Insurance
1112 PARK AVE., NEAR 90TH ST.
Phone: Lenox 2835

FRED. OPPENHEIMER

Real Estate—Mortgage Loans
540 Bergen Av., at 149th St.
Phone: MELROSE 5907

ABRAHAM SAFFIR

REAL ESTATE
1472 BROADWAY, LONGACRE BLDG.
Phone Bryant 6944

F. P. SANSONE CO.

Real Estate Insurance
Selling Leasing Management
Tel. Vanderbilt 4218
320 EAST 34th STREET, NEW YORK

JOHN CONSTABLE MOORE

REAL ESTATE

15 EAST 40th ST. Vanderbilt 8189

ARTHUR L. SHAW

Washington Heights Specialist
4032 BROADWAY, ABOVE 169TH STREET
Wadsworth 4150-4151

SHERMAN & KIRSCHNER

Real Estate and Insurance

54 E. 109th STREET
NEW YORK

Tel. Harlem 9028-5863

JAMES B. SPEYERS & CO., Inc.

Real Estate

CANADIAN PACIFIC BUILDING
142 Madison Ave. Suite 814-816

TANKOOS, SMITH & CO.

REAL ESTATE

11 JOHN STREET, CORNER BWAY
Cortlandt 6938-2372-1306

WILLIAMS-DEXTER CO., INC.

Greenwich Village Real Estate
Insurance
72 GREENWICH AVE. Chelsea 8096

WHITNEY-FOSTER CORP.

Real Estate Administrator

150 WEST 72nd ST. Columbus 6409

REAL ESTATE NOTES.

O. D. & H. V. DIKE were the brokers in the recent sale of 82-84 Audubon av, an apartment house.

DR. SOPHOCLES DADAKIS is the purchaser of 152 West 78th st, a 4-sty and basement dwelling, recently sold through James P. Walden.

J. KRULEWITCH, who has been with E. M. Krulewitch for the past 15 years, has joined the staff of Thomas J. O'Reilly at his downtown office.

CORNELIUS O'BRIEN is the purchaser of the premises 115 West 47th st, occupied by the Actors Equity League, recently bought through Hollings C. Renton.

GEORGE GOLDBLATT CO. will remove, on May 1, from 394 East 150th st to the Glauber Building, 316-322 East 149th st, where it will continue its real estate and mortgage business.

JAMES P. WALDEN has removed his real estate office from 1966 Broadway to 200 West 72d st, corner of Broadway. He specializes in West side dwellings.

F. M. WELLES has resigned as vice-president and treasurer of and severed his connection with the Lloyd Winthrop Co. and has become president and treasurer of the F. M. Welles Corporation, with offices in the Hudson Terminal Building, 30 Church st, where it will conduct a general real estate and mortgage business.

DENISON REALTY CORPORATION is the purchaser of 384-386 Broadway, the 6-sty basement and sub-cellar "Schulte Building," on plot of 8,000 square feet that was recently sold. The deal was an exchange transaction and in part payment the Schulte corporation accepted a \$55,000 second mortgage. Charles F. Noyes Co. negotiated the transaction.

William A. White & Sons leased for clients, at 384 Greenwich st, the store and basement to Uwanta Egg Co.; at 40 Water st the 4th and 5th floors to the United States Department of Agriculture, Bureau of Cotton Examiners; and the 1st and 2d floors to Alexander D. Shaw & Co.; in the Grand Central Terminal, offices to the New York State League of Woman Voters; in the Woolworth building, part of the 14th floor to Benjamin S. Kirsh, and in 257-59 William st, offices to G. H. Finlay & Co.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Apr. 12 to Apr. 18	1921 Apr. 13 to Apr. 20	1922 Apr. 12 to Apr. 18	1921 Apr. 13 to Apr. 20	1922 Apr. 11 to Apr. 17	1921 Apr. 12 to Apr. 19
Total No.....	213	221	207	200	693	818
Assessed Value.....	\$8,342,400	\$9,680,850	.....	.....	.....	.....
No. with consideration	26	21	10	10	18	74
Consideration	\$1,048,000	\$593,050	\$187,150	\$87,045	\$278,550	\$1,275,768
Assessed Value.....	\$967,700	\$496,900	.....	.....	.....	.....
	1922 Jan. 1 to Apr. 18	1921 Jan. 1 to Apr. 20	1922 Jan. 1 to Apr. 18	1921 Jan. 1 to Apr. 20	1922 Jan. 1 to Apr. 17	1921 Jan. 1 to Apr. 19
Total No.....	3,522	3,087	3,485	2,238	11,448	9,171
Assessed Value.....	\$243,583,250	\$168,954,199	.....	.....	.....	.....
No. with consideration	323	316	348	142	501	559
Consideration	\$15,511,333	\$19,006,452	\$3,209,604	\$1,201,084	\$7,318,113	\$6,838,751
Assessed Value.....	\$15,390,450	\$15,362,000	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Apr. 12 to Apr. 18	1921 Apr. 13 to Apr. 20	1922 Apr. 12 to Apr. 18	1921 Apr. 13 to Apr. 20	1922 Apr. 11 to Apr. 17	1921 Apr. 12 to Apr. 19
Total No.....	155	151	157	112	677	686
Amount	\$3,987,581	\$3,403,910	\$1,275,325	\$908,676	\$3,515,482	\$3,177,537
To Banks & Ins. Co.	28	15	16	7	141	127
Amount	\$1,559,800	\$805,500	\$212,000	\$64,200	\$1,007,650	\$795,100
No. at 6%	127	129	140	98	650	640
Amount	\$2,380,634	\$3,123,544	\$1,151,425	\$869,844	\$3,386,532	\$2,991,547
No. at 5 1/4% .....	.....	5	3	.....	19	26
Amount .....	.....	\$75,000	\$9,200	.....	\$98,650	\$120,480
No. at 6%	3	1	3	1	3	2
Amount	\$52,000	\$13,000	\$36,700	\$4,100	\$20,000	\$1,700
No. at 4 1/2% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4%	1	.....	.....	.....	.....	.....
Amount	\$1,000	.....	.....	.....	.....	.....
Unusual Rates.....	2	.....	.....	.....	1	1
Amount	\$1,175,000	.....	.....	.....	\$2,000	\$500
Interest not given..	22	16	11	13	4	17
Amount	\$378,947	\$192,366	\$78,000	\$34,732	\$8,300	\$63,610
	1922 Jan. 1 to Apr. 18	1921 Jan. 1 to Apr. 20	1922 Jan. 1 to Apr. 18	1921 Jan. 1 to Apr. 20	1922 Jan. 1 to Apr. 17	1921 Jan. 1 to Apr. 19
Total No.....	2,858	2,299	2,811	1,315	11,737	7,378
Amount	\$91,355,487	\$73,892,382	\$30,570,729	\$10,193,450	\$67,360,685	\$39,824,668
To Banks & Ins. Co.	394	391	222	78	2,273	1,148
Amount	\$26,907,278	\$30,865,650	\$4,445,180	\$1,451,995	\$18,712,842	\$11,391,842

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922 Apr. 12 to Apr. 18	1921 Apr. 13 to Apr. 20	1922 Apr. 12 to Apr. 18	1921 Apr. 13 to Apr. 20
Total No.....	62	38	22	21
Amount	\$3,180,750	\$2,854,900	\$471,750	\$405,750
To Banks & Ins. Companies...	35	26	13	13
Amount	\$1,681,300	\$2,312,900	\$350,000	\$152,000
	1922 Jan. 1 to Apr. 18	1921 Jan. 1 to Apr. 20	1922 Jan. 1 to Apr. 18	1921 Jan. 1 to Apr. 20
Total No.....	850	702	302	229
Amount	\$61,041,348	\$59,344,086	\$8,821,350	\$4,535,471
To Banks & Ins. Companies...	577	442	185	110
Amount	\$45,433,025	\$49,775,439	\$6,156,700	\$2,622,500

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 Apr. 12 to Apr. 18	1921 Apr. 13 to Apr. 20	1922 Apr. 12 to Apr. 18	1921 Apr. 13 to Apr. 20	1922 Apr. 12 to Apr. 18	1921 Apr. 13 to Apr. 20	1922 Apr. 12 to Apr. 18	1921 Apr. 13 to Apr. 20	1922 Apr. 12 to Apr. 18	1921 Apr. 13 to Apr. 20
New Buildings...	16	40	39	50	286	199	360	337	8	70
Cost	\$6,775,076	\$1,274,650	\$380,825	\$826,075	\$2,016,715	\$2,778,365	\$1,239,357	\$2,009,050	\$51,500	\$160,210
Alterations	\$308,600	\$674,300	.....	\$50,550	\$284,540	\$232,675	\$190,649	\$32,504	\$6,800	\$16,905
	1922 Jan. 1 to Apr. 18	1921 Jan. 1 to Apr. 20	1922 Jan. 1 to Apr. 18	1921 Jan. 1 to Apr. 20	1922 Jan. 1 to Apr. 18	1921 Jan. 1 to Apr. 20	1922 Jan. 1 to Apr. 18	1921 Jan. 1 to Apr. 20	1922 Jan. 1 to Apr. 18	1921 Jan. 1 to Apr. 20
New Buildings...	268	230	1,674	444	4,468	2,047	7,302	2,263	712	479
Cost	\$47,135,796	\$24,316,610	\$49,041,188	\$13,448,895	\$45,804,020	\$21,288,290	\$46,903,185	\$12,549,804	\$2,618,526	\$1,450,583
Alterations	\$8,139,216	\$6,941,522	\$1,108,050	\$558,980	\$1,857,325	\$2,611,095	\$1,294,840	\$995,298	\$152,485	\$108,992

J. CLARENCE DAVIES

Incorporated

Member Real Estate Board, N. Y.

BRONX REAL ESTATE

AUCTIONEER—BROKER
APPRaiser—MORTGAGE LOANS

Main Office: 149th St. and Third Ave.

BRANCHES:

32 Nassau Street 51 East 42nd Street
Phone Connections

Bronx Brokers

A. G. BECHMANN

Real Estate and Insurance

Tel. Intervale 556 1065 SO. BOULEVARD
One block from Simpson Street Subway Station

WILLIAM J. FREY

Real Estate and Insurance

370 EAST 149th ST.

George J. Frey Mott Haven 5406

WM. F. KURZ CO.

Bronx Real Estate

370 EAST 149TH STREET

Established 1897 Phone: Mott Haven 4910-4911

OTTO LACKMAN

Management of Properties my Specialty
2514 Grand Concourse, near Fordham Road
Phone: Fordham 5799

L. G. LOSERE

REAL ESTATE

Entire Charge Taken of Property

871 Brook Ave., at 161st St. Established 1898

JOHN F. PENDERGAST, Jr.

Real Estate—Estates Managed

340 WILLIS AVENUE

Phone Melrose 7223

ALBERT D. PHELPS

BRONX REAL ESTATE

554 Melrose Ave., near 149th St. and 3rd Ave.
PHONE MELROSE 4371

HENRY SCHWIEBERT

Real Estate—Insurance

261 EAST FORDHAM ROAD

Near Valentine Avenue Fordham 9345

Brooklyn Brokers

REAL ESTATE MUST BE SOLD

Under present conditions, real energetic salesmanship is necessary to sell real estate. Our large organization and 50 years' experience assures efficient selling service.

BULKLEY & HORTON CO.

"Established Over Half a Century"

585 Nostrand Avenue, near Dean Street
414 Myrtle Avenue, near Clinton Avenue
7520 Third Avenue, near 76th Street
1214 Flatbush Avenue, near Ditmas Avenue
BROOKLYN

Bank of Manhattan Bldg., Jamaica, L. I.

JAMES B. FISHER

Member of Brooklyn Real Estate Board

REAL ESTATE

174 MONTAGUE ST. Main 7267

QUELL & QUELL

REAL ESTATE INVESTMENTS
MANAGEMENT318 Patchen Avenue Brooklyn, N. Y.
Telephone: Decatur 4981

BUILDING SECTION

\$6,000,000 Housing Operation Planned Under New Law

Metropolitan Life Insurance Company Retains A. J. Thomas as Architect for Fifty Modern Multi-Family Dwellings in Queens at Low Monthly Rentals

FOLLOWING Gov. Miller's signature last Friday of the Lockwood Committee bill, which permits New York life insurance companies to invest up to ten per cent. of their assets in residential construction, one of the largest housing projects ever attempted in this vicinity will shortly be commenced by the Metropolitan Life Insurance Company. The operation now under consideration is intended to provide modern living accommodations at extremely reasonable rentals for a large number of people, and if the initial operation proves successful from a financial standpoint it will be the forerunner of a number of similar projects. Success of this project will undoubtedly bring about a decided drop from the extortionate rents now being charged for inferior accommodations in old-fashioned tenements in this city.

Immediately after the news came from Albany that Gov. Miller had acted favorably upon the bill permitting life insurance companies to invest in housing construction under certain definite conditions, the Metropolitan Life Insurance Company announced its plans for an extensive residential development along the lines laid down in the statute. The company's plans are practically matured for immediate work on a development operation which embodies numerous interesting features and it is anticipated that the first of the homes to be started under the new law will be completed and ready for occupancy before the end of the coming summer. By October, the time practically recognized at the height of the annual renting season, it is hoped that the first group authorized, involving fifty modern multi-family houses, will be entirely completed and ready for tenants.

The new law specifically stipulates that the insurance companies availing themselves of its permissive provisions may construct these residential projects upon the condition that the rentals charged shall not exceed \$9 per room per month. After an extensive investigation, in which careful studies were made of numerous modern housing operations in various parts of the United States and even abroad, the Metropolitan officials are convinced that the company will be able to construct living structures according to the most up-to-date ideas of planning and completely equipped with all necessary sanitary conveniences, to rent at the figure stated in the law as the maximum and still obtain a profitable return on the investment and be able to amortize a favorable percentage of the total cost of construction. In addition, these dwellings will be so planned as to provide light and air far in excess of that found in the ordinary type of city apartment, and this in itself will go a long way toward holding the properties at a high standard of valuation.

During the time the Lockwood Committee was working at Albany to secure the passage of this bill the real estate experts of the Metropolitan Life were making careful surveys of the available land in this city that could be utilized as sites for the projected housing developments. After practically all sections of New York City were canvassed it was unanimously agreed that the Borough of Queens offered the best opportunities for work along the proposed lines; first, because the ground values are relatively low as compared with possible sites in other boroughs, and, second, because the available sites in Queens are relatively close to transportation lines to the business centers.

Rapid transit facilities between the locations under consider-

ation and the business districts of Manhattan are excellent. There is a choice of the B. R. T. Subway line and the Steinway tunnel, both of which will bring residents of the new dwellings into the Times Square district in about seventeen minutes. The present plans contemplate building in locations within twenty to thirty minutes of Manhattan, and this is considerably better than would be possible from available sites in the Bronx or Brooklyn.

Officials of the Metropolitan Life have several possible sites under consideration. These are in the Borough of Queens, and there is every likelihood that before the end of this week an announcement will be made as to which property will be selected as the location for the first group of multi-family dwellings to be erected.

Andrew J. Thomas, an architect of national reputation for his ability in planning multi-family structures and recognized as the originator of the garden type of apartment that has become so popular in semi-suburban districts of this city during the past six years, has been retained by the Metropolitan Company to design and plan the first group of buildings to be constructed under the new law.

Although the working plans for this operation have not yet been started and the architect has only submitted his preliminary studies to the officials of the Metropolitan, his outline of what is proposed as the fundamentals of this development indicates that the completed project will be unusual in many respects. While not radical from any viewpoint of design or planning, these structures will embody features never before encountered in dwellings offered for rentals as low as \$9 per room per month.

After devoting much study to the original idea of constructing these apartments, the architect and the officials of the Metropolitan Life decided upon apartments of the garden type as the most appropriate and offering the best solution to the various problems of planning. The first operation to be started will consist of the development of an area involving four city blocks, 600 x 200 feet. Upon this land fifty modern multi-family houses will be erected, to provide living accommodations for at least 1,800 families, or approximately 5,000 to 6,000 individuals.

The preliminary studies, as submitted by the architect, call for buildings four stories in height, with basements, constructed according to the most substantial standards of modern building practice. Each individual house will accommodate thirty-six families, having eight apartments to each floor and two suites in the basements, which will be well above the grade level. The living units will consist of three, four and five rooms, each unit with bath, the buildings will be heated by steam and lighted by electricity, and will contain all of the comforts and conveniences commonly found in apartments that usually rent at far higher prices.

All of these features can be included in this project because of the extreme economy with which Mr. Thomas has planned his buildings. In the first place, the area of the separate plots to be covered by the buildings allows a large percentage to be utilized as gardens and play spaces for the children who will live in these apartments. The preliminary plans call for gardens in the rear forty feet in depth, and the street to yard courts will be at least forty feet in width.

These courts will therefore have dimensions far greater than

those required by the Tenement House law and will result in excellent natural light and ventilation for all apartments. There will be no dark rooms in the houses to be erected by the Metropolitan Company, and the tenants in this respect will fare far better than they formerly have in the old-fashioned tenements in the congested quarters of the other boroughs.

Although the architect in planning has eliminated every inch of waste space from his plans, the various living units will contain rooms of good size and excellent proportions and will contain ample closet space and all other conveniences required by the tenants for sanitary and comfortable living. A very definite idea of the economy with which these structures are being planned may be obtained by the fact that the architect has arranged a total of thirty-six rooms on an area of only slightly more than five thousand square feet, and the final studies, from which the working plans will be developed, will undoubtedly improve on this.

Although all waste space has been eliminated in planning, nothing necessary to the comfort and health of the tenants has been sacrificed. On the other hand, they will obtain better-arranged living units than has heretofore been thought possible at prices much higher, and, in addition, will benefit materially from the open areas provided by the plot planning.

The construction of these apartments will be substantial in every respect, and while the elevations will be without superficial ornamentation, they will be pleasing in appearance. The construction will be of brick and the facades will be trimmed with limestone and terra cotta, but the relief carving frequently found in multi-family houses will be left out in this instance and its cost devoted to better materials and equipment. The buildings will include all modern living conveniences, but the interior of the apartments will not be finished and decorated in quite the style of higher-priced living suites. While there will be steam heat, hot water, electric lights and modern bath room equipment and kitchen devices, the floors may not be of parquet oak and the lighting fixtures may not be as ornate as those where rentals are much higher. In fact, it will be mainly through the smaller economies effected in planning and equip-

ment that the Metropolitan Company expects to be able to build these apartments and rent them at the price of \$9 per room per month or less.

Mr. Thomas stated that one of the fears in the mind of Gov. Miller during the time he was debating upon the wisdom of signing the bill was the possibility of a substantial drop in construction costs and its effect upon these buildings if erected. The Governor was advised, however, both by the architect and by the officials of the Metropolitan that the safeguards provided in the planning, the economies made possible by getting the most living space on the minimum of ground area, would more than offset any depreciation brought about by lowered material prices and construction costs.

The principal factor which is believed to make it possible for the Metropolitan Company to go ahead with these plans with a reasonable certainty of success is the low land value upon which the projected apartments will be constructed and the savings to be effected through the purchase of materials in large quantities.

Walter Stabler, comptroller of the Metropolitan Life Insurance Company, stated early in the week that his company was not quite ready to announce the full particulars of its plans nor to tell the exact location of the first houses to be started under the new law. He added, however, that the initial investment of the company will be approximately \$6,000,000, and that the apartments will be models in every respect.

Haley Fiske, president of the company, announced that after the news of the intention of his company to start work under the new law had become known he had been approached by a group of financiers seeking a loan of \$7,000,000 with which to start a building project involving four hundred houses. In addition to the millions this group plans to borrow from the insurance company, he said, its members are prepared to invest a substantial amount of other capital and promised the insurance company that the project would be on a rental basis of not more than \$9 per room per month. Still another group of wealthy men have told Mr. Fiske that they are prepared to buy the Metropolitan's first fifty houses when completed.

New Provisions of Rent Laws Signed by Governor Miller

(Continued from page 488)

demanded. Any such payment and the receipt regardless of its terms, stipulations or qualifications, shall be without prejudice to the rights of either party to the action. If the defendant refuses to make any such additional payment to the plaintiff during the pendency of the action the court on motion of the plaintiff may strike out the denial or defense raising the issue of fairness and reasonableness of the amount demanded in the complaint. All moneys remaining in the hands of the clerk to the credit of the action shall be applied to the satisfaction of the judgment rendered or otherwise disposed of as justice requires. Where a judgment is rendered for the plaintiff it shall contain a provision that if the same be not fully satisfied from the deposit or otherwise within five days after the entry, and service on the defendant of a copy thereof, the plaintiff shall be entitled to the premises described in the complaint and a direction that a warrant shall issue commanding the sheriff, marshal or other officer charged by law with the duty of executing judgments to remove all persons therefrom. The plaintiff shall be entitled to costs only in the event that he recover the full amount demanded in the complaint, and if, in an action for increased rent, the plaintiff recover no more than the amount of rent last paid the defendant shall be entitled to costs.

Sec. 11. Every such action shall be brought in the county in which such premises are situated, if the action be brought in the supreme or county court; or in the municipal court district in which such premises are situated, if the action be brought in the municipal court of a city. If not so brought the action shall be dismissed with costs to the defendant.

Sec. 12. This act as hereby amended shall not apply to a new building in the course of construction on September twenty-seventh, nineteen hundred and twenty, or commenced thereafter and shall be in force until [November first] February fifteenth, nineteen hundred and twenty-[two] four.

Sec. 4. This act shall take effect immediately.

Designated by the Lockwood Committee as the most efficacious of its proposals for amelioration of the housing shortage is the one amending the insurance law so as to permit companies to invest in real estate and construct dwellings under certain conditions. The new law is printed in full as follows:

Explanation—Matter in *italics* is new; matter in brackets [] is old law to be omitted.

CHAPTER 658, LAWS OF 1922.

AN ACT to amend the insurance law, in relation to the power of insurance companies to purchase, improve and sell or convey real property during certain emergencies.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Sec. 1. Chapter thirty-three of the laws of nineteen hundred and nine,

entitled "An act in relation to insurance corporations, constituting chapter twenty-eight of the consolidated laws," is hereby amended by inserting therein a new section, to follow section twenty, to be section twenty-a, to read as follows:

Sec. 20-a. Powers as to real property during certain emergencies. Until March first, nineteen hundred and twenty-four, and so long thereafter as the emergency in housing conditions mentioned in certain acts of the legislature of nineteen hundred and twenty and nineteen hundred and twenty-one shall continue, every life insurance corporation, foreign or domestic, transacting business in this state, may purchase land in any city of the first class in this state and on such land and on land in such a city acquired pursuant to any other provision of this chapter may erect apartment, tenement or other dwelling houses, not including hotels. Such corporations may thereafter hold, maintain, manage, collect and receive income from, and, from time to time, sell or convey the lands so purchased and the improvements thereon. The aggregate cost of all the lands so purchased and improvements so made shall not exceed ten per centum of the total admitted assets of such corporation as of December thirty-first, nineteen hundred and twenty-one, as such assets are shown in the annual report of such corporation to the superintendent of insurance for the year nineteen hundred and twenty-one. The cost of land acquired under this section shall not be allowed as an admitted asset unless improved as provided by this section, nor, if so improved, shall the cost of such land and improvements thereon be so allowed unless the average net rental value of such apartment, tenement or other dwelling house erected thereon, as estimated at the commencement of construction, be nine dollars or less per month per room.

Sec. 2. This act shall take effect immediately.

Mayor Hylan vetoed the bill to amend the New York City Municipal Court code so as to provide for the return of jury fees in cases where two or more actions or summary proceedings shall have been or shall hereafter be tried together before the same jury and in which the parties shall have or shall hereafter stipulate that the testimony, decision or judgment shall be binding on them, except the fee in the case actually tried.

Two amendments to the insurance law indirectly affecting real estate and building were signed by Governor Miller. One grants to mutual insurance companies the same rights to do business in New York State as stock companies now have, subject to the supervision of the State Superintendent of Insurance, and the other places insurance rate making associations under the supervision of the State Superintendent of Insurance, who will decide whether the rates fixed are reasonable.

Construction Awards Keeping Pace With New Projects

Tabulations by F. W. Dodge Company Show Commitments in Greater New York
Average Well with Totals for Newly Planned Building Operations

CONTRACTS awarded for new building and engineering construction are maintaining their lead over newly projected work, and as a result the local building industry has more actual business in hand at present than it has had for many months past. According to figures tabulated by the F. W. Dodge Company for the territory including all of New York State and New Jersey, north of Trenton, 755 new building and engineering operations were reported in the planning stage during the fifteenth week of this year. This proposed construction represents a total value of \$25,773,800. During the same period 455 contracts were awarded at a total cost of \$24,559,400. Newly reported construction in Greater New York during the past week involved 335 contemplated operations at an estimated value of \$14,296,500, and 147 operations placed under contract at a total cost of \$16,193,000.

The group of 335 contemplated projects scheduled for locations in New York City include 67 business buildings, such as stores, offices, lofts, commercial garages, etc., \$2,773,000; 4 educational operations, \$241,000; 4 hospitals and institutions, \$44,000; 10 factory and industrial buildings, \$1,113,000; 7 public

works and public utilities, \$279,000; 5 religious and memorial structures, \$132,000; 231 residential operations, including apartments, flats and tenements and one- and two-family dwellings, \$9,052,000, and 7 social and recreational projects, \$662,500.

In the list of 147 operations for which contracts were awarded in Greater New York during the week of April 8 to 14, inclusive were 25 business buildings of various types, \$7,979,000; 1 educational project, \$400,000; 1 hospital, \$40,000; 3 factory and industrial buildings, \$61,000; 2 religious and memorial structures, \$455,000; 114 residential projects, such as apartments, flats and tenements and one- and two-family dwellings, \$7,158,000, and 1 social and recreational project, \$100,000.

A study of these totals for New York City reveals the manner in which residential construction practically dominates the local building situation. Nearly all of this type of construction is speculative in character, and there is every reason to anticipate that its volume will grow continuously throughout the coming months, as the architects who specialize in work of this character state that they are being besieged with orders for plans.

PERSONAL AND TRADE NOTES.

Harold E. Paddon, architect, announces the removal of his office on May 1 from 280 Madison avenue to the Herald Building, 34th street and Broadway.

Sladon Iron Works Co., Inc., 130 East 107th street, announces that its telephone number has been changed to University 2130.

Ben Weiss, plumbing contractor, announces the removal of his office and shop from 1351 Second avenue to 247 East 77th street. Telephone: Rhinelander 6733.

John V. L. Hogan, consulting engineer and specialist in electrical and patent matters, has moved his office from 326 Broadway to 41 Park Row.

Philip E. Edelman, consulting engineer, and the staff associated with him have moved their headquarters from 39 Cortlandt street to 9 Church street.

Hector C. Adams, formerly in the electrical appliance business in the Grand Central Palace, is now president of Hector C. Adams, Inc., manufacturers' representatives, 342 Madison avenue.

Sidney F. Oppenheim, architect, formerly at 36 Eighth avenue, has moved to larger and better equipped offices at 110 East 31st street.

J. H. Philips, architect, 681 Fifth avenue, has leased the entire top floor of the building in which his office is now located to accommodate his growing practice.

Charles Travallé and Herbert Arnold, formerly with Michael Power, Inc., announce the formation of C. Travallé & Co. for the purpose of engaging in plain and ornamental plastering, stucco and artificial stone metal furring and lathing. Mr. Travallé enjoys an experience of twenty years as superintendent, manager and estimator, and Mr. Arnold has had an experience of more than ten years in the building business. Offices have been established at 51 East 42d street.

Prominent Dealer Firm Moves Uptown

J. Rose & Company, Inc., distributors of gas ranges and refrigerators, announce that on May 1 they will establish their headquarters in the easterly store at 114 East Thirty-ninth street, running through to Broadway. The main office and showrooms will be moved from 63 Orchard street, where the firm has been located for some time past. The removal to the uptown address will afford greater convenience to dealers and their customers.

The old store will be continued as a downtown branch showroom and service department. The new showrooms at 114 East Thirty-ninth street will be fitted up in an attractive manner and will provide interesting exhibition surroundings for the display of the devices handled by this firm. There will be a double window frontage of more than thirty feet which will permit the arrangement of a handsome display for passers-by. **J. Rose & Company, Inc.**, carry as exclusive agents for New York and New Jersey the nationally known A-B gas ranges and the Premier and Frostair line of refrigerators.

New Sheet Metal Firm Organized

John A. Fager, formerly factory superintendent for M. F. Westergren, Inc., and **Chas. Ashlund**, former business manager and treasurer, and **George Weiterer**, former sales manager of the same organization, have organized the firm of **Ashlund, Fager & Weiterer, Inc.**, for the purpose of fabricating an exceptionally high grade of "Kalamein" and sheet metal work. The organizers of the new firm have for many years been associated as officers and directors of M. F. Westergren, Inc., one of the best-known sheet metal contractors in the United States. In addition to an extensive acquaintance among architects and contractors they have had a business experience in this trade covering from fifteen to thirty-five years.

The new firm has established offices and plant at 4121 to 4125 Park avenue. The factory is completely equipped with the most modern machinery for fabricating sheet metal work and is manned by a corps of selected mechanics who have been personally trained by Mr. Fager.

John Carstensen Is Dead.

John Carstensen, a vice-president in all of the companies of the New York Central system and actively identified with its accounting department, died at his home in Scarsdale last Thursday. He was born in New York City sixty-eight years ago and was the son of **George J. B. Carstensen**, a Danish architect who designed the Crystal Palace at Sixth avenue and 42d street. Mr. Carstensen was educated at the Cayuga Lake Academy, the Alexander Military Institute, White Plains, and the high school at Clinton, N. Y. He entered the service of the New York Central & Hudson River Railroad Company in 1871 and became assistant treasurer and controller. He was one of the founders of the Transportation Club, and was a member of the Union League, American Yacht and the Sleepy Hollow Country Clubs.

TRADE AND TECHNICAL SOCIETY EVENTS.

Building Managers' and Owners' Association of New York will hold its regular monthly dinner meeting at the Advertising Club, 47 East Twenty-fifth street, Tuesday evening, May 9. The name of the speaker will be announced later.

New York Building Superintendents' Association will hold its regular monthly dinner meeting in the Garden Room of the Hotel Martinique, Wednesday evening, May 10. The speaker of the evening will be announced later.

New York Society of Architects will hold its regular monthly meeting at its headquarters in the United Engineering Societies Building, 29 West 39th street, May 16, at 8 p. m. Secretary, **Frederick C. Zobel**, 29 West 39th street.

Building Officials Conference for 1922 will be held at Indianapolis, April 25 to 28, inclusive. The meetings will be held at the Hotel Lincoln and the committee arranging the program promises extremely interesting sessions. Details of the program will be available later.

Illuminating Engineering Society will hold its annual convention in Boston, September 25 to 28 inclusive. This will be the sixteenth annual gathering of the society, and the convention arrangements are in the hands of a committee of which **C. L. Edgar**, president of the Edison Electric Illuminating Company of Boston, is chairman; **H. F. Wallace**, vice-chairman, and **J. Daniels**, secretary.

American Iron, Steel and Heavy Hardware Association will hold its annual convention in Washington, D. C., May 23 to 25 inclusive. Headquarters will be located at the Hotel Washington. Secretary, **A. H. Chamberlain**, 1328 Broadway.

American Society for Testing Materials will hold its twenty-fifth annual meeting at the Chalfonte-Haddon Hall Hotel, Atlantic City, June 26 to July 1, inclusive.

Building Trades Employers' Association of Westchester County will hold its fourth annual dinner at the Pavilion Ben-Hur, City Island, Tuesday evening, April 25. Covers will be laid for six hundred, and men prominent in the building industry of the State and nation are expected to be present and deliver addresses upon subjects of paramount importance to the future welfare of the construction industry. The committee in charge is also preparing a program of unusual features for the amusement of the guests.

CURRENT BUILDING OPERATIONS

LOCAL construction interests have been impressed by the volume of high-class construction placed under contract during the past week or ten days and as a result of the new business released the outlook for the industry has materially improved. One of the significant signs of the progress toward a real revival has been the number of handsome residence projects announced for an early start. During the past few weeks there have been contracts placed for quite a group of private dwelling operations that range in cost upward of \$35,000 each. Apartment house construction maintains its lead in Greater New York, but there is also a growing volume of interesting commercial and industrial work being offered for estimates. Local building material markets are reflecting the general improvement in the building situation and orders for supplies are growing in number and value. Prices are firm in practically all lines and there is a strong feeling that advances are imminent.

Common Brick—Business in the wholesale market for Hudson River common brick has been fairly active during the past week. Sales were numerous and indicate a growing demand for this commodity. Inquiries also continue to increase and dealers feel that the coming months will be certain to develop into one of the most active seasons on record from a brick selling viewpoint. Hudson River common brick prices are quite firm and it is the current opinion that present levels will hold for some time to come. Manufacturing operations are scheduled to start in the Hudson River district in the very near future and producers are now making active preparations for the start of the season. Although labor is not plentiful the principal worry of the manufacturers at present is that of fuel supply and production is likely to be seriously curtailed unless the coal strike is speedily settled so that this commodity will be available as dust and fuel for the commencement of manufacturing operations along the river.

Summary—Transactions in the North River common brick market for the week ending Thursday, April 20, 1922. Condition of market: Demand good; prices firm and unchanged. Quotations: Hudson Rivers, \$16 to \$16.50 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 28; sales, 32. Distribution: Manhattan, 6; Bronx, 1; Brooklyn, 19; New Jersey points, 4; Astoria, 2.

Lumber—Greater activity is being manifested in both wholesale and retail departments of the lumber business and dealers

are certain that the buying movement is only commencing. There is a tremendous volume of projected construction ready to start, and within the next week or ten days the demand is likely to increase rapidly. At present the lumber demand is considerably greater than the production, but manufacturing conditions are improving and the output will no doubt be increased to satisfy all requirements. Prices are holding firm and no changes of importance have been announced during the past week.

Structural Steel—There has been a de-

cided change for the better in the volume of new business presented for estimates during the past week or so and tonnage commitments have also increased. The award of contracts for fabricated material for several large operations involves an important total tonnage for the week and the outlook for the local steel interests is steadily growing brighter. The records of the Bridge Builders and Structural Society for the month of March show a decided upturn to the national steel market situation. This report shows that during the month 139,300 tons of

BUILDING COMMODITY PRICES

CURRENT prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York.

Note—Price changes are indicated by bold-face type.

Brick (Wholesale, on Dock, N. Y.), per thousand:

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

Hudson River best grades..\$16.00 to \$16.50
Raritan 16.50 to 17.00
Second-hand brick, per load
of 3,000, delivered.....\$45.00 to —

Face Brick—Delivered on job in New York:

Rough Red.....\$45.00 to —
Smooth Red..... 45.00 to —
Rough Buff 50.00 to —
Smooth Buff 50.00 to —
Rough Gray 53.00 to —
Smooth Gray 53.00 to —
Colonials 45.00 to —

Cement—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Domestic Portland cement, per bbl..\$2.80
Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd.\$4.25
Bronx deliveries 4.25
¾-in., Manhattan deliveries 4.25
Bronx deliveries 4.25

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water front, in which case prices will be slightly higher.

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries \$3.50
Bronx deliveries 3.50

Hollow Tile—

Exterior—Not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring.....\$0.12 per sq. ft.
3x12x12 0.12 per sq. ft.
4x12x12 0.17 per sq. ft.
6x12x12 0.19 per sq. ft.

Note—For deliveries north of 125th st., Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens\$10.50 per 1,000

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Finishing Lime (Standard in 300-lb. barrel)\$4.50 per bbl.

Common Lime (Standard 300-lb. barrel) 3.75 per bbl.

Finishing Lime (Standard in Hydrate Finishing, in paper bags24.00 per ton

Hydrate Common, in paper bags\$19.50 per ton

Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth bags\$21.00 per ton

Brown Mortar, in cloth bags. 18.00 per ton

Lath Mortar, in cloth bags... 18.00 per ton

Finishing Plaster, in cloth bags 24.50 per ton

Rebate for returned bags. 15c. per bag

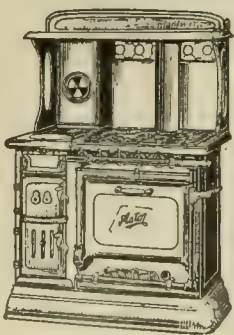
Finishing Plaster (250-lb. barrel)\$4.00 per bbl.

Finishing Plaster (320-lb. barrel) 5.35 per bbl.

Plaster Blocks—

2-in. (solid) per sq. ft.....\$0.10½ to \$0.12

3½-in. (hollow) per sq. ft... 0.10½ to 0.12



The UNION STOVE WORKS

Headquarters for Builders for

Kitchen Ranges for Coal or Gas, Standard or
Pipeless Furnaces, Heating Boilers, Laundry
Apparati

THE GREAT "ASTOR" LINE
70 BEEKMAN STREET

Established 88 Years

Telephone: Beekman 2496

TELEPHONE: MANSFIELD 2300

RETAIL LUMBER CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

Sash Weights—Sash Chain Castings and Forgings

Grate Bars

SPECIAL IRON WORK

Pencoyd Steel and Iron Co.

Cort. 1372

206 Broadway, New York

SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



F. J. KLOES

Established 1872

269 Canal St., New York

Telephone: Canal 4072

MATERIALS AND SUPPLIES

fabricated structural steel was contracted for throughout the United States. This tonnage is equivalent to seventy-seven per cent. of the entire capacity of the bridge and structural shops of the country. Steel prices are firm, but there are rumors that the coal strike situation may possibly curtail production and influence stronger prices before long.

Builders' Hardware—Demand for these items is fair and is growing from day to day, and when it is considered that this is only the beginning of the building season the prospects for a most active de-

mand throughout the coming months is excellent. Both manufacturers and dealers are confident that the business this season will be far ahead of previous post-war years and as a result the trade is in an optimistic frame of mind. Prices are steady and no important changes are anticipated at this time.

Roofing Papers—Demand for both roofing and building papers is increasing rapidly and the outlook for a continuation of good business is particularly bright. Reports from suburban districts indicate a large amount of small house construction

and general community building, and as a result dealers are anticipating a steady growth in the demand for these materials. Stocks are generally reported as being in good shape for the coming demand and prices are firm.

Window Glass—Dealers in plate and window glass are in anticipation of a season of more than usual activity in this line. The demand is increasing rapidly, and from the manner in which new construction is piling up, particularly in New York City, there is every reason to believe that the requirements during the latter part of the summer will severely strain the sources of supply. There is sufficient glass in sight for all current demand and reserves are said to be satisfactory, but what will happen when the mass of newly projected building reaches the final stages along toward next autumn remains problematical. Jobbers are confident that there will be sufficient glass to fill all requirements, but they feel that prices are likely to react to some extent as a result of the greatly increased demand.

Electrical Supplies—Business in the electrical supply line has shown a very definite improvement during the past two or three weeks and local jobbers are of the opinion that trade conditions will continue to improve as the building season gains headway. March sales were far ahead of the totals for the previous month, according to a number of selling interests, and the outlook is excellent for even greater totals during the months to come. There have been a number of important contracts recently placed for wiring supplies to be used in commercial and apartment house projects in this city, and a number of contractors apparently feel that current quotations on conduit, wire, cable, etc., are sufficiently attractive for them to buy for future requirement. Prices are fairly steady and no changes of consequence have been recorded recently.

Nails—During the past week or so there has been a better tone of the nail market. Demand is improving as a result of the rapidly reviving interest in construction affairs, and dealers are anticipating an active buying season. Recently there have been persistent rumors of higher prices for nails, but as yet no definite announcements of advances have been made by the important manufacturers. Current New York quotations on wire nails range from \$3.15 to \$3.25 base per keg, and cut nails are reported selling at \$3.90 to \$5 base per keg.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.

27x48x½ in.	.....	\$0.28 each
32x36x¼ in.	.....	0.22 each
32x36x½ in.	.....	0.24 each
32x36x¾ in.	.....	0.30 each

Sand—

Delivered at job in Manhattan	.....	\$1.80 to — per cu. yd.
Delivered at job in Bronx	.....	1.80 to — per cu. yd.

White Sand—

Delivered in Manhattan....\$5.00 per cu. yd.

Broken Stone—

1½-in., Manhattan delivery	.....	\$4.00 per cu. yd.
Bronx delivery	.....	4.00 per cu. yd.
¾-in., Manhattan delivery	.....	4.00 per cu. yd.
Bronx delivery	.....	4.00 per cu. yd.

Building Stone—

Indiana limestone, per cu. ft.	.....	\$1.62
Kentucky limestone, per cu. ft.	.....	2.27
Briar Hill sandstone, per cu. ft.	.....	1.68
Gray Canyon sandstone, per cu. ft.	.....	1.65
Buff Wakeman, per cu. ft.	.....	1.90
Buff Mountain, per cu. ft.	.....	1.80
North River bluestone, per cu. ft.	.....	1.85
Seam face granite, per sq. ft.	.....	1.20
South Dover marble (promiscuous mill block), per cu. ft.	.....	2.25
White Vermont marble (sawed) New York, per cu. ft.	.....	2.00

Structural Steel—

Plain material at tidewater; cents per pound:		
Beams and channels up to 14 in.	.....	1.88c. to 2.03c.
Beams and channels over 14 in.	.....	1.88c. to 2.03c.
Angles, 3x2 to 6x3	.....	1.88c. to 2.03c.
Zeas and tees	.....	1.88c. to 2.03c.

Lumber—

Wholesale prices, New York.		
Yellow pine, merchantable 1905, f. o. b., N. Y.	.....

3x4 to 14x14, 10 to 20 ft.	.....	\$40.00 to \$52.00
Hemlock, Pa., f. o. b., N. Y., base price, per M.	.....	37.50 to —
Hemlock, W. Va., base price, per M.	.....	37.00 to —
(To mixed cargo price add freight, \$1.50.)		
Spruce, Eastern, random cargoes, narrow (delivered)	.....	\$0.00 to —
Wide cargoes	.....	\$2.00 to —

Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.		
Cypress Lumber (by car, f. o. b., N. Y.):		
First and seconds, 1-in.	.....	\$110.00 to —
Cypress shingles, 6x12, No. 1 Hearts	.....	— to —
Cypress shingles, 6x12, No. 1 Prime	.....	— to —
Quartered Oak	.....	— to \$165.00
Plain Oak	.....	— to 126.00

Flooring:

White oak, quart'd sel.	.....	\$97.50 to —
Red oak, quart'd select.	.....	97.50 to —
Maple No. 1	.....	71.00 to —
Yellow pine No. 1 common flat	.....	55.50 to —
N. C. pine flooring Nor-folks	.....	62.50 to —

Window Glass—

Official discounts from manufacturers' lists:		
Single strength, A quality, first three brackets	.....	85%
B grade, single strength, first three brackets	.....	85%
Grades A and B, larger than the first three brackets, single thick	.....	85%
Double strength, A quality	.....	85%
Double strength, B quality	.....	87%

Linseed Oil—

City brands, oiled, 5 bbls. lot.	.....	\$0.83 to \$0.85
Less than 5 bbls.	.....	0.86 to 0.88

Turpentine—

Turpentines	\$0.88 to \$0.90
-------------	-------	------------------



Face
Enameled
Fire

BRICK

FACE BRICK

in Buffs, Ironspots, Browns and Mingled Effects, in full range or any individual Shade or Texture.

ENAMELED BRICK

in White and Mottled Effects, first and second quality for interiors, exteriors and courts.

FIRE BRICK

and fire clay of highest grades.

Lowest market prices. May we estimate for you?

American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 8787-8788

As manufacturers of BRICK for thirty years, we have a record of repeat orders that affords you a 100% guarantee of satisfactory service. To the service given by our Face, Enameled and Fire BRICK, is added the service we render in shipment and delivery. Prompt shipments on any size contracts in any range of shade or texture, at fair prices and of first-class quality.

POMEROY

Solid Iron and Hollow Metal Windows

Built in the belief that the best metal window is the only safe window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

282-96 East 134th Street NEW YORK
Phone: Mott Haven 5220

H. W. BELL CO.

Gypsum Blocks
Terra Cotta Blocks
Plaster Boards
Dumbwaiter Blocks
Flue Pipe
Firebrick

Park Ave. & 139th St.

Phone—Mott Haven 3134
BROOKLYN

KENT AVENUE & MORTON STREET

J. P. Duffy Co.

Flue Pipe
Terra Cotta Blocks
Gypsum Blocks
Masons' Materials

138th Street and Park Avenue

BROOKLYN

50th-51st Streets and 2nd Avenue

QUEENS

Jackson Avenue and Madden Street

BUILDERS

LITTLE CASH REQUIRED

We can subordinate entire purchase price of several well-located plots and obtain liberal building and permanent loans.

S. Osgood Pell & Co. 15 & 17 West 44th St.
Tel. Vanderbilt 5610

FOR PAINTING, DECORATING and PLASTERING

Consult

LESCH & JOHNSON

261 East Fordham Road New York
Telephone: Fordham 9345

HOUSE MOVERS and SHORERS

House Moving, Shoring and Jobbing
Promptly Attended to

Christian Vorndrans Sons

413 E. 147th St., Bronx Tel. Melrose 456

CONTEMPLATED CONSTRUCTION.

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

190TH ST.—Springsteen & Goldhammer, 32 Union sq., have plans in progress for a 5-sty brick apartment house, 75x89 ft., in the south side of 190th st., 50 ft east of St. Nicholas av., for Lester Construction Co.—Mr. Moskowitz, president—189 East 115th st., owner and builder. Cost, \$100,000.

63D ST.—Schwartz & Gross, 347 5th av., have plans nearing completion for a 9-sty brick, steel & limestone apartment, 50x100 ft., at 103-105 East 63d st., for J. E. Watson, inc.—Robt. Podgur, president—110 West 42d st., owner and builder.

WEST END AV.—Rosario Candela, 200 West 72d st., has completed plans for a 15-sty fireproof apartment house, 100x100 ft., at 911-15 West End av., for 915 West End Corp.—Jos. Paterno, president—601 West 115th st., owner and builder. Cost \$900,000.

BANKS.

BOWERY—Clarence W. Brazer, 1133 Broadway has preliminary plans in progress for a 3-sty bank building, 50x80 ft., at 58 Bowery, for Citizens Savings Bank—Henry Saylor, president—owner, on premises.

CHURCHES.

68TH ST.—Eisendath & Horowitz and Bloch & Hesse, 18 East 41st st., have plans in progress for a 5-sty brick & limestone synagogue, 77x100 ft., with school, at 32-44 West 68th st., for Congregation of the Free Synagogue—Abram I. Elkus, president—2 West 90th st., owner. Cost, \$250,000. Architect will take bids on general contract about June 1st.

OLD BROADWAY.—Meisher & Uffner, 501 Tremont av., have preliminary plans in progress for a 2-sty brick & limestone synagogue, 25x100 ft., at 13-51 Old Broadway, for Congregation of Chevra Talmud Anschei Marovi, owner, care of architect.

HOTELS.

BROADWAY.—Maynicke & Franke, 25 East 26th st., have completed plans for an 18-sty brick and steel apartment hotel, on plot 175x112 ft., at the southeast corner of Broadway and 71st st., for Geo. Dose Engineering Co., 565 5th av., owner and builder. Cost, \$3,000,000. Owner will take bids on separate contracts.

MISCELLANEOUS.

43D ST.—Ludlow & Peabody, 101 Park av., have plans in progress for an addition to the 14-sty brick & limestone newspaper building, 100x100 ft., at 217-239 West 43d st., for New York Times Co.—Adolph S. Ochs, president—229 West 43d st., owner. Cost, \$865,000. Heating engineer—R. D. Kimball, 15 West 38th st.

STABLES AND GARAGES.

ST. NICHOLAS AV.—A. J. Simberg, 1133 Broadway, has plans in progress for a 2-sty brick and steel garage, 88x149 ft., at 225-229 St. Nicholas av., for Michael Kaufman, 276 5th av., owner. Cost, \$100,000.

THEATRES.

23D ST.—Geo. & Edw. Blum, 505 5th av., have been retained to prepare plans for alterations to the 4-sty brick Grand Opera House, 275x197 ft., with offices, at 23d st and 8th av., for Morris M. Glaser, 1133 Broadway, owner. Cost, \$500,000.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

KELLY ST.—Maurice Courland, 47 West 34th st., has plans in progress for a 5-sty brick & limestone apartment, 80x100 ft., in the east side of Kelly st., south of Intervale av., for Gold-Cross Construction & Realty Co., owner and builder, care of architect. Cost, \$85,000.

MISCELLANEOUS.

WHITLOCK AV.—Ophuls, Hill & McCreery, 112 West 42d st., have plans in progress for a 2-sty reinforced concrete ice plant, 140x150 ft., at the southwest corner of Whitlock & Bryant avs., for Columbia Ice Corp.—Mr. Frasse, president—406 East 149th st., owner. Cost, \$335,000.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

BAINBRIDGE ST.—Murray Klein, 37 Graham av., has plans in progress for four 3-sty brick apartments, 25x80, in the south side of Bainbridge st., 250 ft east of Reid av., for Harry Leffer, Van Buren st., owner. Cost, \$100,000.

SPRINKLER

SUPERVISORY SERVICE
AUTOMATIC SPRINKLER
VALVE ALARM SERVICE
INTERIOR FIRE ALARM
EQUIPMENT

INSTALLED AS A LOCAL SYSTEM
OR FOR CENTRAL OFFICE SERVICE

AUTOMATIC

FIRE ALARM SERVICE
SPECIAL BUILDING
SIGNAL SERVICE

Automatic Fire Alarm Co.

416 Broadway New York City
CANAL 5188

OCEAN AV.—Maurice Courland, 47 West 34th st., Manhattan, has plans in progress for two 4-sty brick and limestone apartments, 80x125 ft., on Ocean av., between av O & P, for G. A. M. Construction Co., M. J. Frankel, 50 Court st., owner and builder. Cost, \$300,000.

DWELLINGS.

UNION ST.—Edward M. Adelson, 1778 Pitkin av., has plans in progress for four 3-sty brick & limestone dwellings, 25x70 ft., in the east side of Union st., 300 ft north of Sutter av., for Wolf Sarnoff, owner. Cost, approximately \$80,000.

VAN SICLEN AV.—Edward M. Adelson, 1778 Pitkin av., has plans in progress for twelve 2-sty brick & limestone dwellings, 20x57 ft., on the west side of Van Siclen av., 86 ft north of Riverdale av., for R. W. Smith Construction Co., owner. Cost, approximately \$144,000.

ESSEX ST.—Edward M. Adelson, 1778 Pitkin av., has plans in progress for four 3-sty brick & limestone dwellings, 20x78 ft., in the east side of Essex st., 125 ft south of Pitkin av., for White Star Building Corp., owner. Cost, approximately \$80,000.

AV N.—Edward M. Adelson, 1778 Pitkin av., has plans in progress for six 2-sty brick & limestone dwellings, 20x57 ft., at the southeast corner of Av N and East 4th st., for Enforth Realty Corp., owner. Cost, approximately \$60,000.

AV W.—Edward M. Adelson, 1778 Pitkin av., has plans in progress for five 2-sty frame dwellings, 16x37 ft., at the southeast corner of Av W and East 1st st., for Frank Katz, owner. Cost, approximately \$40,000.

HAWTREE AV.—James W. Magrath, 367 Fulton st., has plans in progress for a 2-sty brick dwellings, 26x46 ft., at the northwest corner of Hawtree and Lamberton avs., for R. V. Vogt, 169 Harrison av., owner. Cost \$14,000. Owner will take bids on general contract.

83D ST.—Slee & Bryon, 154 Montague st., have plans in progress for a 3-sty brick & stucco dwelling, 42x26 ft., in 83d st., for Carl Stralta, owner, care of architect. Cost, \$50,000. Exact location will be announced later.

FACTORIES AND WAREHOUSES.

GUERNSEY ST.—H. Brucker, 2549 Myrtle av., Ridgewood, has plans in progress for a 1-sty brick & concrete factory, 50x200 ft., in the west side of Guernsey st., 50 ft north of Berry st., for J. B. Hauer, inc., 96-100 Bayard st., owner. Cost, \$18,000.

STORES, OFFICES AND LOFTS.

HANOVER PL.—McCarthy & Kelly, 16 Court st., have plans in progress for a 3-sty brick office building, 74x100 ft., on the east side of Hanover pl., near Livingston st., for Tillary Construction Co., 44 Court st., owner. Cost, \$150,000.

Queens

APARTMENTS, FLATS AND TENEMENTS.

ARVERNE, L. I.—J. Powers, 8008 Blvd. Rockaway Beach, has completed plans for a 3-sty brick tenement, 54x90 ft., at Remsen av & Amsdel blvd, Arverne, for Arverne Homestead Co., 367 Fulton st., Brooklyn, owner and builder.

DWELLINGS.

LONG BEACH, L. I.—Plans have been prepared privately for a hollow tile & stucco dwelling, in Market st., near Magnolia st., Long Beach, for Thos. J. McNeece, 30 Union Hall st., Jamaica, owner and builder. Cost, \$30,000.

DOUGLSTON, L. I.—Warren & Clark, 15 West 44th st., Manhattan, have plans in progress for a 2½-sty brick veneer & stucco dwelling, 23 x38 ft., at Douglaston, for Gustav W. Ekstrand, Douglaston, owner. Cost, \$15,000. Architect will take bids on general contract about April 25th.

RICHMOND HILL, L. I.—W. Lacerenza, 16 Court st., Brooklyn, has completed plans for ten

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phones: { 1370
Mott Haven { 1371

Office and Factory: River Ave. and East 151st St.

2-sty frame dwellings, 16x36 ft, in the west side of 117th st, 275 ft north of Roanoke av, Richmond Hill, for Joseph G. Gibson, 228 West 46th st, Manhattan, owner and builder. Cost, \$7,000 each.

ROCKAWAY PARK, L. I.—Dranshoen & Son, Rockaway Park, have plans in progress for a 2-sty frame dwelling, 58x27 ft, at Rockaway Park, for Mrs. G. Buchmann, 155 Beach 125th st, Rockaway Park, owner. Cost, \$18,000. Architect builds days labor.

FOREST HILLS, L. I.—Aymar Embury, 2d, 132 Madison av, Manhattan, has plans in progress for alterations and an addition to the 2½-sty stucco dwelling at Greenway South & Puritan av, Forest Hills, for E. B. Wilson, Forest Hills, owner. Cost, \$20,000.

KEW GARDENS, L. I.—Fowler & Weight, 1 West 47th st, Manhattan, has completed plans for a 2½-sty brick dwelling, 32x55 ft, at the northeast corner of Audley st and Abington rd, Kew Gardens, for C. B. McMullen, care of R. M. McMullen Co., 522 5th av, Manhattan, owner. Cost, \$25,000.

FACTORIES AND WAREHOUSES.

QUEENS, N. Y.—Louis Allmendinger, 20 Palmetto av, Brooklyn, has plans in progress for a 1-sty frame factory, 80x175 ft, in Grand st, near Old Flushing rd, Queens, for Wm. Coffee, 218 Plymouth st, Brooklyn, owner. Cost, \$40,000.

STORES, OFFICES AND LOFTS.

ELMHURST, L. I.—A. H. Stines, Jr., Mass-peth, has preliminary plans in progress for a 2-sty reinforced concrete office building, 27x82 ft, at the northwest corner of Barnwell st and Queens Blvd, Elmhurst, for H. S. Johnson Drug Co., Elmhurst, owner. Cost, \$30,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Wm. J. Taylor Co., 7 East 42d st, has the general contract for a 9-sty brick and stone apartment, 55x85 ft, at 46x48 West 96th st, for 46 West 95th Street, Inc., Geo. Francis, president, 52 Vanderbilt av, owner, from plans by Carrere & Hastings, 52 Vanderbilt av, and Shrene, Land & Blake, 52 Vanderbilt av, architects. Cost, \$250,000.

MANHATTAN.—E. E. Paul Co., 101 Park av, has the general contract for alterations to the 14-sty brick and stone apartment, 80x80 ft, at 140 West 57th st for 140 West 57th Street, Inc., S. Marsh Young, president, owner, on premises, from plans by John Mead Howells, 367 Lexington av, architect. Cost, \$25,000.

MANHATTAN.—Fred F. French Co., 299 Madison av, has the general contract for a 14-sty brick and limestone apartment, 100x200 ft, at 1160 5th av, northeast corner of 97th st, for owner, care of architect, from plans by Fred F. French Co., 299 Madison av, architect. Cost, \$1,000,000. General contractor will soon be ready for bids on separate contracts and materials.

KEW GARDENS, L. I.—John K. Turton Co., 101 Park av, Manhattan, has the general contract for a 4-sty brick and limestone apartment, 171x204 ft, on Talbot rd, north side, from Lefferts av to Kingsley pl, Kew Gardens, for owner, care of general contractor, from plans prepared privately. Cost, \$450,000.

JERSEY CITY, N. J.—Corrado & Maturi, 63 Stuyvesant av, Jersey City, have the general contract for a 4-sty brick apartment, 65x90 ft, on Fairview av, Jersey City, for John Abel, 75 Fairview av, Jersey City, owner, from plans by Christian A. Ziegler, 75 Montgomery st, Jersey City, architect. Cost, \$75,000.

BANKS.

MANHATTAN.—Thompson-Starrett Co., 49 Wall st, has the general contract for a brick and stone bank and office building, 200x200x150 ft, on east side of 7th av, between 31st and 32d sts, for Equitable Life Assurance Society of U. S., W. A. Day, president, 120 Broadway, owner, from plans by Starrett & Van Vleck, 8 West 40th st, architect. Cost, \$6,000,000. Engineer for foundations, Moran, Maurice & Proctor, 55 Liberty st. Structural engineer, Purdy & Henderson, 45 East 17th st.

BROOKLYN.—The Wills-Egelhof Co., 101 Park av, Manhattan, has the general contract for a 1-sty limestone granite and brick bank, 50x100 ft, at the northeast corner of Van Siclen and Blake avs for the State Bank, 363 Stone av, owner, from plans by Herbert R. Meiner, 105 West 40th st, Manhattan, architect.

CHURCHES.

BROOKLYN.—P. J. Hoey & Co., 166 Montague st, have the general contract for a 1-sty limestone and brick church, 95x144 ft, on the north side of Parkville av, 50 ft west of 1st st, for St. Rose of Lima R. C. Church, Rev. James McAleese, rector, owner, on premises, from plans by Francis J. Berlenbach, 260 Graham av, architect. Cost, \$400,000.

PORT RICHMOND, S. I.—Niewenhaus Co., 316 East 161st st, Manhattan, has the general contract for a 2-sty brick church, 42x85 ft, with school, on Bradley av, Port Richmond, for St.

Rita's Church, Rev. Father Treverna, owner, on premises, from plans by Paul Revere Henkel, 316 East 161st st, Manhattan, architect. Cost, \$55,000.

DWELLINGS.

BROOKLYN.—Acker, Dann & Sons, Inc., 1239 53d st, Manhattan, have the general contract for a 2-sty frame dwelling, 22x46 ft, at 9th st and Av J for Joseph L. Sickler, 1152 52d st, owner, from plans by Slee & Bryson, 154 Montague st, architect. Cost, \$25,000.

BRONXVILLE, N. Y.—Van Evelyn Corp., 507 5th av, Manhattan, has the general contract for a 2½-sty frame and stucco dwelling, 20x45 ft, with garage, on Avon rd, near Summit av, Bronxville, for H. Van Buskirk, room 904, 507 5th av, Manhattan, owner, from plans by Weston B. Hillard, 15 East 40th st, Manhattan, architect. Cost, \$10,000.

NEW ROCHELLE, N. Y.—Larchmont Builders, Inc., Larchmont, have the general contract for a 2½-sty frame and stucco dwelling, 34x40 ft, on Webster av, New Rochelle, for Seymour Robinson, owner, care of architect, from plans by A. C. Fletcher, 157 East 44th st, Manhattan, architect.

YONKERS, N. Y.—Theodore Vtz, Bronxville, has the general contract for a 2½-sty frame and stucco dwelling, 30x68 ft, at 53 Dix st, Yonkers, for Leake & Watts Orphan House, 463 Hawthorne av, Yonkers, owner, from plans by W. O. Tart, 476 Rossmore av, Yonkers, architect. Cost, \$25,000.

CHAPPAQUA, N. Y.—G. W. Symonds, 256 Huguenot st, New Rochelle, has the general contract for a 2½-sty frame and stucco dwelling, 48x41 ft, with garage, at Chappaqua, for

Melvin P. Spalding, 137 East 46th st, Manhattan, owner, from plans prepared privately.

BRONXVILLE, N. Y.—Van Evelyn Corp., 507 5th av, Manhattan, has the general contract for a 2-sty brick and whiststone dwelling, 63x75 ft, with garage, on Governor's rd, Bronxville, for Thos. S. McNeir, 80 Maiden lane, Manhattan, owner, from plans by Jardine, Hill & Murdock, 60 East 42d st, Manhattan, architect.

COLD SPRING-ON-HUDSON, N. Y.—Miller Reed Co., 103 Park av, Manhattan, has the general contract for a 2-sty field stone and clapboard dwelling, 37x94 ft, with cottage, 26x38 ft, and garage, 21x33 ft, at Cold Spring-on-Hudson, for Henry W. Healy, owner, care of architect, from plans by Everett V. Meeks, 52 Vanderbilt av, Manhattan, architect.

NEWARK, N. J.—Edward M. Waldron, Inc., 27 Central av, Newark, has the general contract for a 2½-sty brick dwelling, 41x28 ft, with garage, at 24-26 Pomona av, Newark, for Morris Cohen, owner, care of architect, from plans by Frank Grad, 245 Springfield av, Newark, architect. Cost, \$20,000.

FOREST HILLS, L. I.—C. C. Woodruff, 213 10th st, L. I. City, has the general contract for a 2-sty brick dwelling, 24x43 ft, at the northwest corner of Ibis st and Colonial av, Forest Hills, for L. Kleefeld, Jackson av, L. I. City, owner, from plans by W. S. Worrall, Jr., Lynbrook, architect.

CEDARHURST, L. I.—E. W. Howell, George st, Babylon, has the general contract for a 2½-sty frame clapboard and shingle dwelling, 20x28 ft, with 1-sty detached garage, 18x20 ft, at Cedarhurst, for J. C. Milholland, Cedarhurst, owner, from plans by Wm. H. Beers & Frank C. Farley, 333 4th av, architects.

Provide Sufficient Outlets

Arrangements having been completed for the installation of Central Station Service in the building you are remodeling or constructing be sure that you next provide for a sufficient number of well placed outlets

Your tenants, whether they be occupying offices or homes, will want to use Electrical Appliances. It is less expensive to do wiring while a building is in course of construction or alteration than after it has been finished

Our Engineering Department is ready to render you assistance in planning your electrical installation without obligation to you. The telephone number is Stuyvesant 5600

The New York Edison Company

At Your Service

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



EMPIRE Extensible Steel Partitions

are adjustable to any ceiling height. Entire floors can be dismantled and re-erected over night, at less than 25% of the cost of the ordinary partitions.

Finished in Baked Enamel, Oak, Mahogany, Circassian and American Walnut, etc.

"COST COMPARES FAVORABLY WITH WOOD"

See Our Details in Sweet's Catalogue

In that giant among giants—the Equitable Building—what partition to use was a serious question.

You can imagine that with the stream of tenants moving and changing continually the cost of building new partitions might easily be tremendous.

There was not only the cost of the material destroyed if plaster partitions were used, but the dust annoyance to the tenants had to be thought of.

Every type of partition material was considered and rejected for one reason or another.

Finally Empire Steel Partitions was decided upon because of the "ease and economy" with which it can be moved whenever tenants require alterations.

"The partitions embodying the EMPIRE STEEL construction give us a flexible partition which can be used on nearly every floor, and which can be moved at low cost, without expensive waste or damage.

C. T. COLEY, M. E.,
Operating Manager,
Equitable Office Bldg. Corp.,
New York

EMPIRE STEEL
PARTITION CO., Inc.,
College Point, N. Y.

ing Co., 256 Huguenot st, New Rochelle, has the general contract for a 2½-sty frame and stucco dwelling, 48x30 ft, irregular, with garage, at Chappaqua, for H. O. Groesbeck, owner, care of architect, from plans by Melvin P. Spaulding, 137 East 46th st, Manhattan, architect.

ENGLEWOOD, N. J.—J. L. Theo Tillak, McFadden Bldg., Hackensack, has plans in progress for a 2½-sty brick and stucco dwelling, 40x45 ft, at Palisade av and Cleveland st, Englewood, for E. Diller, Englewood, owner.

MAPLEWOOD, N. J.—Edward Wurth, 207 Market st, Newark, has completed plans for a 2½-sty tapestry brick dwelling, with garage and chauffeurs' quarters, in Prospect st, Maplewood, for H. Eberhardt, Chancellor av, Irvington, owner. Cost, \$40,000-\$45,000.

MANHATTAN.—A. G. Imhof, 249 West 18th st, has the general contract for alterations to the 3-sty brick dwelling, 17x50 ft, at 212 East 61st st, for John J. Moffa, 1156 2d av, owner, from plans by Louis A. Hornum, 405 Lexington av, architect. Cost, \$12,000.

PLANDOME, L. I.—Roger Black Co., Inc., 452 Lexington av, Manhattan, has the general contract for a 2½-sty brick and frame dwelling, 30x40 ft, at Plandome, for Mrs. Carolyn E. Baxter, owner, care of architect, from plans by Frank T. Cornell, Grand Central Terminal Bldg., Manhattan, architect.

BAYSIDE, L. I.—Roberts Nash & Co., 93 Amity st, Flushing, have the general contract for alterations and an extension to the 2-sty frame dwelling, 40x70, on Little Neck Bay, Bayside, for John Golden, Bayside, owner, from plans by W. Knowles, Bridge Plaza, L. I. City, architect. Cost, \$35,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Edw. Wurth, 207 Market st, Newark, has completed plans for a 4-sty and basement brick and concrete factory, 52x100 ft, at 474-476 Washington st, corner of Crawford st, Newark, for Herper's Bros., Ferdinand & Henry F. Herpers, proprietors, 18 Crawford st, Newark, owner.

MANHATTAN.—John Lowry, Jr., 171 Madison av, has the general contract for alterations to the 10-sty brick and steel manufacturing building, with offices and classrooms, 180x99 ft, at 100 Washington sq for N. Y. University, 32 Waverly pl, Elmer E. Brown, chairman, owner, from plans by Wm. S. Gregory, 1170 Broadway, architect. Cost, \$400,000.

BOROUGH OF QUEENS, N. Y.—Geo. A. Zimmermann Corp., 18 East 41st st, Manhattan, has the general contract for a 2-sty brick and limestone warehouse at Metropolitan av and the Bushwick Branch of L. I. R. R., Borough of Queens, for J. Rubin & Son, Inc., 35 Meserole av, Brooklyn, owner, from plans by L. Davidson, 18 East 41st st, Manhattan, architect.

NEWARK, N. J.—Irvington Lumber Door Co., 738 Broad st, Newark, has the general contract for a 1-sty brick warehouse, 80x122 ft, at the northeast corner of Frelinghuysen av and Willow st, Newark, for H. C. Mooney Paper Co., 356 Mulberry st, Newark, owner, from plans by Wm. E. Lehman, 738 Broad st, Newark, architect. Cost, \$30,000.

HOTELS.

MANHATTAN.—Edward Corning Co., 115 East 45th st, has the general contract for a 13-sty brick and stone apartment hotel, 80x100 ft, at 413-23 West 34th st for Webster Apartment Hotel Co., owner, care of Jesse I. Strauss, Broadway and 34th st, from plans by Parish & Schroeder, 278 Madison av, architect. Structural engineer, F. A. Burdett, 25 West 44th st. Steam engineer, Werner & Nygren, 101 Park av. Electrical engineer, Chas. E. Knox, 101 Park av.

SCHOOLS AND COLLEGES.

MANHATTAN.—Fountain & Choate, 110 East 23d st, have the general contract for a 5-sty brick and stone boys' preparatory school, 35x100 ft, at 50-52 East 62d st for the Browning School, Arthur J. Jones, headmaster, 31 West 55th st, owner, from plans by Crow, Lewis & Wick, 200 5th av, architect.

MIDDLETOWN, N. Y.—Moody Construction Co., 90 West st, Manhattan, has the general contract for a 3-sty and basement brick grammar school, 100x164 ft, at 83-91 Linden av, Middletown, for Board of Education of Middletown, A. E. Hopkins, president, City Hall, Middletown, owner, from plans by D. H. Canfield, 14 Linden pl, Middletown, architect. Cost, \$356,000. Bids will be called for on heating, plumbing and electric wiring about April 21st.

BROOKLYN.—William Flanagan, 118 East 28th st, Manhattan, has the general contract for a 2-sty brick and stone school, 100x167 ft, with convent, at 74th st and 15th av, for Our Lady of Guadalupe R. C. Church, Rev. Father F. J. Hentz, rector, owner, care of architect, from plans by McCarroll Murphy & Lehman, 852 Monroe st, architects. Cost, \$140,000.

BUILDING LOANS

We are in the market for construction loans in the form of first mortgage bond issues in New York and other large cities. We prefer loans of \$500,000 upward.

Owners, builders, and architects should write for booklet describing the STRAUS PLAN. Ask for

Booklet G

S.W. STRAUS & CO.
Established 1882 Incorporated

STRAUS BUILDING
565 Fifth Ave., at 46th St., NEW YORK

Offices in 15 Principal Cities

Telephone—Vanderbilt 8500

**40 Years Without Loss
to Any Investor**

Copyright, 1922, by S. W. Straus & Co.

WATSON ELECTRIC ELEVATORS and an appreciation

**U. T. HUNGERFORD BRASS
& COPPER CO.**

NEW YORK

Boston
Philadelphia

Baltimore
San Francisco

Gentlemen:

Attention Mr. C. M. Watson, Pres.

In response to your favor of November 23, we write to say that the elevator which you installed in our building has given us satisfaction. This elevator is under hard usage and the amount of repairs have been comparatively small to date. We would have no hesitancy in recommending this elevator for similar work.

Yours truly,

U. T. HUNGERFORD BRASS
& COPPER CO.

(Signed) C. H. Krueger

Watson Elevator Co., Inc.

407-409 West 36th Street, New York

Phone: Longacre 0670, 0671, 0672
Night and Sunday: Westchester 3521

NIENHOU COMPANY, INC.

We specialize in Financing, Planning and Erecting Legitimate Building Operations on a 60% Loan Basis.

Commission Moderate. 316-318 East 161st Street
Telephone: Melrose 1694-1695
New York City

PLANS FILED FOR NEW CONSTRUCTION IN ALL BOROUGHES OF NEW YORK CITY

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

95TH ST. 46-48-50 W. 9-sty bk tnt, 55x85, slag rf; \$250,000; (o) 46 W 95th St., Inc., 52 Vanderbilt av; (a) Carrere & Hastings, 52 Vanderbilt av; Shreve, Lamb & Blake, assoc. (218).

153D ST. W. s s, 230 e Riverside Dr. 6-sty bk tnt, 175x86, tar and gravel rf; \$300,000; (o) Lash Rlty. Co., 533 W 156th st; (a) Morris B. Adler, 236 W 55th st. N Y C (211).

DWELLINGS.

FORT CHARLES PL, 43, 1½-sty fr dwg, 21x46, shingle rf; \$6,276; (o) Patk. Kelly, 301 W 52d; (a) Stanton Habersham, G. C. Term., room 5634 (223).

129TH ST, 160-164 W, 5-sty bk res club, 50x86, slag rf; \$40,000; (o) Imperial Lodge, Inc., 160-164 W 129th; (a) Vertner W. Tandy, 1931 Bway (222).

STABLES AND GARAGES.

CHARLTON ST, 119, 1-sty metal garage, 16x23, metal rf; \$500; (o) Harry J. Hoing, 256 West; (a) Jacob Fisher, 25 Av A (228).

DELANCEY ST, 251-63, 1-sty bk garage, 196x95, tar & gravel rf; \$60,000; (o) City of N. Y., Dept. Plants & Structures, Municipal Bldg; (enr) Missac Thompson, 180 Montague, Bklyn (219).

FRONT ST, 336, 1-sty bk garage, 20x70, slag rf; \$4,000; (o) Abraham Portman, 20 Orchard; (a) Edw. M. Adelson (227).

JUMEL PL, 3-5-7-9, 2-sty bk garage, 100x125, plastic slate rf; \$55,000; (o) Francis W. Aymer, 26 Liberty; (a) John J. Dunning, 394 E 150th (229).

JUMEL PL, 48, 1-sty bk garage, 100x100, plastic slate rf; \$85,000; (o) Rothal Const. Co., 3295 Bway; (a) Nathan Rotholz, 3295 Bway (212).

3D ST, 401-27 E, 1-sty bk garage, 200x192, slag rf; \$65,000; (o) T. F. T. Rlty. Corp., 44 Court st, Bklyn; (a) Seelig & Finkelstein, 44 Court st, Bklyn (210).

13TH ST, 121 E, 1-sty metal garage, 10x18, metal rf; \$300; (o) Wm. Fox Rlty. Co., 55th & 10 av; (a) Kolb Bldg. Co., 250 W 57th (216).

STORES, OFFICES AND LOFTS.

32D ST, 154 to 160, 164 to 172 W, 19-sty bk str & offices, 197x260, slag, compo or tile rf; \$5,500,000; (o) The Equitable Life Assurance Soc. of U. S., 120 Bway; (a) Starrett & Van Vleck, 8 W 40th (221).

34TH ST, 242-44 W, 1-sty bk str, 34x25, rubberoid rf; \$2,000; (o) Penna. Tunnel & Terminal E. R. Co., Penn. Term.; (a) Anastasios Catsanos, 101 Park av (217).

39TH ST, 1-11 W, 12-sty bk str & show rooms, 116x98, compo rf; \$400,000; (o) The W. 39th St. Corp., 1-11 W 39th; (a) Starrett & Van Vleck, 8 W 40th (215).

40TH ST, 219-29 W, 7-sty bk publishing house, 150x98, felt, asphalt and tile rf; \$300,000; (o) N Y Tribune, Inc., 154 Nassau st; (a) Lockwood Green & Co., 101 Park av (213).

125TH ST, 312-23 W, 3-sty bk str & offices, 100x130, slag rf; \$150,000; (o) Eugene Higgins, 1 Madison av; (a) Boris W. Dorfman, 26 Court, Bklyn (214).

BROADWAY, 4168-70, 1-sty bk str, 45x20, slag rf; \$1,000; (o) Est David L. Phillips, 148 W 72d; (bldr) Wm. J. Buckley, 4052 Bway (226).

LEXINGTON AV, 6876-89, 5-sty bk str & lofts, 50x90, slag rf; \$100,000; (o) Abraham Adelberg, 333 7 av; (a) Emanuel Kandel, 333 7 av (224).

ST. NICHOLAS AV, 1506-8, 1-sty bk str, 50x50, slag rf; \$6,000; (o) Monvel Rley. Co., 2720 Decatur av, Bklyn; (a) Mathew W. Del Gaudio, 158 W 45th (220).

MISCELLANEOUS.

53D ST, 242 to 264 W, 52D ST, 239 to 263 W, 3-sty bk skating rink, 225x201, compo rf; \$200,000; (o) Iceland, Inc., Co., 242-264 W 53d; (a) Corry B. Comstock, 110 W 40th (225).

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

GRAND CONCOURSE, e s, 225 n 172 st, 5-sty br tnt, 20x74, slag rf; \$50,000; (o) Sidney Realty Co., Abraham Silverson, 302 W 79th st, pres; (a) Geo. G. Muller, 1487 Bway (1327).

DWELLINGS.

KNOX PL, w s, 408 n Mosholu Pkwy, north, 2-sty fr dwg, 23x54, slate rf; \$12,000; (o) Jos. Treu, 3626 Bway; (a) Franz Wolfgang, 535 E Tremont av (1326).

191ST ST, s s, 135.65 w Creston av, 2½-sty dwg, 41.2x33; 1-sty br garage, 9.0x27, slate rf; \$20,000; (o) Jock G. Leo, 2230 Grand Con-

course; (a) John W. Schladitz, 117 W 63d st (1328).

DELAFIELD AV, s w c 263d, 1½-sty stn dwg, 27x49.1, asbestos shingle rf; \$6,000; (o & a) Herbert M. Ross, 2555 Grand Concourse (1367).

FINDLAY AV, w s, 477.8 n 16th st, 2-sty br dwg, 27x56, slag rf; \$15,000; (o) Samuel Seigel, 21 E Houston st; (a) Mason & Landseidel, 3d av and 148th st (1325).

FINDLAY AV, e s, 440.7 n 169th st, three 2-sty br dwgs and garages, 20x61, compo rf; \$36,000; (o) S. A. Brody & Co., 22 E 112th st; (a) Meisner & Uffner, 501 Tremont av (1324).

HOBART AV, e s, 250 s Wilkinson av, 2-sty H T dwg, 22x35, shingle rf; \$4,375; (o) Elizabeth Ott, 206 W 67th st; (a) C. Kooy, 165 Bway (1332).

HOBART AV, e s, 300 s Wilkinson av, 2½-sty br dwg, 25x43, asphalt shingle rf; \$10,000; (o) Rose Nadi, 184 Lincoln av; (a) Albert E. Davis, 258 E 138th st (1329).

IRVING AV, w s, 10 s City Line, 1-sty fr dwg, 24x33, shingle rf; \$4,000; (o) U Ren Bldg. Co., Thos. T. Uren, 704 S 5 av, Mt. Vernon, Pres; (a) L. A. Bassett, 2393 Grand Concourse (1359).

LACOMB AV, n s, 50 w Underhill av, 1-sty fr dwg, 21x42.8, shingle rf; \$4,000; (o) Williams & Miller, 1442 West Farms rd; (a) W. M. Husson, 135 Westchester sq (1369).

LOGAN AV, e s, 150 s Lafayette av, 2-sty fr dwg, 17x36, shingle rf; \$4,000; (o & a) Gus Wilson, 543 E 156th (1362).

OTIS AV, s s, 75 w Hollywood av, 1-sty fr dwg, 21x42.8, shingle rf; \$4,000; (o) Edw. Hohn, 737 E 136th; (a) W. M. Husson, 135 Westchester sq (1368).

UNDERCLIFFE AV, w s, 116.6 n Sedgwick av, 2-sty concrete dwg, 35.6x30, Barretto rf; \$8,500; (o) Munvin Realty Co., Inc., Geoffrey M. Smith, 5 E Burnside av, Pres; (a) Jos. Weinstein, 405 Lexington av (1360).

FACTORIES AND WAREHOUSES.

230TH ST, s s, 200 e Spuyten Duyvil rd, 1-sty steel storage, 96x80, steel rf; \$10,000; (o) N. C. C. R. R. Co., Grand Central Terminal; (a) E. B. Moorhouse, Grand Central Terminal (1366).

STABLES AND GARAGES.

CLINTON AV, w s, 100 n Tremont av, 1-sty bk garage, 25x21.8, tar & felt rf; \$2,000; (o) Frank H. Kolb, on prem; (a) Franz Wolfgang, 535 E Tremont av (1363).

STORES, OFFICES AND LOFTS.

231ST ST, s e c, Albany Crescent, 1-sty br str, 99.3x35.11, compo rf; \$16,000; (o) Sampiro Realty Co., Samuel Shapiro, 132 Nassau st, pres; (a) Meisner & Uffner, 501 Tremont av (1330).

FOX ST, n e c Leggett av, 1-sty bk str, 109.4x76.11, slag rf; \$12,000; (o) Namearp Holding Corp., Hyman Shatz, 103 Park av, Pres; (a) Geo. Kitstu, 56 W 45th (1373).

161ST ST, n s, 54.10 e Tinton av, 1-sty bk str, 77.36x50, slag rf; \$10,000; (o) Bronx Community Corp., John Tully, 882 Prospect av, Pres; (a) Margon & Glaser, 2804 3 av (1370).

233D ST, s e c White Plains av, 1-sty bk str, 40x60, slag rf; \$20,000; (o) J. Clarence Davies, 3 av & 148th; (a) Moore & Lansiedel, 3 av & 148th (1372).

DECATUR AV, e s, 100 s 195th, 1-sty bk str, 44.7x55, plastic slate rf; \$10,000; (o) Benenson Realty Co., Benj. Benenson, 509 Willis av, Pres; (a) Chas. Schaeffer, 394 E 150th (1361).

WESTCHESTER AV, s s, 28 w Castle Hill av, 1-sty conc str, 20.6x35, rubberoid rf; \$3,500; (o) Trichester Realty Corp., 2215 Westchester av; (a) B. Ebeling, 1372 Zeuga av (1331).

3D AV, w s, 200 n 174th, 2-sty bk str, 115x100, slag rf; \$55,000; (o) 3d Av. Holding Co., Herman Kueper, 3 av & 161st, Pres; (a) Moore & Landseidel, 3 av & 148th (1371).

MISCELLANEOUS.

PHILIP AV, n w c Shore dr, 1-sty bk bath house, 38x38, tarpaper rf; \$4,000; (o) Francesco Sautamarena, 3276 Layton av; (a) Gustav Deutrich, 970 Prospect av (1364).

Brooklyn

DWELLINGS.

COURT ST, w s, 280 s Oriental blvd, 6-1-sty fr 1 fam dwgs, 16x41; \$15,000; (o) Manhattan Beach Bldg. Corp., 67 Liberty, Manhattan; (a) Wm. C. Winters, 106 Van Sien av (2906).

FULTON ST, 3450-64, s s, 50.9 w Grant av, 7-2-sty bk 2 fam dwgs, 20x64; \$112,000; (o) Harry & Saml. Cohen, 502 Schenck av; (a) S. Millman & Son, 1780 Pitkin av (2999).

HANCOCK ST, 1035-45, n e c Bushwick av, 4-sty bk 35 fam dwg, 100x90; \$150,000; (o) Louis Sorkin, 1709 E 7th; (a) Cohn Bros., 361 Stone av (2871).

E 5TH ST, 1116, w s, 100 s Av J, 1½-sty fr, 2-fam dwg, 26.6x44; \$10,000; (o) Realty Sales Co., 110 9th av; (a) Fredk. J. Derssian, 26 Court st (2843).

40TH ST, 1514-34, s s, 100 e 15th av, 9 2-sty bk, 1-fam dwg, 16x40; \$54,000; (o) Borough Park Operating Co., Inc., 1354 48th st; (a) Jas. J. Mielman, 26 Court st (2824).

40TH ST, 1515-43, n s, 325 w 16th av, 13 2-sty, bk, 1-fam dwgs, 16x40; \$78,000; (o) Borough Park Operating Co., Inc., 1354 48th st; (a) Jas. J. Mielman, 26 Court st (2825).

E 40TH ST, 774-82, w s, 85 s Farragut rd, 4 2-sty fr 1-fam dwgs, 16x40; \$24,000; (o) Christiana F. Wolfe, 96 Winthrop st; (a) Edw. Horstman, 318 Columbia st (2815).

41ST ST, 1527-71, n s, 100 w 16th av, 15 2-sty bk 2-fam dwgs, 20x36; \$15,000; (o) Kenboro Bldg. Corp., 37th st and 13th av; (a) Seelig & Finkelstein, 44 Court st (2917).

45TH ST, 1522-6, s s, 168 e 15th av, 2 2-sty fr, 2-fam dwgs, 20x58; \$30,000; (o) J. Goldberg, 44 Court st; (a) Seelig & Finkelstein, 44 Court st (3245).

83D ST, 2301, n e c, 23d av, 2-sty bk, 2-fam dwg, 21.4x62; \$9,000; (o) W. J. Billharz Const. Co., Inc., 77 Bay 34th st; (a) Jas. A. Boyle, 367 Fulton st (2944).

88TH ST, 79 n s, 175 w Colonial rd, 2 2½-sty bk, 2-fam dwgs, 17x45; \$16,000; (o) Jos. E. Kelly, 200 5th av, N Y; (a) Snee & Bryson, 154 Montague st (3040).

89TH ST, 82, s s, 40 w Colonial rd, 2-sty fr, 1-fam dwg, 24x35.6; \$8,000; (o) Mary A. Sullivan, 564 Prospect av; (a) Gilbert & Ashfield, 350 Fulton st (3270).

AV I, 2513-23, n w c, E 26th st, 4 2-sty fr, 1-fam dwgs, 16x32; \$28,000; (o) Av. St. Realty Corp., 200 5th av, N Y; (a) Magmason & Kleiner, 52 Vanderbilt av (2916).

AV I, 2601-23, n e c, E 26th st, 10 2-sty fr, 1-fam dwgs, 16x32; \$70,000; (o) Av. St. Realty Corp., 200 5th av, N Y; (a) Magmason & Kleiner, 52 Vanderbilt av (2914).

AV J, 910-12, s s, 60 e E 9th st, 21 2-sty fr, 1-fam dwgs, 22.2x40.2; \$9,000; (o) Jos. Sicker, 1122 52d st; (a) Snee & Bryson, 154 Montague st (3304).

BELMONT AV, 1131, n s, 23 w Lincoln av, 2-sty fr, 2-fam dwg, 20x55; \$8,000; (o) Geo. Buckman, 1119 Belmont av; (a) Wm. C. Winters, 106 Van Sicken av (3012).

STORES AND DWELLINGS.

BRIGHTON BEACH AV, 279-81, n s, 80 e Lakeland pl, 2-2-sty bk str & 2 fam dwg, 20x80; \$30,000; (o) Meyer Eisenberg, 4918 3 av; (a) Abraham Farber, 1746 Pitkin av (2339).

CHURCH AV, 4014, s s, 98.2 e E 40th, 2-sty bk str & 2 fam dwg, 20x55; \$7,500; (o) Tony Ferrante, 290 E 38th; (a) Herman A. Weinstein, 375 Fulton (2874).

HEGEMAN AV, 1, n e c E 98th, 2-sty bk str & 2 fam dwg, 94x46.3; \$9,000; (o) Sam Lapidus, 546 Rockaway pkway; (a) Jack Fein, 211 Snediker av (2833).

HEGEMAN AV, 3, n s, 9.4 e E 98th, 2-sty bk str & 2 fam dwg, 19x55.1; \$9,000; (o) Sam Lapidus, 546 Rockaway pkway; (a) Jack Fein, 211 Snediker av (2833).

3D AV, 9004-16, w s, 20 s 90th, 6-3-sty bk str & 2 fam dwg, 20x53; \$72,000; (o) Alvin R. Olsen, 6014 5 av; (a) M. A. Cantor, 373 Fulton (3112).

STORES AND TENEMENTS.

ST. JOHNS PL, 1454-60, s s, 174.8 e Utica av, 2-4-sty bk str & tnt, 60x89; \$170,000; (o) Israel Halperin, 1414 Lincoln pl; (a) Cohn Bros., 361 Stone av (3080).

MERMAID AV, 2217-19, n s, 58.9 e W 23d, 2-4-sty bk str & tnt, 20x83; \$50,000; (o) Irving Dworman, Nautilus av; (a) Seelig & Finkelstein, 44 Court (3111).

Queens

APARTMENTS, FLATS AND TENEMENTS.

L. I. CITY.—Lowery st, e s, 44 n Anable av, 3-sty bk dwg, tnt, 28x72, slag rf, 1 family, elec; \$25,000; (o) Patrick Enright, 221 E 89th st, N Y C; (a) Geo. McCabe, 96 5th av, N Y C (2694).

DWELLINGS.

COLLEGE POINT.—13th st, w s, 110 n Av C, 2-2-sty fr dwgs, 20x28, shingle roof, 1 fam, gas, steam heat; \$8,000; (o & a), Wm. Burghoff, 19th st, College Point (2906-7).

COLLEGE POINT.—16th st, w s, 300 s 4th av, 2-sty bk dwg, 22x50, slag roof, 2 fam, gas; \$10,500; (o) Peiti Conforta, 213 16th st, College Point; (a) A. De Blasi, 94 East Jackson av, Corona (2062).

STORES AND DWELLINGS.

ARVERNE.—Beach 61st st, s e c Boulevard, 2-sty fr dwg & str, 64x45, slag rf, 1 family, elec; \$10,000; (o) M. Froomkin, 85 av, Manhattan; (a) A. H. Knoll, 214 Beach 97th, Rockaway Beach (2834).

BAYSIDE.—Bell av, e s, 151 s Park av, 2-sty bk str & dwg, 25x75, tar & gravel rf, 1 family, elec, steam heat; \$8,500; (o) Wm. Parker, 4221

Bell av, Bayside; (a) F. Johnson, 47 Geranium av, Flushing (2394).

CORONA.—Jackson av, s s, 65 w 51st, 3-sty bk str & dwg, 20x56, slag rf, 2 families, elec, steam heat; 2 bldgs; \$25,000; (o) Jange Real Estate Corp., 56 45th, Corona; (a) Alfred De Biasi, 94 E Jackson av, Corona (2357).

FAR ROCKAWAY.—McKinley av, n s, 245 w Cedar av, 1-sty fr str & dwg, 10x50, slag rf, gas; \$15,000; (o) Barney Goldberg, Clark av, Far Rockaway; (a) Jos. P. Powers, Rockaway Beach (2900).

OZONE PARK.—Rockaway blvd, s e c 96th, 2-sty bk str & dwg, 23x76, slag rf, 2 families, gas, steam heat; \$16,000; (o) E. Delgiacco, Ozone Park; (a) Geo. Stahl, 1014 Hatch av, South Ozone Park (2507).

RICHMOND HILL.—Jamaica av, n s, 80 w 132d st, 2 2-sty bk stores and dwgs, 20x55, tar and gravel rf, 1-fam, gas, steam heat; \$16,000; (o) Marmil Construction Co., 144-28 Willet st, Jamaica; (a) Walter Halliday, 28 Union Hall st, Jamaica (1710).

STORES, OFFICES AND LOFTS.

DUNTON.—Frost, s e c Liberty av, 2-sty fr dwg and store, 25x55, tar and gravel rf, 1-fam, gas, elec, steam heat; \$9,500; (o & a) Robt. Denton, 4962 Liberty av, Richmond Hill (1646).

JAMAICA.—Fulton st, n e cor and Ackroyd av, 1-sty bk store, 25x50, tar and slag rf, elec, steam heat; \$9,000; (o) Jacob Jacobs, 336 Waterbury av, Richmond Hill; (a) Geo. Crane, 8711 114th st, Richmond Hill (1676).

RIDGEWOOD.—Decatur st, n s, 90 s Myrtle av, 1-sty bk store, 99x32, tar and gravel rf, elec, steam heat; \$8,000; (o) Henry Bolte, 1669 Woodbine st; (a) Wm. Winters, 106 Van Siclen av, Bklyn (1605).

PLANS FILED FOR ALTERATIONS

Manhattan

BEDFORD ST. 15, remove wall, new add sty, walls, rf, partitions, show window, cornice on 4-sty bk tnt; \$5,000; (o) Ralph Cupoli, 178 W Houston; (a) Chas. M. Straub, 147 4 av (850).

BLEECKER ST. 186, new exten, columns, girder, windows, paint, decort, gen repairs, in 5-sty bk store and tnt; \$4,000; (o) Fortunata Piperno, 186 Bleecker st; (a) Chas. E. Miller, 111 Nassau st (814).

CANAL ST. 257-59, remove & replace vault lights in 6-sty bk str & offices; \$1,600; (o) Bauer Clarkson, 26 W 50th; (a) P. P. (830).

MONTGOMERY ST. 24, remove wall, stoop, partition, new exten, girder, steps, fire retard, partitions in 3-sty bk dwg; \$5,000; (o) Cong. Kadishas Levy of Berditcher, 24 Montgomery st; (a) Louis A. Sheinart, 194 Bowery (736).

MOTT ST. 23-27, remove floor, pit, partition, new floor, girders, columns, footings in 1-sty stn church; \$5,000; (o) The R. C. Church of the Transfiguration, 23 Mott; (a) Fredk. J. Schwartz, 5 Colt, Paterson, N. J. (846).

NO. MOORE ST. 65-67, remove stairs, new partitions, stairs in 6-sty bk warehouse; \$3,500; (o) J. L. Kraft & Bros. Co., 65-7 No. Moore st; (a) Chas. Shores, 56 W 45th st (817).

PEARL ST. 218-20, 2 new tanks on 5-sty bk lofts; \$2,700; (o) Manus Muller Co., 152 Water; (a) Reliance Tower & Steel Const. Co., 94 Mangin (898).

8TH ST. 7 W, remove partitions, raise rf, change and alter stairs, new partitions, toilets, beams, Kalamein door in 4-sty bk dwg; \$10,000; (o) Washington Square Home for Friendless Girls, 9 W 8th st; (a) M. L. & H. G. Emery, 68 Bible House (741).

10TH ST. 107 W, remove front, new beams, bath rooms, front on 3-sty bk str & apt; \$2,800; (o) Harry Levine, 121 W 10th; (a) Louis Kasoff, 145 6 av (784).

10TH ST. 103 W, remove str front, new ext, front, partitions, plumbing fixtures in 3-sty bk str & apt; \$4,000; (o) Harry Levine, 121 W 10th; (a) Louis Kasoff, 145 6 av (839).

10TH ST. 103 W, remove partitions, piers, fr wall, chimney, new partitions, ext, beams in 3-sty bk str & apt; \$2,000; (o) Sarah Gens & Minnie Rubel, 141 W 10th; (a) S. Millman & Son, 1780 Pitkin av, Bklyn (891).

31ST ST. 39-41 W, new wall, beams, on 17-sty bk stores, offices, factory; \$2,000; (o) Norbett Holdg. Co., 522 5th av; (a) Maximilian Zipkes, 432 4th av (793).

33D ST. 43-7 W, shorter sidewalk, new support for sidewalk on 6-sty bk loft; \$2,000; (o) Isaac N. Spiegelberg, 42 Bway; (a) Robt. D. Kohn, 56 W 45th st (743).

33D ST. 209 W, remove gratings, new sidewalk entrance, vestibule, coal room, show window on 3-sty bk printing plant; \$5,000; (o) Est Margaret Diamond, trustee, Jos. H. Fargis, 47 Cedar; (a) England & Weferling, 7 E 42d, care Felheimer (832).

42D ST. 466 W, remove str front, new str front, toilets, partitions in 4-sty bk str & hotel; \$5,000; (o) Max J. Ames & Otto E. Reimer, 156 E 43d; (a) Saml. Levingson, 156 E 43d (829).

44TH ST. 155 E, new windows, toilets, stairs, partitions in 4-sty bk office & factory; \$4,000; (o) Mrs. Ida O. Walter, 1086 Dean, Bklyn; (a) John J. Pettit, 157 E 44th (825).

60TH ST. 162-164 E, remove wall, floor beams, new balcony, columns, girders, entrance, str front on 4-sty bk str & apt; \$6,000; (o) Arcade Rity. Co., 59th & Lexington av; (a) Elisha H. Janes, 105 W 40th (828).

60TH ST. 33 E, set back area & steps on 4-sty bk dwg; \$2,200; (o) Est Jos. Swan, 635 Bway; (a) Edw. L. Angell, 959 Madison av (893).

96TH ST. 141 E, 3 new stores in 5-sty bk stores and tnt; \$2,500; (o) Ida L. Koch, 141 E 96th st; (a) I. H. Glaser, 620 Madison av (738).

115TH ST. 56-58 E, remove apart, hall, new exten, stores, bath rooms in two 5-sty bk stores and tnt; \$5,000; (o) Bernard M. Rosenfeld, 367 W 119th st; (a) Samuel Cohen, 32 Union Sq (818).

BROADWAY. 1322-28, remove 3 orn stone entrances, stairs, new show windows in 11-sty bk stores and offices; \$5,000; (o) Marbridge Bldg. Co., 47 W 34th st; (a) H. J. Hardenbergh, 47 W 34th st (749).

BROADWAY. 1600, new film vault in 10-sty bk offices; \$1,000; (o) Helen C. Juillard, 1600 Bway; (a) Benj. Ascher, 51 W 66th (834).

LEXINGTON AV. 369, remove wall, new ext on 3-sty by archts studio; \$3,000; (o) Jas. G. Rogers, 367 Lexington av; (a) P. P. (860).

LEXINGTON AV. 1076, remove front, new front, rearrange partitions in 4-sty bk stores and apart; \$10,000; (o) Miss Lola Kennedy, 284 No Bway, Yonkers; (a) Robt. J. Reiley, 477 5th av (786).

1ST AV. 2066-8, rearrange new extens, plumbing, fire escape, stores, marquise on two 4-sty bk stores and apart; \$7,500; (o) Antonio Sorge, 164 E 117th st; (a) Lorenz F. J. Welher, 271 W 125th st (773).

1ST AV. 1306, new bath room, fire-escape, alter partitions in 4-sty bk str & tnt; \$3,000; (o) Morris Guttman, 1306 1 av; (a) Sommerfeld & Steckler, 31 Union sq (721).

5TH AV. 414-6-8-20, remove front, entrance, framing, columns, portions of fr, new bk front, columns, framing, door, par wall, enlarge show window in 6-sty bk store and tnt; \$50,000; (o) 414, Franklin Simon Co., 414 5th av; 416, 416 5th Av. Co., 414 5th av; 418, Austin Flint, 52 E 54th st; 420, Charlotte Weatherly, 350 Madison av; (a) Necarsulmer & Seibach, 507 5th av (764).

5TH AV. 500-2-4, remove orn piers, show window, extend entrance hall, 7-sty bk stores and offices; \$2,000; (o) Elbridge T. Gerry, 253 Bway; (a) Jos. Kleinberger, 20 W 43d st (750).

6TH AV. 64, alter partitions, new skylights, vent duct on 3-sty bk str & dwg; \$1,000; (o) Est Henry Siefke, 320 Bway; (a) Chas. M. Straub, 147 4 av (678).

7TH AV. 2489-99, 145TH ST. 160-164 W, extend auditoriums, 2 new extens, stage, boxes, rf trusses, beams, asbestos curtain, stand pipe equip, sprinkler system, exits in 1 and 2-sty bk theatre and stores; \$40,000; (o) Silber Amuse. Co., 623 Madison av; (a) Harry C. Ingalls, 347 Madison av (765).

8TH AV. 674-6, 43D ST. 274 W, remove bk wall, fr bldg, new add, str front, show windows, plumbing, columns, girders on 3, 2 & 4-sty bk str & apt; \$25,000; (o) Edmund Sens, 674 8 av; (a) John H. Knubel, 305 W 42d (883).

8TH AV. 194, remove str front, new stairs,

str front, conc vault, foundations, str fittings, toilets, t. c. enclosure around boiler in 3-sty bk str & offices; \$10,000; (o) Arthur McAleenan, 194 8 av; (a) Jos. W. O'Connor, 162 E 37th (867).

9TH AV. 140, new bath rooms, toilets, str fronts, relocate stairs in 3-sty bk str & apt; \$2,000; (o) Herman Morra & Samuel Morra, 504 9 av; (a) J. A. Herbert, 347 5 av (847).

Bronx

149TH ST. 368, new stairs, dumb waiter, str front and new partitions to 3-sty br str & offices; \$4,500; (o) Kaufman & Sneider, on prem; (a) De Rose & Cavalieri, 370 E 149th st (195).

HOUGHTON AV. 2255, 1-sty fr exten, 21x12.6, new plumbing, new partitions to 2-sty fr dwg; \$2,000; (o) Patrick J. Murphy, on prem; (a) Otto H. Spin, 1233 Theriot av (196).

TREMONT AV. 742, new stairs, new beams, new floor to 1-sty br theatre; \$2,000; (o) Chas. H. Schrader, 1343 Clinton av; (a) Chas. Schaefer, Jr., 394 E 150th st (193).

3D AV. 3295, new steel beams, new plumbing new partitions to 4-sty br str and apt; \$4,000; (o) Richard Dickson, 96 Fisher av, White Plains, N Y; (a) Henry Regelman, 147 4th av (197).

Brooklyn

ADAMS ST. 91-101, s e c York, passage elevator, hatch & int alts & plumbing in 2-6-sty bk factories; \$35,000; (o) American Can Co., 120 Bway, Manhattan; (a) C. G. Preis, 120 Bway, Manhattan (6269).

CHAUNCEY ST. 35, n s, 19.9 w Lewis av, int alts & plumbing in 3-sty fr str & 2 fam dwg; \$3,000; (o) Jacob Leoine, 569 Marcy av; (a) Tobias Goldstone, 50 Graham av (6100).

LIVINGSTON ST. 334-40, s e c, Nevins st, add story and walls, 3-sty bk stores and offices; \$20,000; (o) Nathan Strauss, 619 Pacific st; (a) Geo. Alexander, Jr., 3402 Av K (6016).

MADISON ST. 1115, n s, 371.2 e Evergreen av, ext and pl, 2-sty fr 2-fam dwg; \$1,500; (o) Vito Fulico, on prem; (a) Louis Allmendinger, 20 Palmetto st (5776).

UNION ST. 1154, s e c, Rogers av, st fits, int and pl, 3-sty bk store and 2-fam dwg; \$2,000; (o) Adolph Schwimmer, on prem; (a) Morris Schwartz, 1400 Bway (3773).

UNION ST. 135 n s, 115.5 e Columbia st, ext and int, 3-sty bk printing shop and 2-fam dwg; \$3,000; (o) S. J. Clarks Sons, on prem; (a) John Gibbons, 504 Court st (5786).

BAY 16TH ST. 8432-36, n w c, 85th st, ext int and pl 2-sty fr 2-fam dwg; \$2,500; (o) John Logeski, 8498 Bay 16th st; (a) Isaac Kallich, 8609 Bay Parkway (5763).

E 16TH ST. 2025, e s, 205 s Av T, ext 2 1/2-sty fr, 2-fam dwg; \$1,500; (o) Thos. J. Cox, on prem; (a) Jas. A. Boyle, 367 Fulton st (3629).

E 17TH ST. 1963, e s, 240 n Av T, add sty on 2-sty conc shop & 2 fam dwg; \$5,000; (o) Chas. Rosiello, 1969 E 17th; (a) Chas. G. Wessel, 1399 E 4th (6249).

56TH ST. 1434, s s, 250 w 14th av, ext and porch, 2 1/2-sty fr 1-fam dwg; \$3,000; (o) Harry Dietch, on prem; (a) Ferd Savignano, 6005 14th av (4428).

57TH ST. 116-38, s s, 120 e 1st av, add sty 2-sty bk factory; \$2,000; (o) Michelman & Gordon Iron Wks., Inc., on prem; (a) Max E. Ngorleider, on prem (4547).

66TH ST. 1159-61, n s, 180 w 12th av, ext 2-sty fr 2-fam dwg; \$2,000; (o) Frank Petia, on prem; (a) Ferd Savigman, 6005 14th av (3947).

FLATBUSH AV. 769, e s, 130 1/2 n Lenox rd, st fit, 1-sty bk stores; \$1,700; (o) Taccum Bros., on prem; (a) Benj. Duesle, 153 Remsen st (4484).

FLATLANDS AV. 8519-23, n w c, E 86th st, ext and add sty, 2-sty fr str, 2-fam dwg; \$4,000; (o) Vincenzo Angelo, 190 Boerman st; (a) Michael Agusta, 289 Stagg st (5846).

METROPOLITAN AV. 149-51, n w c, Berry st, st fits and int 4-sty bk str and 6-fam dwg; \$5,000; (o) Jeanette E. Urban, 173 Metropolitan av; (a) Max Cohn, 189 Grand st (5502).

MERMAID AV. 3225, n e c, W 33d st, ext 3-sty bk str and 2-fam dwg; \$2,500; (o) Rogina Rosensohn, 51 W 129th; (a) Gronenberg & Leuchtig, 450 4th av (4594).

SUMNER AV. 57, e s, 87.6 n Stockton, exterior & int alts to 3-sty fr str & 2 fam dwg; \$4,000; (o) Jacob Bassuk, 42 1/2 Tompkins av; (a) Tobias Goldstone, 50 Graham av (5088).

SURF AV. 2426-30, s e c, W 25th st, exterior and int, 1-sty bk motion pictures; \$7,500; (o) John A. Cook, Jr., Caldwell, N. J.; (a) Geo. Alexander, Jr., 340 Ave K (5666).

Queens

L. I. CITY.—Steinway av, w s, 100 n Grand av, 1-sty conc ext, 25x50, rear dwg, int alt; \$5,000; (o) Jos. H. Foster, 459 10th av, L I City (804).

L. I. CITY.—Astoria av, n e c, Willow st, 1-sty brk ext, 4x16, front and rear store and dwg, int alt; \$9,000; (o) Wm. Frederick, on prem (782).

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street

BROOKLYN, N. Y.

Real Estate Record and Builders Guide

Founded March 24, 1888, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; E. S. DODGE, Vice-President; J. W. FRANK, Secretary-Treasurer

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

Copyright, 1922, by The Record and Guide Company,

119 West 40th Street, New York (Telephone: Bryant 4800)

VOL. CIX
No. 17 (2824)

NEW YORK, APRIL 29, 1922

25c. A COPY
\$12.00 A YEAR

Advertising Index	Page
A. B. See Electric Elevator	4th Cover
Ackerly & Son, Orville B.	529
Adams & Co.	528
Adler, Ernest N.	529
American Bond & Mortgage Co.	539
American Bureau of R. E.	526
American Enameled Brick & Tile Co.	535
Ames & Co.	2d Cover
Amy & Co., A. V.	2d Cover
Anderson & Co., James S.	2d Cover
Anderson Brick & Supply Co.	4th Cover
Armstrong & Armstrong	529
Ashforth & Co.	2d Cover
Athens Brick, Lime & Supply Co.	4th Cover
Atlantic Terra Cotta Co.	536
Automatic Fire Alarm Co.	536
Balter, Alexander	528
Bauer, Milbank & Molloy	2d Cover
Bechman, A. G.	530
Bell Co., H. W.	538
Benenson Realty Co.	524
Boyd, James	524
Boylan, John J.	2d Cover
Brener, Samuel	524
Brett & Goode Co.	Front Cover
Brook, Inc., Louis	539
Brooks & Momand	524
Brown, Frederick	524
Brown Co., J. Romaine	Front Cover
Builders' Brick & Supply Co.	4th Cover
Bulkley & Horton Co.	530
Busher Co., Eugene J.	2d Cover
Butler & Baldwin	Front Cover
Cammann, Voorhees & Floyd	2d Cover
Carpenter, Leonard J.	2d Cover
Chauncey Real Estate	2d Cover
City Investing Co.	516
Classified Advertisements	527
Coburn, Alfred P.	528
Consolidated Gas Co. of N. Y.	525
Corth & Co., George H.	529
Cross & Brown	Front Cover
Cruikshank Co.	Front Cover
Cruikshank Sons, Wm.	Front Cover
Cudner, R. E., Co.	2d Cover
Cusack Company	528
Cushman & Wakefield	528
Cutler & Co. Arthur	2d Cover
Cutner, Harry B.	2d Cover
Davies, J. Clarence	530
Day, Joseph P.	2d Cover
Dean & Co., W. E.	2d Cover
Dike, O. D. & H. V.	2d Cover
Dodge Co., F. W.	543
Dowd, James A.	529
Dubois, Chas. A.	528
Duffy Co., J. P.	536
Dunlap & Lloyd	528
Duross Co.	2d Cover
Edwards Co., Charles G.	2d Cover
Edwards, Dowdney & Richart	516
Elliman & Co., Douglas L.	524
Ely & Co., Horace S.	Front Cover
Empire Brick & Supply	4th Cover
English, J. B.	2d Cover

TABLE OF CONTENTS	
Editorials	517
Leases Made Since October 1, 1920, Not Subject to Rent Laws	519
Comptroller Says 1923 Budget Will Equal That of This Year	520
Little Moving Except to the Suburbs on May 1 This Year	521
Mr. Dowling Warns Against Rash Regulation of Realty	522
Review of Real Estate Market for the Current Week	523
Private Sales of the Week	523
Statistical Table of the Week	530
Prompt Solution of Building Labor Problems Hoped For	531
How "American Plan" Is Working Out in San Francisco	532
Residential Building Gaining Headway in All Boroughs	533
Personal and Trade Notes	533
Trade and Technical Society Events	533
Building Material Market	534
Current Building Operations	534
Contemplated Construction	536
Plans Filed for New Construction	539

Page	Page
Finch & Co., Chas. H.	541
Finkelstein & Son, Jacob	529
Fischer, J. Arthur	2d Cover
Fisher, James B.	530
Fox & Co., Fredk.	2d Cover
Frey, Wm. J.	530
Goldberg, Philip	Title Page
Goodwin & Goodwin	2d Cover
Gulden, Royal Scott	528
Harris Exchange	529
Hecla Iron Works	541
Hell & Stern	524
Hess, M. & L., Inc.	Front Cover
Holmes Elec. Protective	4th Cover
Holt & Merrill, Inc.	529
Home Title Insurance Co.	516
Hubbard, C. Bertram	2d Cover
J. & E. Realty Co.	529
Jackson, Daniel H.	Title Page
Kane Co., John P.	4th Cover
Keller Charles G.	528
Kelley, T. H.	528
Kelly, Albert E.	528
Kempner & Son, Inc.	Front Cover
Kilpatrick, Wm. D.	516
Kissling, J. P. & L. A.	528
Kloes, F. J.	534
Kohler, Chas. S.	516
Kopp & Co., H. C.	528
Kraslow, Walter	524
Kurz Co., Wm. F. A.	530
Lackmann, Otto	530
Lawyers Mortgage Co.	526
Lawyers Title & Trust Co.	527
Lawrence, Blake & Jewell	516
Lawrence Cement Co.	4th Cover
Leaycraft & Co., J.	Front Cover
Leist, Henry G.	2d Cover
Lesch & Johnson	539
Leyers, Robert	528
Losere, L. G.	530
Martin, Samuel H.	2d Cover
May Co., Lewis H.	2d Cover
McMahon Joseph T.	516
Marietta Hollow Ware & Enamel- ing Co.	534
Milner, Joseph	528

Advertising Index	Page
Mississippi Wire Glass	4th Cover
Monell, F. Bronson	2d Cover
Moore, John Constable	529
Moors, J. K.	2d Cover
Morgan Co., Leonard	529
Muhler, Arthur G.	529
Murtha & Schmohl	4th Cover
Nail & Parker	516
Natanson, Max N.	Title Page
Nehring Bros.	2d Cover
New York Edison Co., The	537
New York Title & Mortgage Co.	516
Niewenhous Co., Inc.	541
Noyes Co. Chas. F.	Front Cover
Ogden & Clarkson Corp.	2d Cover
O'Hare, Geo. L.	516
Oppenheimer, Fred	529
O'Reilly & Dahn	2d Cover
Payton, Jr., Co., Philip A.	526
Pease & Elliman	Front Cover
Pell & Co., S. Osgood	539
Pencoyd Steel & Iron Co.	534
Pendergast, John F., Jr.	530
Phomm, F. & G.	Front Cover
Phelps, Albert D.	530
Pomeroy Co., Inc., S. H.	536
Porter & Co.	Front Cover
Quell & Quell	530
Read & Co., Geo. R.	Front Cover
Realty Co. of America	516
Rinaldo, Hiram	528
Runk, Geo. S.	528
Ryan, George J.	2d Cover
Saffir, Abraham	529
Sansone Co., F. P.	529
Schindler & Liebler	528
Schweibert, Henry	530
Seaman & Pendergast	528
Shaw, Arthur L.	529
Shaw, Rockwell & Sanford	528
Sherman & Kirschner	529
Smith, Inc., Malcolm E.	2d Cover
Solar Engineering Co.	539
Spear & Co.	528
Speyers, Inc., James B.	529
Spotts & Starr	2d Cover
Sterling Mortgage Co.	527
Tabolt Jacob J.	528
Tankos, Smith & Co.	529
Title Guarantee & Trust Co.	516
Tyng & Co., Stephen H., Jr.	516
Union Stove Works	541
Van Valen, Chas. B.	524
Walden, James P.	528
Walsh, J. Irving	2d Cover
Watson Elevator Co., Inc.	4th Cover
Well Co., H. M.	526
Wells Architectural Iron Co.	539
Wells Sons, James N.	2d Cover
Westergren Inc., M. F.	4th Cover
White & Sons, Wm. A.	Front Cover
Whiting & Co., Wm. H.	Front Cover
Whitney-Foster Corp.	529
Wilkes Co., A.	539
Williams-Dexter Co.	529
Winter, Benjamin	524
Wood-Dolson Co.	Front Cover
Wyckoff, Walter C.	2d Cover
Zittel & Sons, Fredk.	2d Cover

\$2

12-Story Bldg.
6-8 E. 39th St.

at 5th Ave.

Square Foot

Immediate Possession
or May 1st.

Showrooms

Offices

3,000 to
15,000 Ft.

Full Commission to Brokers

Daniel H. Jackson, Owner

135 Broadway

Tel. Rector 3549

MAX N. NATANSON
BUYS AND SELLS
IMPROVED
MANHATTAN
PROPERTY

Guaranty Trust Building

522 FIFTH AVE.

Suite 900 to 906

Vanderbilt 8586-7-8-9

PHILIP GOLDBERG
REAL ESTATE OPERATOR

BROKERS'
OFFERINGS
SOLICITED

108-110
West 34th St.

Phone:
Fitzroy 6712-6713

TRUSTEES

Our 5½% Guaranteed
First Mortgages or
Certificates, from
\$100 up are legal for
Trust Funds.

NEW YORK
TITLE AND MORTGAGE
COMPANY

Manhattan	-	-	-	135 Broadway
Brooklyn	-	-	-	203 Montague St.
Jamaica	-	-	-	375 Fulton St.
L. I. City	-	-	-	Bridge Plaza
Staten Island	-	-	-	24 Bay St.
White Plains	-	-	-	163 Main St.

EDWARDS, DOWDNEY & RICHART REAL ESTATE AND MORTGAGE LOANS

156 Broadway, New York

Tel. Cortland 1571-1572
Member Real Estate Board, N. Y.

STEPHEN H. TYNG H. OAKLEY HALL

Stephen H. Tyng, Jr., & Co.

Incorporated

Member Real Estate Board, N. Y.

REAL ESTATE
MANAGEMENT OF
BUSINESS PROPERTY

41 Union Square West

22 EAST 17TH STREET

Telephone: Stuyvesant 4006

A Trust Fund That Cannot Shrink

NO. 13

The first requisite of a trust fund is that it shall never be depleted. This Company will act as Trustee under a will and guarantee just this. We do it because we invest in the Guaranteed Mortgages of the Bond & Mortgage Guarantee Company. We could not do it if we invested in anything else not even Government, State or City Bonds, for their prices may be very low when the trust becomes due.

TITLE GUARANTEE & TRUST CO

Capital \$7,500,000

Surplus \$11,000,000

176 BROADWAY, NEW YORK
175 REMSEN STREET, BROOKLYN
350 FULTON STREET, JAMAICA

The Realty Company of America

FRANKLIN PETTIT
President

TRANSACTS A GEN-
ERAL BUSINESS IN
THE PURCHASE AND
SALE OF NEW YORK
CITY REAL ESTATE

2 WALL STREET, NEW YORK CITY
Rector 0276-0276

Established 1887
CHAS. S. KOHLER, Inc.

Real Estate
Insurance

Broker and Manager of
Estates

MAIN OFFICE:
901 Columbus Ave.—Corner 104th St.
BRANCH OFFICE:
1428 St. Nicholas Ave.—Near 181st St.
NEW YORK

Lawrence, Blake & Jewell Mortgage Loans

115 Broadway

Tel. 4080 Rector

Member Real Estate Board, N. Y.

GEORGE L. O'HARE
MEMBER REAL ESTATE BOARD OF N. Y.

REAL ESTATE

EXCEPTIONAL INVESTMENTS
SELLING—RENTING—BUSINESS AND
APARTMENT BUILDINGS

SPECIALIZING IN LEASEHOLDS

MORTGAGE LOANS

FULL EQUIPPED DEPT. FOR EXCHANGING

489 FIFTH AVE.

TEL. VANDERBILT 5092-6441

Specialists in Harlem
and
Colored Tenement
Properties

NAIL & PARKER REAL ESTATE

145 West 135th Street
New York City

JOHN E. NAIL
HENRY C. PARKER

Telephone 7682
Morningside 7683

Member Brooklyn Real Estate Board

Money to Loan on First Mortgage

Joseph T. McMahon

REAL ESTATE and
MORTGAGE LOANS

188 and 190 MONTAGUE STREET
BROOKLYN

Main 0834

SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

William D. Kilpatrick

REAL ESTATE
OPERATOR

149 BROADWAY

SAMUEL KILPATRICK

HOME TITLE INSURANCE CO.

HENRY J. DAVENPORT, President

Insures Titles

Makes Loans

Sells Guaranteed Mortgages

Capital and Surplus over \$1,500,000

51 Willoughby Street
Brooklyn

Post Office Building
Jamaica

City Investing Company

61 Broadway, New York

Telephone: Bowling Green 5330

Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

New York and London

Statistics again have been evoked to prove that Greater New York is greater than Greater London, with the usual result—the younger and more modern city is, according to this latest enumeration as all recent American estimates have made it, way ahead of the municipality which long held first rank in population, in financial standing and in political influence. This most recent compilation of figures gives New York a population of 7,820,676 to London's 7,476,168, living within a radius of nineteen miles from City Hall and from Charing Cross respectively. What the figures really prove is nothing more than that the world's two largest cities are practically on even terms so far as population goes, because the basis upon which the estimate rests is arbitrary and subject to modification according to the fancy of each new statistician.

There is, however, no getting away from the truth that New York's ratio of increase has been very much more rapid than that of the British metropolis, and that it is probable this faster growth, although on a diminishing scale, will continue for many years to come. There are good and sufficient reasons for this belief. The factors which made London the chief city of the world are the British system of colonization, its shipping business and its control of international finances because of its pre-eminence in the import and export trade with every quarter of the globe. London without Liverpool and with only the shallow Thames in which to dock its cargo carriers would never have been able to dominate the shipping business of the Seven Seas. New York, on the other hand, has one of the safest, most capacious and most beautiful harbors in the two hemispheres. It can dock the commercial navies of the world in its landlocked waters and still have room for the fleets of the future. This harbor with natural advantages exceeded by no other port is now to be scientifically developed, which will increase the business done here and add materially to the relative importance of America's commercial capital.

London has a limited agricultural area in the small isles back of it to provide subsistence for its teeming population. New York is on the water edge of a rich contributory continent whose mineral and agricultural resources are not as yet fully developed. Each city is in the heart of a manufacturing district in which up to the outbreak of the war there was used about the same amount of horse power. But the manufacturing capacity of the United States is comparatively much greater now than at that time, and the chief outlet for the surplus machine products of the country is the port of that city which handles the bulk of its overseas' trade.

England had reached the zenith in shipping and in foreign trade when war came, while America had no commercial navy and a comparatively negligible business with other countries. Now the tables are reversed and our flag is in every port in the world and our merchants sell to those of every other language. The pound sterling used to be the only medium of international transactions. The dollar now halves the business, and, whereas British bankers controlled

the financial policies of smaller nations through the medium of loans, the bonds of these countries are now being handled by American bankers on terms fixed in this market.

These and other well-known considerations, rather than the bare census figures, show that the supremacy of the cities of the world has moved, or to be modest, is moving from the old landmark to the new Eldorado. It bespeaks a glowing future for New York, which is the impersonation of the greatness of America, as London has always stood for the predominance of Great Britain.

Further Patience Hardly Possible

The testimony which Samuel Gompers, President of the American Federation of Labor, gave before the Lockwood Committee last week is not generally considered as promising early reforms in the building labor situation. It has, on the contrary, served to intensify, and to a great extent confirm, the feeling that labor has definitely adopted a policy of "We can do this; but you can't do that" toward the employers which does not harmonize with its previously-expressed desire to co-operate for the complete stabilization of the industry and the speedy return of normal economic conditions.

Mr. Gompers declared while on the witness stand that the remedy for existing labor evils is not legal regulation but patience. But how can the building industry, for instance, remain patient indefinitely when confronted with a situation that for several years past has actually prevented industrial progress and stultified the ambition of associations, firms and individuals to exert the maximum effort because of the burden of adverse conditions they have been called upon to carry?

Employers in the building industry, particularly those who have been caused untold difficulties of operation because of the arbitrary and frequently hostile attitude of organized labor, feel that the requests for further patience is not becoming one of the professional eminence of Mr. Gompers. This call for continued patience is generally regarded as camouflage, particularly at this time when the local building unions seem to control the situation and apparently have no intention of easing up conditions or doing anything but insist upon maintaining their selfish and self-seeking attitude.

The "outlaw" strikes for wages higher than those fixed by their own union scales, as recently complained of by the Building Trades Employers' Association, constitute a situation that plainly comes within the authority of President Gompers and provides him with an opportunity to show the building industry to what extent he is honestly interested in reforming abuses and stabilizing relations between employers and workers. The American Federation of Labor should bring what influence it has to bear upon the unions responsible for permitting these practices and to make the workmen hold to their collective bargains and refrain from instituting these "outlaw" strikes, which only add to the burden of a harassed industry.

The promotion element of the building industry feels, and rightly so, that Mr. Gompers only excuses what he can-

not defend and undoubtedly should denounce. A saner attitude on the part of the President of the A. F. of L. would accomplish more at this juncture to settle the out-

standing difficulties between local building trade employers and unions than any other factor, and it would furthermore have a salutary effect upon the industry in general.

Taxpayers May Have to Refund \$12,000,000 Back Taxes Paid by Banks

(Special to THE RECORD AND GUIDE)

Albany, April 27.

IN a vigorous attack upon certain national banks for their attitude on the question of the taxation of their shares, the State Tax Commission has warned property owners in all the local tax districts in the State of the possibility of their being called upon to return \$12,000,000 in local taxes paid by national banks during the past two years and which the banks are now trying to have repaid to them. The Tax Commission places directly upon these banks the responsibility for defeat up to the present time of needed legislation to prevent this "gross injustice" to the taxpayers of some twenty states, including New York.

The situation was brought about by a recent decision of the United States Supreme Court in the case of a bank in Richmond, Va., interpreting a law passed in 1864 at the close of the Civil War, when methods of taxation were radically different from those prevailing today, giving the states authority to tax the shares of national banks under certain restrictions.

"The rate of the levy and the method followed in making it," the statement says, "have been the same in this State for the past twenty years, and were originally fixed in compliance with the urging of the banks themselves. But an unlooked for opportunity has come in the Richmond decision which has been

seized upon by certain New York national banks to evade their just taxes for a period of two years on a technicality which the New York State Tax Commission believes is wholly without justice or fairness to other taxpayers or to the state banks and trust companies which are not affected by federal laws.

"The total of such taxes sought to be recovered amounts in this State to nearly \$12,000,000, and every dollar of it belongs to the local districts. If the efforts of the banks are successful the sums recovered, together with interest, will have to be contributed as added taxes by the remaining taxpayers of the cities, towns, villages and school districts, principally the holders of real estate, and returned to the national banks.

"The only adequate remedy for the situation is by amendment to the archaic federal statute (section 5219 of the U. S. Revised Statutes) and the validation by Congress of the taxes which have already been paid. A bill to accomplish this purpose was prepared at a conference of the tax officials of some twenty states in Washington recently and has been introduced in Congress. The bill is known as H. R. 9579, and is in the hands of the Committee on Banking and Currency of the House. It was introduced by Congressman McFadden, chairman of that committee, and a similar bill has been introduced in the Senate by Senator Wadsworth of New York."

Future Plans Outlined at Annual Meeting of New York Building Congress

THE first annual meeting of the New York Building Congress was held in the United Engineering Societies Building, 29 West Thirty-ninth street, Tuesday afternoon, April 18.

President S. P. Voorhees occupied the chair and after disposing of the minutes of the previous meeting called for the annual reports of the officers and standing committees.

The report of President Voorhees was mainly a resume of the purposes for which the organization was formed and an outline of the work now under way. This report also briefly described the efforts to be made during the coming year but their details were left for the later reports of the various committee chairmen entrusted with these undertakings.

The president's report also touched upon the three specific things accomplished by the Congress during the past year. The first was the establishment of an industry conscience in place of the craft consciousness which heretofore had existed much to the detriment of progress in the construction industry. The second was the Code of Ethics formulated by the Congress and which is now recognized as one of the most constructive pieces of industrial literature ever published. This Code has received wide publicity and is being used as the basis of similar

trade documents in various parts of the United States. The third and most important of the accomplishments of the Congress during its first year was the establishment of a plan for fostering apprenticeship in the building trades. The plan of the committee in charge of this work is to establish trade classes in which young men can be trained in the various crafts and also in citizenship. The Building Trades Employers' Association and the Building Trades' Council have both given their approval of the plan as outlined and will co-operate fully in making it successful.

Burt Fenner is the chairman of the Committee on Apprenticeship and in his report he described at considerable length the plans as already approved and the support he has received from all concerned in the training of these apprentices assures the success of this undertaking.

The Nominating Committee presented the following slate for election as officers for the ensuing year: Stephen F. Voorhees, president; Andrew J. Post, vice-president; Alexander Kelso, vice-president; Charles Ewing, vice-president; Benjamin D. Traitol, treasurer and Richard A. Wolff, secretary. Upon motion the secretary was instructed to cast a single ballot for the election of the officers.

Architects and Contractors Appoint New Arbitration Committee

THE New York Chapter of the American Institute of Architects and the Building Trades Employers' Association have appointed a committee to deal with vexatious questions that may arise between individual architects and builders and to study and pass on questions of policy that may be of joint importance to builders and architects.

In discussing the formation of this committee a member stated that it occurs frequently that in superintending a building an architect may make a decision to which the builder objects, and it often happens that the builders make rules, enter into combinations or individually refuse to comply with the terms of an agreement in a way to which the architect objects. Heretofore there has been nobody to whom an appeal could be made, the architect's strength reposing on the uncertain condition that his good-will might, in the future, affect the interests of the builder, and the builder's strength lying in

the growing domination of the Building Trades Employers' Association and the individual organizations of the trades which has manifest itself in the fact that if one builder refused to complete a project it was difficult, and in several trades impossible, to get another contractor to take it up and complete it.

It will be the duty of the committee recently formed to pass upon questions of this character and to act as a court or tribunal. The committee is composed of three members from the Building Trades Employers' Association and three from the New York Chapter of the American Institute of Architects. Burt L. Fenner, of the firm of McKim, Mead & White, has been elected chairman, and J. E. Rutzler, president of E. Rutzler & Co., steam heating contractors, is secretary. The other members of the committee are Benjamin W. Morris and S. F. Voorhees, representing the Chapter, and C. G. Norman and Fred T. Youngs, representing the builders' association.

REAL ESTATE SECTION

Leases Made Since Oct. 1, 1920, Not Subject to Rent Laws

Appellate Division Unanimously Upholds Contention of Landlords That Emergency Legislation Created Two Classes of Tenants, One Preferred

ONE of the most important of the numerous court decisions in respect to the Emergency Rent Laws was handed down in the Supreme Court, Appellate Division, First Department, on April 21, in which it was set forth that the Legislature had created a preferred class of tenants by the enactment of laws applying only to those who held leases on dwellings, apartments or tenement houses prior to Oct. 1, 1920. The decision was in favor of the Farnham Realty Corporation, owners of the Wellmore apartment house, 2178 Broadway, against William M. Posner, a tenant, who leased an apartment in the Wellmore after the rent laws went into effect, moved in and paid the rent for eight months and then sought to recover part of the rent so paid on the ground that it was excessive and the written lease unjust and unreasonable. The opinion, by Justice Alfred R. Page, in which the court concurred unanimously, follows:

Farnham Realty Corporation, Appellant, against William M. Posner, Respondent.—No. 7569.

Appeal from an order of the Supreme Court, New York County, denying plaintiff's motion to strike out denials in the answer and for judgment on the pleadings and for a summary judgment pursuant to Rules 103, 112 and 113 of the Rules of Civil Practice.

LEWIS M. ISAACS, of counsel (M. S. & I. S. Isaacs, Attorneys, for Appellant.

ALEXANDER L. STROUSE, of counsel (Frank, Weil & Strouse, Attorneys) for Respondent.

PAGE, J.:

The action to recover rent for the month of July, 1921, under a written lease of an apartment in premises in the Borough of Manhattan, dated on October 6, 1920, for a term of one year and 1½ months commencing on October 15, 1920. The defendant entered into possession on or about said last mentioned date, and has ever since continued in possession thereof, and has paid the rent called for by the terms of the lease up to and including the rent payable by the terms thereof for the month of June, 1921. A copy of the lease is annexed to the complaint, and by stipulation of the parties the denials of the complaint were withdrawn, and the fact is admitted that the defendant made the deposit required by Chapter 944, Laws of 1920. The court took under consideration the motions for judgment on the pleadings under Rule 112, and for summary judgment under Rule 113. The separate defense alleges:

"Sixth: That the rent sought to be recovered in this action and referred to in paragraphs 'Second,' 'Fourth' and 'Fifth' of the amended complaint herein is unjust and unreasonable, and that the agreement alleged in said paragraphs of the amended complaint, under which said rent is sought to be recovered, is oppressive."

The purpose of this defense is to allow the defendant to take advantage of the provisions of Chapter 136 and 944 of the Laws of 1920. If, as a matter of law, those statutes apply to this case, then the defense presents a triable issue; therefore summary judgment should not be given under Rule 113, but the question is properly presented by the motion for judgment on the pleadings.

In *People ex rel. Durham Realty Corporation v. LaFetra* (230 N. Y. 429), the opinion states, "The official explanation of the law appended to and submitted with the bill (chap. 442 L. 1920) states its purpose and effect to be 'to do away with the anxiety of many people in New York who have been served with notices to move on October 1.' This declared purpose draws with it the consideration of a group of statutes enacted at the same session to meet a supposed crisis, which are closely related to each other; are a part of the same plan of remedial protection to the tenants in possession on October first, and can be fairly understood only when considered as parts of one comprehensive design." (p. 437.) The court then summarized the condition and events which led to the Legislative investigation, and further said, "While the inadequacy of housing facilities in cities had become a matter of world-wide concern, in the closely settled metropolis it was a problem of the utmost gravity, calamitous in its possibilities. The Legislature, unequal to the task of caring for all, decided to make the tenants in possession a preferred class by staying until November 1, 1922, all proceedings to dispossess them, except for the reasons hereinafter stated, so long as they paid a 'reasonable rent,' which is the term used for a statutory charge for use and occupation, to be ascertained judicially through a method provided by the statutes. The owners of dwellings, including apartment and tenement houses * * * were therefore wholly deprived, until November 1, 1922, of all possessory remedies of removing from their premises the tenants or occupants in possession when the laws took effect, * * *

providing such tenants or occupants are ready, able and willing to pay a reasonable rent or price for their use and occupation." (pp. 438, 439.) "One class of landlords is selected for regulation because one class conspicuously offends; one class of tenants has protection because all who seek homes cannot be provided with places to sleep and eat. Those who are out of possession, willing to pay exorbitant rentals, or unable to pay any rental whatever, have been left to shift for themselves. But such classifications deny to no one the equal protection of the laws. The distinction between the groups is real and rests on a substantial bases." (p. 447. The italicization in this and the following quotations is mine.) Judge McLaughlin, in his dissenting opinion in *Edgar A. Levy Leasing Co., Inc., v. Siegel* (230 N. Y. 634, 640), which he reference he made the grounds of his dissent in the *Durham Realty* case, stated that he agreed with the majority of the court that the legislative purpose "was to make tenants in possession a preferred class until November 1, 1922." In *Marcus Brown Holding Co. v. Feldman* (269 Fed. Rep. 306), Hough, Circuit Judge (sitting with Mayer and A. N. Hand, District Judges), writing for the court in construing these same laws, used similar expressions to those quoted above, limiting the scope and effect of the laws to "the tenants or occupants of September 1, 1920" (p. 31); "that the legislative desire is to maintain for about two years the September status of the kind of dwellings * * *. This statute is to be maintained against the landlord's will if necessary, but at the option of the tenants, for the landlord cannot select his tenants, but must accept what may be called the statutory tenants, yet every such tenant is and will be as free to depart and choose another landlord as he was before September, 1920" (p. 312). "Again it is said that these statutes put an end to the liberty of contract, and take property for a private use, and therefore in both respects amount to a denial of due process of law. That as to one and a very large fraction of the contractual engagements current in this city there is no liberty of contract under these statutes cannot be denied, and that property is taken from the landlord for the use of the statutory tenant is also true" (p. 313). "Such demand raised the market value of the old, and correspondingly diminished economic equality, or equality in bargaining, between any actual landlord and any would-be tenant, either new or old. Such conditions produced a reason deemed sufficient by the Legislature to prefer in the struggle for living space the tenant in possession to all others and to them was given the option of remaining at a reasonable rent, so called—really a statutory charge for use and occupation" (p. 315). "If, therefore, the allotment of necessities in times of stress is a governmental function known to historic law, and the business now affected is (in such circumstances) incapable of being affected with a public interest, nothing remains of plaintiff's contention, except the complaint of inequality in legal protection, i. e. classification. This is the nub of the matter, for it is plain that a reason must be clear which justifies on fundamental—i. e. constitutional—principles, the selection of one class of landlords for regulation and one class of tenants for favor and protection" (p. 317).

From these extracts from the opinions of the Court of Appeals and the United States District Court for this District, it clearly appears that the intent of the Legislature was judicially declared to be to make a preferred class of those tenants who were in possession of dwellings, apartments or tenement houses, prior to October 1, 1920, and to permit them to remain in possession until November 1, 1922, so long as they paid a reasonable rent to be ascertained in the manner prescribed in the statute. The only justification for the exercise of the extraordinary power to take control of private property and devote it to private use, to suspend the ordinary processes of the courts, to impair the obligations of contracts and to interfere with the freedom to contract, was found in the police power of the state in dealing with a public emergency, which the Legislature declared existed. It should be clearly borne in mind, that the emergency was not the advance in rents by reason of the housing shortage as a sequence of the World War, for the prices of food, clothing and the other necessities of life had advanced proportionately with the rentals of real estate. The emergency arose from the fact that, by reason of the inadequacy of housing facilities, those in possession were required to pay exorbitant rents under threat of dispossession, and that upwards of 100,000 such proceedings had been instituted in the City of New York. The turning into the streets of 400,000 or 500,000 persons, or the alternative of submission to extortionate demands for rent, created the emergency. The demand that the tenant submit to extortion or have his family put upon the street, was held to have interfered with the freedom to contract, as one of the parties was under duress.

None of these considerations operated in the case of the person out of possession who was seeking a home. As between such a person and the landlord they stood on an equality. If the landlord demanded more than the prospective tenant was willing to pay, he could refuse to make the lease, and both parties were in the same position that they were before. If he signed the lease at the high rental, he voluntarily assumed the burden, and could not claim that duress was exercised when he paid the then market price; for we may assume that, having a freedom of choice, he selected that which was reasonable in comparison with others that were offered. If rentals were so high, by reason of scarcity of housing

(Continued on page 520)

Comptroller Says 1923 Budget Will Equal That of This Year

At Real Estate Board's Monthly Dinner Mr. Craig Explains Why Next Year's Tax Rate Will Probably Be no Lower Than for 1922

THE monthly dinner of the Real Estate Board of New York, held at Delmonico's on Thursday evening of last week, was of more than usual interest to those realtors who attend the dinners because the city's finances were discussed by City Comptroller Charles L. Craig. The Comptroller was in a happy mood and seemed glad of the opportunity to talk to real estate men on all phases of the activities of his office. His mind appeared to be stored with all the ledgers and records of his department as he quoted at random all kinds of sums from fifty cents to millions of dollars. He was the only speaker of the evening, and when he had finished he received a rising vote of thanks from the diners.

President Charles G. Edwards, of the Board, presided. Much of the first half of the Comptroller's address was an elucidation of the financial system of the city. The latter half of his speech embodied things that trained real estate men and property owners were pertinently interested in—the taxes of this year and the prospects of taxation next year.

"We are now limited to a tax rate of two per cent. for city and county purposes," Mr. Craig explained. "The expenses of the city this year will be in excess of the \$350,000,000 budget. The tax rate in the Borough of Richmond is above the constitutional limit. The high cost of city government is due to the fact that the Legislature of 1920 increased the salaries of public school teachers. Other salaries had to be cut \$17,000,000 in order to meet the increase for teachers. The state should have paid the difference, in my opinion, for the theory is that education of the youthful population is a state function. Instead, the Legislature ordered the city to raise the money. We borrowed money in order to pay the increase and some of this obligation is carried forward into the budgets of 1921 and 1922."

Comptroller Craig declared that no reduction could be expected in the budget for 1923, in view of the **added burden** for new men in the Police Department and other unavoidable obligations confronting the Administration. Discussing the workings of his department, the Comptroller said:

"It is an ancient rule that the Comptroller must borrow money until the taxes come in. It is a good thing for all of us that the credit of the city is as high as it is. The city subsists on borrowed money. It pays out money as fast as it gets it.

"Perhaps a resume of the city's general financial status will be of as much interest to you gentlemen as anything I can talk about. The total debt incurring power of the city within the debt limit is 2 per cent. of the assessed valuation of taxable real estate, which for this year amounts to \$1,024,999,183. From this debt are excluded the county bonds of the five counties,

the debt for water supply and for revenue producing transit and dock improvements.

"The indebtedness, within the debt limit, is placed at \$832,-518,682, and the difference is the \$192,480,500. This indebtedness included these items: Gross funded debt as of January last, \$1,678,875,150; for county, water and transit bonds, \$338,177,279; sinking fund holdings for redemption of the debt, \$574,047,945 and other funded debts, including contract liabilities, street opening improvements and land liabilities, \$65,868,757.

"The \$55,332,189 deducted from the total debt limit includes \$6,237,796 for dock improvements, \$45,677,777 for school and other general purposes and several transit contracts, and \$3,-416,616 for certain stock and bond issues."

The city's method of figuring is disputed by the legislative committee which investigated the municipal finances last year, but the Comptroller's statement will be accepted by the Board of Estimate unless assailed in the courts. This means that the Hylan administration can proceed to spend the \$137,148,311 in any way it desires.

'On January 1, 1918, the city's debt limit was \$50,270,155.96 and its unencumbered margin available for additional authorization was \$18,419,078.91. These figures compare with the debt limit of April 1, 1922, of \$192,480,500.99, and an unencumbered margin of \$137,148,311.20.

"The statement of the city's funded debt is designed to present the total outstanding amount of bonds which have been issued to finance undertakings that are largely or in part self carrying. The total amounts of water bonds, rapid transit bonds, docks and ferries bonds and assessment bonds payable from assessments make a combined total of \$622,463,364.19, of which the city's sinking funds hold \$90,782,254.03 and the public bonds \$531,681,112.16.

"Of the total amount of water bonds outstanding there are from \$95,000,000 to \$100,000,000 which are self carrying. The water revenues actually realized each year are probably sufficient to meet all administration, operation and maintenance charges of the Water Department per se, and to provide annual interest payment on and set aside a sum sufficient to amortize and ultimately redeem the principal of from \$95,000,000 to \$100,000,000 of these bonds.

"The remainder of the water bonds outstanding represents to a great extent the amount which has been expended for the Catskill aqueduct still in course of construction. It may be here stated that all of the water bonds and notes issued for debt incurred for water supply since January 1, 1904, are exempted from the debt limit."

Leases Made Since October 1, 1920, Not Subject to Rent Laws

(Continued from page 519)

facilities, as to make an unusually large return on the investment, capital would be attracted, building of dwellings, apartments and tenements would be stimulated, and the level of rents would be lowered to that of the reasonable return on the investment. We can not assume that it was the intention of the Legislature to brush aside all the constitutional safe-guards of private ownership of real estate, and also to abrogate the great economic law of supply and demand. The natural process of this economic principle was left free scope in so far as these who, without restraint, could make their bargains in the open market, which in time would bring rentals to a reasonable figure. This legislation can only be justified on the theory of emergency with reference to those tenants who were in possession at the time the law was enacted.

If a dwelling or an apartment is offered for rental to a private family for residential purposes (and it is only to such that laws under consideration apply), it is not thereby devoted to the public use of affected with a public use, so as to bring it within the rate regulating power of the Legislature. Such property is within the protection of the constitution. It is true that, in times of calamity or overruling necessity, temporary interference with the control, or an actual appropriation, of such property may be necessary and justified by the emergency. Such interference, however, must be limited to that which is necessary to the occasion. When a subject matter is within the police power of the state, its regulation is within the power of the Legislature; but whether the subject matter is within the police power, is a judicial question to be determined by the courts. (Matter of Jacobs, 98 N. Y. 98, 111). In my

opinion, this legislation was limited to the immediate emergency, and should not be extended beyond those limits.

In the case under consideration the tenant voluntarily signed the lease and agreed to pay the rent reserved, and paid it without question for eight months. Now, on the theory of duress, he seeks to escape from his contract and have a jury make a contract for him that will be binding on the landlord. In what did the alleged duress consist? In this, that he could not obtain similar accommodation in the locality that he desired at a less rental, and perforce must pay the rent the landlord demanded.

If such an argument can be accepted, why should not the man who bought a suit of clothes from his tailor for \$150, which he could have obtained in pre-war days for \$75, be allowed to refuse to pay, on the ground that the price was unreasonable, and ask that a jury determine what the tailor is entitled to receive and at what rate he shall continue to furnish him clothes?

In my opinion the defendant is not within the purview of the statute, and the defense is insufficient in law.

The order will therefore be reversed with \$10 costs and disbursements, plaintiff's motion for judgment on the pleadings granted with \$10 costs.

Dowling Smith and Merrell, J. J. concur. Laughlin, J., concurs in result.

Little Moving Except to the Suburbs on May 1 This Year

Not So Many Changes of Tenancy as Usual in Manhattan, Bronx and Brooklyn,
But There is Quite an Exodus to Queens, Suffolk and New Jersey

WITH May 1 imminent, one of the times when the moving of families is heavier than during any other portion of the year, an anomaly presents itself in the fact that there will be very little moving from one abode to another within the city. The situation is about the same in all the boroughs. If there is more moving in one spot in Manhattan than in another, little though it be comparatively, the destination is to Queens, where hundreds of new apartment houses and one and two-family houses have been in course of construction during the winter for spring occupancy. The new living spaces in Queens are not being filled entirely from Manhattan, but from Brooklyn, too.

The lack of general moving this spring in Manhattan and the Bronx is caused primarily by the fact that there was a heavy leasing of apartments last October, when northern Manhattan and the Bronx had many new apartments ready for use and many old tenants were forced from their apartments to new ones by raises in rents on new leases and by new tenants making leases over the heads of old tenants.

Of the thousands of apartment house tenants who a year or more ago placed their household effects in storage and went boarding as a result of unprecedented high rentals then prevailing, few have again leased apartments. Consequently the storage warehouses are full to capacity.

The only noticeable spring movement is to the suburbs within easy commuting distance of Manhattan. Thousands of new one and two-family houses have been built in the five suburban counties of New Jersey, in Westchester and Rockland counties and in Nassau and Suffolk counties. New houses are rented or sold as fast as they are built. During the last year four hundred new houses were built in Lynbrook, Nassau

county, and they are all either sold or rented. Montauk Highway and other leading thoroughfares through Long Island just now abound in moving vans carrying furniture eastward. Throughout the entire suburban area around New York cottages and bungalows are being leased by the year empty for figures that formerly obtained for furnished houses of the same types. Many of the suburban warehousemen still have their buildings stored full of furniture belonging to persons in their neighborhoods whose leases had expired last autumn and who were unable to obtain new places of residence.

The shortage of apartments and high rentals in Manhattan, Brooklyn and the Bronx that prevailed last year reacted upon the suburbs to the extent that thousands of city residents went beyond the limits in hope of relief with the result that they have confounded the suburban situation. On every hand, in the suburbs, houses are in course of construction and in face of the fact that building material prices have not receded largely.

The situation as to the higher class of apartments in Manhattan is about the same as it was last October. There is a small percentage of vacancies. A few persons who spend their summers in the country are now looking around for apartments to lease from October 1 next. Many of this class, however, are living the year through in their country homes, if within easy reach of the city. Especially is this true of families with children. The finer apartment house districts have lost thousands of these families permanently.

There is a continuance of the situation of last year of tenants who formerly occupied costly apartments leasing apartments of the next lower grade in order to be within their rental means. Many of them of last year will continue in the lower grade on longer term leases.

Notable Alteration of Building in Old Downtown District

NOTABLE among the recent building projects in the downtown business district, in which antiquated structures have been remodeled and modernized for business purposes, is the reimprovement of the site at 52 to 54 Vesey street, between Church and Greenwich streets, owned and occupied by the A. B. See Electric Elevator Company. The altered structure is an excellent example of what is possible in the line of turning an old-fashioned building into a good-looking and commodious office structure.

The original buildings on the site of the A. B. See Company's offices were typical of the older downtown business districts. The three upper stories of 54 Vesey street had been destroyed by fire some time previous to the acquisition of the property by the new owners.

In preparing the plans for the alterations, Francis Y. Joannes, the architect retained by the owners, found that the absence of the upper stories of the destroyed building were a decided advantage, and the increased day-lighting of the upper stories of the adjacent building made it possible to attract an entirely different class of tenants for these floors at a higher rental than otherwise would have been obtainable.

The entire front of both buildings has been removed and rebuilt with Indiana limestone, with counter-weighted steel sash in the lower two stories and a motor truck entrance in the westerly opening at grade. The westerly wall of 52 Vesey street, above the roof of the adjoining building, has been pierced with seven windows on each floor, and the outside wall is finished in stucco to match the limestone front.

The A. B. See Electric Elevator Company occupies the entire basement, first and second floors, and leases the three upper stories for office purposes. The upper floor of the westerly building is lighted by skylights. The elevator service is provided by a modern push button control elevator without an operator, made and installed by the owners. This type of



Francis Y. Joannes, Architect.
NEW OFFICES OF A. B. SEE ELECTRIC ELEVATOR CO.

elevator is a decided advance in design and offers possibilities in the development of similar properties where elevator service is desirable but impossible where attendance is necessary.

Mr. Dowling Warns Against Rash Regulation of Realty

Unwarranted Interference with Property Rights Will Destroy Initiative Which Built Up New York, He Says, at Y. M. C. A. Realty Class Dinner

THE banquet of the Real Estate Training Class of the West Side Y. M. C. A., which marked the close of the lecture course on real estate for this year, took place in the ballroom of the Park Avenue Hotel on Tuesday evening. Present were nearly all of the prominent realtors who delivered lectures to the class during the winter. They were the guests of the class and sat at the table of honor with Judge Thomas C. T. Crain, Lawson Purdy, William C. Demarest, Rev. Samuel W. Grafflin and Thomas Daggett, Secretary of the Transit Commission. W. H. Wyckoff, who has assembled the class each week, presided.

Judge Crain was the orator of the evening and he discussed at length the mission of the Y. M. C. A. and the cause and solution of the existing crime wave in New York. He urged the inculcation of a higher sense of moral responsibility among the young, and pointed out that most of the crimes now perpetrated are by youths and young men. He said that law could protect society against criminals by depriving them of their liberty but that it could not stop the growth of more of them. That rested with the moral sense of the community.

William C. Demarest, who was Honorary Chairman of the winter lecture course, expressed the thanks of the class to the lecturers and said the occasion was an anomaly in that never before within his recollection had a class in any branch of learning held a banquet and made the faculty the guests of honor. He assured the class that the faculty was grateful, and his remarks caused much amusement.

Lawson Purdy declared that as real estate is now considered a profession by many it had become necessary for the class to take into account its full responsibility.

"Part of the duty of you realtors," said Mr. Purdy, "is to know the laws pertaining to real estate, not alone for your own sakes but for the welfare and interest of your clients. In some states of the Union property-owners have to appraise and value their own property. It makes a complex problem because the average man, even though he may own considerable real estate, knows little of the actual value of it. He may have a general idea of value but he knows little if any thing about the causes of appreciation or depreciation of values in divers parts of the city. Hence it is futile for an ordinary layman to decide what property values are. The wise property-owner leaves it to experts to determine real value. As real estate men you will become more or less expert and it is for you to know all the laws bearing on real property. They are a vital adjunct to your business."

Robert E. Dowling, in the course of his remarks, said: "Those in the real estate business expect to make a living of it. That is the practical view. That is what will inspire you to remain in it. I want to impress upon you the fact that the practical side of the business can properly accompany the utilitarian side of it. The best brokers in this town, the men who have made its real estate a great asset and conserved its utility, are very simple men. They are honest men in spite of all that may be said to the contrary. They love their business

the same as the lawyer, the doctor or even the clergyman loves his business. All the slick and smart persons that I have met in the real estate business have not remained in it. They played their little part upon the stage and the public has disposed of them. They are not and they never have been the big men of the real estate market of this city.

"Read the history of New York thoroughly. Go back into its earlier eras and learn why this town has grown as it has and why it must continue to grow. The real estate business here, if properly understood, is the finest blend of romance and reality that one can enjoy. In 1790 Albany and Dutchess counties had bigger populations than New York county. Think of it! What made this imperial municipality? A knowledge of the city's history is absolutely essential to your progress.

"I have always been opposed to excessive regulation of real estate by law. We have had regulation of some kind or other from the earliest times. I would call much of it unnecessary interference with property rights. In New Amsterdam there was a law that inflicted a fine on every man who did not improve his vacant land. That was the beginning of regulation. Since then we have had other laws just as onerous in other ways. I want to impress upon you young real estate men, you who will carry on the great business of leasing and selling property here, that legislation by clamor and the interpretation of it by courts that fear the public are not the things that will help the growth of this city along the right lines. Real estate stability cannot rest on such conditions. The courts should restrain the people against their own excesses. They do quite often, but not always, and much radical legislation against real estate shows the need of restraint. If every rash notion against the rights of property prevails, and there is a tendency in that direction, it will be possible to kill the desire and incentive to do anything big and constructive in property matters in this city and state. I feel that I have not overstated the matter.

"Within a generation or less we have witnessed events that show which way the wind is blowing. Time was when large estates and rich men built rows of private dwellings and apartment houses in New York. Their surplus funds went into such substantial investments and the people at large were the beneficiaries. It is no longer the case. Speculative builders of all kinds now do the vast bulk of construction here. Property-owners of standing and of great substance have been punished severely for doing the very things that have helped New York. There is no longer an incentive for constructive work among the element who did it and who thereby aided our civilization and our social progress. A serious condition confronts us because too many extraneous theories have been allowed to play upon the passions and prejudices of law-making bodies and upon the minds of the public. I have acted officially with law-making bodies, I have witnessed all of the inside workings, and I know whereof I speak. There are sincere and honest theorists about property rights and I respect their good qualities, however much I believe in the dangerous results of their theories. There is a dead line where attacks on property and property rights must cease."

Dr. Grafflin told the class that there were seven principles they could well carry with them into the activities of their business: Courage to pioneer; the will to investigate; the capacity for new truth; tolerance of the radical young man, and conservatism in yourselves; a high sense of responsibility; a set of strong convictions; and sacrificial persistence.

The evening closed with an illustrated talk on "Old New York," by Harry Hall, of the firm of William A. White & Sons. Secretary Daggett, of the Transit Commission, spoke on the readjustment of the subway systems and his address was along the same lines as that recently delivered by Gen. John F. O'Ryan at a monthly dinner of the Real Estate Board of New York.

Among the well-known real estate men present were Robert E. Simon, William L. De Bost, James Nash Webb, many of the office force of William A. White & Sons, George L. Allin, A. C. McNulty, and several of the active force of Pease & Elliman.

New York Society of Architects Holds Monthly Meeting

THE regular monthly meeting of the New York Society of Architects, held at the Engineering Societies Building, 29 West Thirty-ninth street, Tuesday evening, April 18, was well attended and several important matters were discussed and acted upon. President James Riely Gordon occupied the chair and after the minutes and other routine business was disposed of Secretary Johnson read a letter from Harold S. Graves, of Boston, in reference to the competitive designs for small dwellings. This is an altogether altruistic competition, promoted in the interest of young people who are desirous of having their own homes and, according to the opinion of

the New York Society of Architects, well worthy of support.

Complete satisfaction was expressed at this meeting upon the recent judgment of Justice Giegerich, which gives the architects the right of placing a lien against a property, whether he superintends its construction or not.

The following architects were elected to membership in the Society: Edwin H. Denby, Aymar Embury, 2d, Richard H. Hunt, Maurice Deutsch, Thomas F. Price and Matthew Del Gaudio.

The next meeting scheduled will be the annual convention of the Society. This event will be held at the Hotel Astor and will be preceded by a banquet and an interesting program.

Review of Real Estate Market for the Current Week

Fifth Avenue Contributed a Choice Corner Plot, While Madison and Lexington Avenues and Neighborhoods Witnessed Strong Selling and Leasing

THIS was a week contributing sales of real estate of more than ordinary interest. Looming prominently was the sale of a large vacant upper Fifth Avenue corner by the Lloyd S. Bryce estate to a firm of prominent builders for improvement with a high class apartment house. It indicates that in spite of the law that regulates the height of apartment buildings in the fine residential part of the avenue that it has not discouraged builders. The site in discussion is 100.11x200 and it will enable the buyers to put up a building of medium height and yet contain numerous apartments. The plot was held at \$460,000. Numerous first class dwellings in the Fifth and Madison Avenue neighborhoods changed hands. On the west side of Central Park a fine dwelling on 72d Street was bought for the purpose of remodeling it into a business building. This emphasizes the trend in that wide thoroughfare. It would not be surprising if more sales of this kind were reported there in the near future.

Lexington and Madison Avenues both were strong factors in the dealing of the week. Corner properties there are proving attractive for remodeling or for reimprovement for business and apartment purposes. H. H. Rogers leased the southwest corner of Madison Avenue and 57th Street for a long term of years to a lessee who will remodel the two old dwellings on the

site. The aggregate rental is more than \$1,000,000. In lower Madison Avenue, at 38th Street, the site of the Old South Church again changed hands and it is understood that a fine apartment house will be built on the site, it having been held that a multifamily house does not violate the meaning of the Murray Hill restriction. August Heckscher owned this corner some months ago, but he took a profit on it and another one was taken on the resale.

The West Side Branch of the Y. M. C. A. was revealed as the buyer of two large plots on West 57th Street, near its headquarters there, the parcels taken being the site of old Zion and St. Timothy Church and some apartment houses abutting on 56th Street. The combined sites will be improved with a home for working boys.

Several tenants of buildings throughout the city bought the parcels they occupy. A notable instance was that of a Grand Street merchant who bought a loft building he had leased for 35 years. Only a few weeks ago a long time tenant on the lower West Side did the same.

In the Bronx the dealing was varied and strong and there was a sudden revival of vacant land buying that in volume approached the dealing in plots that prevailed there in mid-winter. Many apartment houses in the northerly borough also changed hands.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded, in Manhattan this week was 85, as against 75 last week and 79 a year ago.

The number of sales south of 59th st was 30, as compared with 21 last week and 10 a year ago.

The number of sales north of 59th st was 55, as compared with 54 last week and 46 a year ago.

From the Bronx 48 sales at private contract were reported, as against 52 last week and 43 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 523.

Mystic Shriners Enlarge Plot

An addition to the site for the \$2,000,000 mosque for the Mystic Shriners, Mecca Temple, has been made through the purchase of the 3-story brick stable, on a plot 50x100.5, at 133-135 West 55th st, from George C. Mason for \$140,000. Last December the Shriners bought the adjoining eight lot site of the Famous Players Studio on 55th st, extending through the block to 124-130 West 56th st. That purchase was made through Robert Levers from Yale University, to whom the property was donated by William Smith Mason. The Famous Players have a two-year lease of the premises. With the latest acquisition the Shriners now control a site fronting 151 feet on 55th st and 100 feet on 56th st. The sale is recorded.

Big Mortgage Assigned.

Charles F. Noyes Co. sold to H. M. Susswein the \$450,000 mortgage on the former Market & Fulton Bank (now merged with Irving National Bank) 11-story building 81-83 Fulton st, and running along Gold st from Fulton to Ann st. Mr. Susswein is president of the Fulton-Gold Corporation, owners of the property. Breed, Abbott & Morgan were the attorneys representing the Irving National Bank in the transfer of the mortgage, and Cass & Apfel represented Mr. Susswein's interests.

Gas Cut-off Ordinance Vetoed.

After a hearing to give opportunity for arguments in favor of and against the installation of gas cut-offs in buildings throughout the city, with the exception of one and two-family dwellings, Mayor Hylan formally vetoed the ordinance which was passed by the Board of Aldermen. Many landlords were present at the hearing and vigorously attacked the arguments advanced by Fire Chief John Kenlon and others, who favored the measure.

Disorder began when Chief Kenlon intimated that landlords were making enough through high rents to assume the cost themselves.

Mr. Kenlon said leaking gas was one of the

greatest menaces with which firemen had to contend.

"This is a question of lives not of dollars," he shouted. Chief Kenlon paid a tribute to the work of the firemen and told of their dangers. He said it had been estimated that the installing of the device would cost \$40,000,000, whereas, he said, it wouldn't cost half that.

"Anyway," he said, "the property owners will get their money back in reduced insurance rates in five or six years."

When the hearing was over the Mayor said that, while he thought the principle involved was a good one and that it would save the lives of firemen and occupants of buildings, he thought the cost of installing the cut-offs should fall upon the gas companies, and not the property owners, and he would send the measure back to the Aldermen to have the matter threshed out.

Y. M. C. A. Buys on 57th Street

Presumably as a site for its Boys' Memorial Building the West Side Branch of the Y. M. C. A. is purchasing the site of the old Zion and St. Timothy's Church and rectory at 332-334 West 57th st. The buildings were destroyed by fire last January. It is said that the Y. M. C. A. officials and trustees of the church have agreed upon the sale and it is understood that the purchase price is close to \$350,000, the valuation which the church has placed on the property.

The site fronts 75 feet on 57th st and extends through the block 200 feet to 56th st, where it fronts 100 feet. On 57th st it is separated from the West Side Branch building by 125 feet, which is occupied by the Princeton Apartments, and on 56th st the 40-foot Palisade Apartments separate the properties.

The plan of the Y. M. C. A. to build a home for working boys under 18 years of age calls for an expenditure of about \$500,000. The building is to be 8 stories with facilities for between 1,500 and 2,000 members and dormitories for 195. Many prominent New Yorkers are interested in the plan. John D. Rockefeller, Mrs. Willard D. Straight, Philip Le Bouteiller, J. B. Mabon and Gilbert College were among the donors.

Proposed Sites for Schools

The Board of Education has recommended to the Board of Estimate the purchase of a plot on the east side of Andrews av, north of Burnside av, adjoining Public School 26, and a plot on the northwest side of Randall av, between East Tremont and Revere avs, Throgs Neck. Both are in the Bronx.

City Buys a Bronx Plot

The National Florence Crittenton Mission sold to the city of New York the property, 108.7x181.9x irregular, on the east side of Franklin av, 315 feet north of 168th st.

Old South Church Site Resold.

William B. Jones resold to a syndicate the southeast corner of Madison av and 38th st, a

vacant plot 98.9x125, that was the site of the Old South Church. It was held at \$500,000. It is understood that the corner will be reimproved with a large apartment house.

Conjectures as to the nature of the building project to follow the deal are based upon the fact that William H. Silk is identified with the purchasers. Mr. Silk has been associated with J. S. Cushman in the construction of a group of Allerton apartment houses for bachelors in the residential districts of the East Side.

Mr. Jones bought the plot from August Heckscher a year ago. Mr. Silk says that no definite plans had been devised for the old church corner, but there is little doubt that improvement will be more than a single family dwelling. The plot fronts 98.9 feet on the avenue and 125 feet on the street. Charles E. Van Valen, Inc., were the brokers in the resale.

Lexington Avenue Corner Sales

The newly formed Pinklen Realty Co., E. M. Bernstein, C. Warner and B. E. Boss, directors, purchased from the Correll estate the two 5-story apartment houses, on plot 80x104.4, at the southwest corner of Lexington av and 81st st. The properties were valued at \$250,000. The corner house is known as Lenox Arms.

Emanuel Ornstein, who has been actively interested in property in the vicinity of Lexington av, has purchased the northwest corner of that thoroughfare and 87th st, from the Markwin Realty Co., which held it at \$185,000. The property is known as 1290 to 1298 Lexington av and 131 to 133 East 87th st, and is improved with the 5-story Columbia flats on the corner and two 2-story dwellings on the street. The avenue frontage is 100.8 feet and 69 feet on the street.

Frederick Brown resold to the Abraham Brickman Construction Co. the northeast corner of Lexington av and 74th st, recently assembled by him for improvement with an 11-story apartment house, which will represent an outlay of approximately \$750,000.

The property is known as 1033 to 1039 Lexington av, improved with three flats and a 4-story building, the site fronting 68 feet on the avenue and 82.6 feet on the street. Day & Day and Maurice Renard were the brokers. Mr. Brown acquired the three southerly houses from G. L. Lawrence, a plot on Washington Heights figuring in part payment, and from George White Mr. Brown bought 1039 Lexington av.

Resell Water Street Corner

Charles F. Noyes Co. resold for Norman S. Riesenfeld and Joseph F. A. O'Donnell to American Kitchen Products Co., manufacturers of Steero products, now a tenant, the building 30 x70, at 281 Water st, a 7-story mercantile building, northeast corner of Dover st. The property was valued at \$60,000 and was purchased within the last few weeks by Riesenfeld & O'Donnell through the Charles F. Noyes Co. from Emil A. Roos, to whom the same brokers sold the property several years ago.

Douglas L. Elliman & Co.
Real Estate Brokers
 Fifth and Park Avenue Districts
 Efficient Property Management
 Plaza, 9200 15 East 49th St.

JAMES BOYD
 Member Real Estate Board, N. Y.
Real Estate—Mortgage Loans
 135 BROADWAY
 Phone: Rector 8658-8659

BROOKS & MOMAND
 Member of Real Estate Board
Real Estate Mortgages
 115 BROADWAY Phone 2267 Rector
 2268

CHARLES B. VAN VALEN, INC.
 Member Real Estate Board of N. Y.
REAL ESTATE
MORTGAGE LOANS—INSURANCE
 110 WILLIAM STREET
 Phone: 6000 Beekman

FREDERICK BROWN
Real Estate Operator
 OFFERINGS SOLICITED
 FROM BROKERS
 565 5th Ave. Phone Vanderbilt 8725

WALTER KRASLOW
Real Estate Operator
 Brokers' Offerings Solicited
 190 Montague St. Brooklyn, N. Y.

BENJAMIN WINTER
 BUY AND SELL HIGH-CLASS
 MANHATTAN PROPERTY
 BROKERS ARE INVITED TO SUBMIT
 PROPOSITIONS—Quick Decision Given.
 Lansing Building
 2299 BROADWAY, AT 82nd STREET
 Suite 6 Phone: Schuyler 2897

SAMUEL BRENER
REAL ESTATE OPERATOR
 50 EAST 42nd STREET
 Vanderbilt 3918-19

BENENSON REALTY CO.
 BUY and SELL
 HIGH CLASS BRONX AND
 MANHATTAN PROPERTY
 Columbia Trust Bldg., 509 WILLIS AVE.
 Phone: Mott Haven 5212-5213

HEIL & STERN
 Member of Real Estate Board, N. Y.
Real Estate
Business Property Specialists
 1165-1167 BROADWAY (n. w. cor. 27th St.)
 Telephone: Watkins 4280

Closes Out Scott Estate Holdings

William J. Roome & Co., Inc., sold for the estate of John B. Scott 258 West 24th st, a 3-story and basement dwelling, on a lot 16.8x98.9. This property has not been transferred since March, 1868, when the late John B. Scott bought the property from Cornelia and John Eckerson. This is the last of the Scott holdings, all of which have been sold through the same brokers.

Bryce Estate Sells Fifth Avenue Corner

Estate of Gen. Lloyd S. Bryce sold to the Fred F. French Co. the north corner of Fifth av and 97th st, a vacant plot 100.11x200, the latter frontage being on the street. It was held at \$460,000.

The new owner will improve the corner with a 6-story elevator apartment house to conform with the recent restriction of the height building limit of 75 feet. The French company is building a 14-story apartment house at the north corner of 95th st and Fifth av.

Buy South Street Warehouse

Lawrence, Son & Gerrish purchased from Gardner B. Penniman for \$95,000 the 5-story brick warehouse, on plot 92x146.2x irregular, at 417 to 423 Water st, through to 214 and 216 South st. The buyers control several large warehouses nearby. The sale is recorded.

Resell a Heights Corner

Jules Nehring, Inc., sold for Daniel H. Jackson to Kalmus Bros., Inc., 311 to 319 Audubon av, southeast corner of 181st st, a 2-story taxpayer, containing 6 stores and offices, on lot 25 x100 held at \$120,000 and renting for \$16,000 annually. This is the second sale of the property by these brokers within 3 months. The purchasers own the adjoining 6-story warehouse at 562 to 566 West 181st st, and now control a frontage of 100 feet on 181st st and 120 feet on the avenue.

Prince Street Corner Sold

Butler & Baldwin, Inc., sold for James R. Nash and others to J. De Blasio 164-166 Prince st and 118-120 Thompson st, southwest corner of the two thoroughfares, a 6-story brick tenement house with stores, on a plot 40.5x62.

Sells Co-operative Apartment.

Douglas L. Elliman & Co. sold a large duplex apartment containing 12 rooms and 4 baths at 925 Park av, northeast corner of 80th st, for Archibald W. Ferguson to a prominent resident of New York, for occupancy.

West Street Landmark Sold

Augusta Quick sold the Glen Island Hotel at the north corner of Cortlandt and West sts, to J. William Postel. Mrs. Quick owned the property for 28 years. It is a 4-story brick building with store, on a lot 20.6x64.4x39x55.3.

Buy West Side Parcels.

Sol Freidus and Morris Steinberg purchased through the Herman Arns Co. from Frances Hennessy 42-44 West 98th, two 5-story triple flats, 25x100.11 each. They also purchased 221-223 West 18th st, two 5-story tenement houses with stores, on a plot 50x92, through H. V. Mead & Co. from the estate of Bleeker Van Wagenen. They recently acquired 225-227, adjoining, and now control four buildings at this point.

Tenant Buys Loft Building

Dr. Fortunato Franciulli, a druggist, who has been a tenant for 35 years in the 5-story loft and store building, 25x55, at 223 Grand st, has purchased the property from George F. Mahnen.

Estate Sells Harlem Plot

Real Estate Management Co. sold for the Pinkney estate the vacant plot, 125x99.11, on the south side of West 141st st, 333 feet 3 inches east of Lenox av, to the F. Channon Press Jr., who intends to improve the site with buildings.

Parke Estate Sells Plot

Julius Tishman & Sons, Inc. purchased from the William G. Parke estate 61-75 East 96th st, a vacant plot 100x100. Negotiations are pending for the resale of the plot to builders, who will erect a 6-story elevator apartment house on the site. George Ranger was the broker.

Well Known Firm Dissolves.

The real estate firm of Manning & Trunk of 489 Fifth avenue has been dissolved. Anton L. Trunk, of the firm, will continue in business at the office of the former firm on his own account. Edgar A. Manning has established an office of his own in the Borden building, 350 Madison av. His telephone number is 9443 Murray Hill.

Buys Burnside Ave. Block Front

Joseph Silversen purchased from Max Just the block front on the south side of Burnside av between Grand and Harrison avs. This is the last vacant block on Burnside av. The property fronts 190 feet on Burnside av, 130 feet on Grand

av and 121 feet on Harrison av. Shaw, Rockwell & Sanford were the brokers.

On the Burnside av frontage Mr. Silversen will erect a 2-story building with 22 stores on the main floor. Five story apartments will be built on the Grand and Harrison av frontages.

Bronx Parcel in Trade.

Charles F. Noyes Co. arranged an exchange whereby Thomas McBride purchased from Percy Griffith, executor, the 4-story apartment house with 12 apartments at 2049 Washington av, on lot 25x145, and renting for about \$3,300 per annum. In part payment Mr. Griffith took free and clear six lots at the corner of Euclid and Riverview avs, Ardsley, N. Y. The Washington av apartment house has been placed under the management of the Noyes Co.

Sale on Throggs Neck.

Robert Levers sold for the Fort Schuyler Building Co. to Mrs. Elizabeth Barry, a 2-story dwelling, on lot 50x100, in Migel pl, Throggs Neck, Bronx.

Interborough Sells Brooklyn Tract.

G. P. Butterly sold for the Rapid Transit Construction Co. the two dwellings 63-65 Joralemon st, Brooklyn, on a plot 41x70. The property was acquired by the Interborough Rapid Transit Co. 15 years ago, with the intention of using it as a ventilator for the subway which runs beneath it, but who afterwards acquired other property in the same locality for the purpose. The purchaser is George J. Brown. The Rapid Transit Construction Co. was represented by A. W. Warner, its real estate agent.

Builders Buy in Brooklyn

I. Salzberg sold for M. Rutchik to Marlboro Realty Company 37 lots fronting 240 feet on the south side of 70th st, 260 feet west of 22d av and 480 feet on the north side of 71st st, 230 feet west of 22d av. Thirty 2-family 11-room houses with garages will be erected on the tract.

Some South Brooklyn Sales

Martin A. Ansbord sold the 16-family house, 6005-6007 Fourth av, for P. J. Carley; the 6-family house, 255 62d st, for C. Seidenberg; dwelling, 642 75th st, for Lester Schutte, and the 2-family house, 650 57th st for M. A. Moran to clients for occupancy.

Big Resale in Brooklyn

Meister Builders, Inc., resold to an investor the six 5-story brick apartment houses, 319 to 337 Pearl st, and the 5-story brick building, 60-68 Johnson st, Brooklyn, on a plot 260x105, accommodating 123 families and containing 3 stores. This property was held at \$325,000. Walter Smith was the broker. Same property was purchased recently by the sellers from the Realty Associates.

Bellport Estate Bought.

The Langley estate on the Montauk Highway at the east end of the Village of Bellport, L. I., consisting of 45 acres of rolling land, with 1,000 feet of shore frontage on the Great South Bay, has been purchased by Dr. P. A. Reque, of Brooklyn, from the estate of William H. Langley. The property consists of a large residence containing 25 rooms, several outhouses and a house for the servants. About three months ago it was rumored that Charlie Chaplin had purchased the property for a summer home. The sale to Dr. Reque was negotiated by George H. Weidner of Bellport.

Sells Long Beach Tract.

Edward J. Farrell, of Long Beach, sold for Samuel Cohen 22 lots on Walnut st, near Riverside boulevard, to a client, who will improve same with private dwellings.

Housing Deal at Long Beach.

For improvement with cottages and bungalows 200 lots on Laurelton boulevard, Market st and adjacent thoroughfares, Long Beach, L. I., have been purchased by the Individual Home Corporation, whose directors are M. and H. and R. Peck.

Choice Country Estates Sold.

Robert E. Tod sold 190 acres of a 477 acre estate between Syosset and East Norwich, Nassau County, L. I. The acreage sold comprises the westerly part of the estate, and a Pittsburg man is understood to be the buyer.

The purchase will include Mr. Tod's former residence, two cottages, a stable, a garage and other outbuildings. Mr. Tod's present country home is on the easterly portion of the estate near his famous kennels. He will retain about 287 acres of the original tract. The acreage sold is reported to have brought \$200,000.

The Foster property at Sea Cliff, Nassau county, covering a plot 200x100, and commanding a view of Manhasset Bay, has been sold by the Schulz Realty Co., Oscar J. Schultz, president, to May Hargrave. The property includes a large residence and outbuildings.

Everybody Needs Hot Water

This Tells How to Get It

*For the greater convenience of our
customers we have just organized a*

WATER HEATING & HOUSE HEATING DIVISION

at No. 130 East Fifteenth Street

OUR experts will give prompt attention to those who are considering the use of Gas either for Heating Water or the Heating of a House, Apartment, Loft or Large Building.

Architects and Builders, with advantage to themselves and their clients, should ask for the services of one of our highly qualified Experts. His services are *gratis*.

As to Gas Water Heating: There are Gas Water Heaters for use in the Home, Office or Factory. Then again we install a Gas Water Heating System that will furnish a large building with an instantaneous, uninterrupted, Summer or all-year-round supply of hot water. The Gas Boiler installed requires no attention. It regulates itself automatically.

Many private houses are using this System, as well as many large buildings. One of the latter requires nearly 40,000 gallons of hot water every week. Another large building requires nearly 6,000 gallons a day, every drop of which is Gas heated.

Every person interested in a newly constructed building, or one under construction or contemplated, or in a building being or about to be remodeled, should consider the advantages of Gas Water Heating.

Consolidated Gas Company of New York

GEO. B. CORTELYOU, *President*

Telephone Stuyvesant 4900

Sells Cedarhurst Residence.

The Lewis H. May Co. sold for Jack Amsterdam his country estate, consisting of a modern English brick dwelling and outbuildings on 2 acres of ground, facing Meadow rd, Cedarhurst, Nassau county, to Samuel Rosenbaum, for occupancy. The property was held at \$55,000.

Brooklyn Lawyer Buys Duck Island

Contract for the sale of Duck Island, near Northport, L. I., has been signed by the Aledo Realty Co. The purchaser is Henry A. Ingraham of Brooklyn and Northport. William B. Codling of Northport was the broker. The property has been held at \$125,000. Duck Island is one of the most picturesque parcels along the North shore. The buyer is a prominent lawyer.

Sell Bronxville Tract.

Fish & Marvin sold for the Rockwell estate a block front on Woodland av, extending from Oriole to Greenfield avs, Bronxville. The property comprises nearly two acres, and it is the

intention of the purchasers, a group of New York City business men, to erect five residences for their own occupancy. The land was held at \$30,000.

Sell a Greenwich Estate

Ladd & Nichols, Greenwich, Conn., sold for Mrs. W. A. Tabourn her residence on Calhoun Drive, Greenwich Conn. The property consists of house, garage and about five acres of very attractive grounds. It was held at \$65,000. The same brokers rented for Alfred L. Ferguson his house in Edgewood Park, Greenwich, to C. L. Campbell of this city for the summer, and to Dwight D. Wiman for the ensuing year the residence of William C. Watling in Brookside Park.

Sale Near Tunnel Entrance

Sharp & Co. sold for Piegro Bianchetti to the Versailles Holding Co., Louis Kramer, president, the 5-sty brick hotel, 5 Thompson st, on a plot 33.6x118.6x irregular. The property is located near the approach of the vehicular tunnel to New Jersey, in Canal st.

Buy Bleecker Street Lofts

S. & J. H. Albert, with Arthur Eckstein, representing Manheimer Bros., sold 97-99 Bleecker st, a 6-sty brick loft and store building, on a plot 50x153.10x irregular, to Mendel Presberger for the Henry Meinhard estate. The property was held at \$150,000.

Prominent Park Avenue Corner Resold

Leon S. Altmayer sold for Mrs. Julia Chapin Bourne Lockwood to Dr. Beit the 5-sty stone and brick dwelling known as 908-910-912 Park av and 76 East 80th st, being the southwest corner of the two streets. The property has a frontage of 81.2 feet on Park av and 20.6 feet on the street. The same brokers resold the same to Edgar A. Levy.

A Fine Apartment Catalogue

Pease & Elliman, who have long managed and leased superior apartments in this city, have issued their sixth annual catalogue of fine apartments in the Fifth av and Madison av districts, the upper West Side, as well as in the Park av neighborhood and the avenue itself. Ample illustrated with floor plans, the catalogue is a comprehensive document in apartment details. The location of every bathroom, closet space, bed chamber, salon, library, kitchen, butler's pantry, private hall and connections is shown at a glance, thereby informing the prospective tenant of much in a few minutes. All of these plans are from architects' drawings.

The publication abounds in typical floor plans of the most costly apartments in town to the lowest priced first class ones. No book of its kind yet issued is more thorough in its presentation of choice living space. It also contains a list of apartment houses floor plans of which are not shown.

The following important statement appears in the catalogue: "We have not in this book given the price ranges for the various apartments. The reason for this is not what might be assumed, that we are expecting any immediate revision of rents, though one may come. The owners, and not Pease & Elliman, authorize the rent schedules of the houses of which we have charge; and we do not attempt to give price ranges for the many houses in this book which we have inserted for the convenience of the public but of which we do not have charge."

MORTGAGE LOANS

Edwards, Dowdney & Richart placed a first mortgage of \$60,000 for the Walvin Real Estate Co. on premises 100-06 Tenth av. They also placed building and permanent mortgages amounting to \$38,000 for the Success Building Co. on premises on the west side of Eastburn av, 68.3 feet north of 73d st.

L. Davis obtained for clients a mortgage loan of \$50,000 on the synagogue at 161 East 67th st, and a mortgage loan of \$19,000 on 1027 Tiffany st, Bronx.

Harry A. Levine, as broker placed a loan of \$100,000 for a period of three years on a leasehold at 312 to 326 West 125th st for the Seagard Realty Co. for improvement with a 3-sty store and office building with a large store extending through to 124th st.

The Metropolitan Life Insurance Company has authorized mortgage loans amounting to \$10,500,000. About \$6,000,000 of these were loaned in New York City, about \$3,000,000 on out of town city loans, and over \$1,500,000 on farm loans. The housing loans will provide shelter for 1,179 families. Of these 203 are on dwellings outside of New York City to provide for 237 families, and on 28 apartments outside of New York City to provide for 222 families. In the greater city the loans are on 25 apartments and 29 dwellings, altogether to provide for 720 families.

The New York City housing loans were mostly on Queens properties. The out-of-town housing loans, amounting to about \$1,250,000, were made in Norfolk Va.; Memphis, Tenn.; Atlanta, Ga.;

a number of cities in Florida, Nashville, Chattanooga, the suburbs of Chicago, the suburbs of Boston, in Cleveland, and a few in scattered cities in Minnesota, Ohio and Indiana.

Other loans include \$3,219,500 on 23 business buildings. The farm loans were made in Iowa, Missouri, Alabama, Indiana, Tennessee, South Dakota, Kansas, Arkansas, Nebraska and other Southern and Western states.

S. W. Straus & Co. have underwritten two first mortgage serial bond issues of \$3,200,000 on new housing projects with a combined capacity of 1,600 rooms. One is a loan of \$1,700,000 on the land and 14-sty apartment hotel to be erected at 91st st and Broadway. The structure will contain 450 rooms divided into small suites. The borrowing corporation is the Van Rensselaer Estates, Inc., of which Henry A. Blumenthal is president. Schwartz & Gross are the architects, and Hughes & Hammond were the brokers.

The other underwriting was a first mortgage bond issue of \$1,500,000 on the Lewis Morris apartment house, and land on Grand Boulevard and Concourse, Clifford pl and Walton av. The building will be 13 stories on the Concourse elevation and 16 stories on Walton av and will contain 1,050 rooms arranged in apartments of 3 to 7 rooms and bath. The owner is the Clif-Walt Realities, Inc., of which the president and controlling stockholder is Albert J. Schwartzler, prominent builder and realty owner. Jacob & Emil Leitner, Inc., were the brokers.

Joseph P. Day placed a first mortgage of \$60,000 on the former old French Hospital's premises at 322 West 34th st, comprising a 5-sty building, 50x118.

Lawrence, Blake & Jewell placed for Harry Aronson, Inc., \$180,000 on the northeast corner of 76th st and Madison av, a 10-sty apartment house; for the Ambrose Realty Corporation \$57,000 on 338-340 West 56th st, a 6-sty elevator apartment house; and for A. Schwalbe \$70,000 on 36 West 38th st, a 6-sty business building.

Charles B. Van Valen, Inc., negotiated recently mortgage loans aggregating \$2,990,000. All of these were for large amounts, the most recent being: \$900,000 on the 14-sty Rodin Studios, on a plot 89x115, at the southwest corner of Seventh av and 57th st; \$160,000 on the 6 and 7-sty apartment houses with stores at 369-373 Third av, 204-8 East 27th st and 302 East 26th st for the Lorena Realty Corporation; first, second and third mortgages aggregating \$535,000 for the Western Holding Co. on the 12-sty elevator apartment house 164-168 West 72d st; \$205,000 on the 9-sty apartment house at the northwest corner of Seventh av and 110th st; \$300,000 for the Loyd Realty Co. on the 4-sty building at 1568-1570 Broadway; \$50,000 for Daniel H. Jackson on the 5-sty "Theodora" apartment house at 752 West End av, and \$450,000 on the 10-sty elevator apartment house at the northeast corner of Madison av and 66th st for the 777 Madison Avenue Co.

M. Morgenthau, Jr., Co., placed a first mortgage loan of \$23,000 at 6 per cent. per annum, for a term of years, for the Stability Realty Co. on 854 Lexington av. The Stability Realty Co. recently completed the remodeling of this building, which was a private dwelling on lot 16.8 x80. The ground floor store has been leased to Herman Birnbaum, electrician, and the 2d floor to Anderson Employment Agency, while the upper 3 floors have been leased as apartments.

Samuel and Henry A. Blumenthal, who purchased from the Astor estate the southeast corner of Broadway and 91st st, have obtained a loan of \$1,700,000 from S. W. Straus & Co., Inc., for the erection of a 14-sty apartment house with stores.

Brooks & Momand placed a first mortgage loan of \$180,000 on the 7-sty apartment house at the northeast corner of Broadway and 65th st. The loan was placed with the Mutual Life Insurance Co.

MANHATTAN SALES

South of 59th Street

MACDOUGAL ST.—Dunlap & Lloyd sold for Howard C. Barber to Dr. W. Randolph Burgess 82 Macdougall st, a 3-sty and basement brick flat with store, on a lot 20x100.

READE ST.—Formation of the 181 Reade Street Co. has been made by P. J. Rassler, E. Gabay and A. J. Halprin as directors, to take over the 5-sty loft building, with stores, 21.4x 51.7x irregular, at that address.

WAVERLY PL.—Pepe & Bro. sold for the estate of Grace Wilks to the Telegram Realty Co. 108 Waverly pl, a 3-sty and basement granite dwelling, on a lot 22x97. The structure will be remodeled. Plans are being prepared by Frank E. Vitolo, architect.

11TH ST.—Norah MacLaren sold for John D. Lindsay to Dr. George M. Parker 34 West 11th st, a 3-sty and basement brick dwelling on a lot 22x94.10.

13TH ST.—Joseph P. Day sold for the Utica Trust Co. the 5-sty brick tenement with stores

MONEY TO LEND ON BOND & MORTGAGE

LAWYERS MORTGAGE CO.

Capital and surplus \$9,000,000

59 Liberty Street, New York

184 Montague St., Brooklyn

4 Herriman Avenue, Jamaica

CO-OPERATION OF RELIABLE BROKERS INVITED OFFERED

Garage or F. P. Fact'y, 55,000 s. f., W. 60's (R-S)
Store, 180 ft., on B'way, best retail sec. (R)
New Apt. House, B'wick sec., B'n., \$350,000 (S-E)
Estate in Austria, 50 million crowns (S)
Apt. House, Gnd. Concourse, \$260,000 (S-E)
2d floor, 25,000 s. f., B'way retail space (R)
Apt. house, West End, \$275,000 (S-E)
50,000 acres in Central Cal., \$2,500,000 (S-E)
13,100 acres in Orange Co., Fla., @ \$7 (S)

WANTED

Manhattan Investment Bus. Property (B-L)
Explanation: B—Buy; E—Exchange; L—Lease;
R—Rent; S—Sell

AMERICAN BUREAU OF REAL ESTATE

All About Real Estate Everything—Everywhere
MODERN "A BUREAU OF REAL ESTATE" SYSTEM

18-20 W. 34th St. (Astor-Court Bldg.), New York
Telephones 0396-0397 Pennsylvania

ALL ITEMS TREATED STRICTLY CONFIDENTIAL
(See Previous Weekly Ads.)

Philip A. Payton, Jr., Company

REAL ESTATE AGENTS AND BROKERS

New York's Pioneer Negro

Real Estate Agents

127 West 141st Street

Between Lenox and Seventh Avenues

Telephone: Audubon 0945

SPECIALISTS IN PENN. TERMINAL SECTION REAL ESTATE

AGENTS—BROKERS—APPRAISERS

H. M. Weill Co.

Tel. Longacre 2290-2817 221 West 33rd St.

at 630 East 13th st, on a lot 16x103.3, to S. E. Greenberg.

30TH ST.—Wood, Dolson Company, Inc., sold for Edward Hinderson the 5-sty stone American basement dwelling 102 East 30th st, on lot 20x79, adjoining the southeast corner of Fourth av. The buyers are Tachau & Vought, architects, who will remodel it for their offices. The property was held at \$40,000.

38TH ST.—Julia D. F. Delafeld, who owns 135 East 38th st, bought from William V. Rowe 133, adjoining, a 3-sty and basement stone dwelling, on a lot 19x98.9, and from Kate E. Wilson 131 East 38th st, a similar property. The sales are recorded.

41ST ST.—Max Heller sold 308 West 41st st, a 5-sty brick tenement house with stores, on a lot 25x98.9.

49TH ST.—Porter & Co., in conjunction with George V. McNally, sold for the Farmers Loan & Trust Co. to Ennis & Sinnott the 5-sty stone tenement house, on a lot 26.4x100.5, at 506 West 49th st.

50TH ST.—William A. White & Sons sold for Dr. Frank S. Mathews 62 West 50th st, a 3-sty and basement brownstone dwelling, on a lot 18x100.5, a Columbia University leasehold.

52D ST.—The 114 East Fifty-second Street Corporation (H. A. St. George, W. M. G. Watson and E. S. Oldis) has been formed to take over the 4-sty dwelling, on a lot 18x100.5, at that address.

56TH ST.—Charles S. Brand sold 151 West 56th st, a vacant lot 25x100.10.

EIGHTH AV.—Dwight, Archibald & Perry, Inc., with George W. Mercer & Sons, resold for James E. Mitchell the two 4-sty brick flats with stores at 250-252 Eighth av, adjoining the southeast corner of 23d st, on a plot 39.8x59.4. The purchasers, George Nockins's Sons, jewelers, contemplate remodeling the buildings for their business. This is part of the group of six buildings which Mr. Mitchell purchased from the Smith estate recently.

FIRST AV.—The newly formed Kings Court Realty Corporation, having for directors M. Eagle, L. R. Schneider and L. Gettinger, purchased from the Monogram Realty Co. 799 and 801 First av, adjoining the southwest corner of 45th st two 5-sty brick tenements with stores, on a plot 39.7x70.

LEXINGTON AV.—Estate of Mary P. Tappan sold to the Harlem Holding Co. 337 Lexington av, a 4-sty and basement stone dwelling, on a lot 20x65, adjoining the northeast corner of 39th st.

SIXTH AV.—George W. Mercer & Son, with Dwight, Archibald & Perry, sold for C. Percival 102 and 104 Sixth av, two 3-sty brick buildings, on a plot 40x77.7.

THIRD AV.—The 977 Third Avenue Realty Corporation, with J. A. Foppiani, P. Croce and A. M. Garbarini as directors, has been formed to take over the 6-sty brick tenement house with stores, on a lot 25.1x105 at that address, adjoining the northeast corner of 58th st. M. Foppiani conducts a restaurant in the premises.

North of 59th Street

61ST ST.—Harris, Vought & Co. sold for Mrs. Arthur W. Swann 124 East 61st, a 3-sty and basement stone dwelling, on a lot 18x100.5. The buyer is Dr. B. S. Oppenheimer, who will alter and occupy.

72D ST.—A. V. Amy & Co. sold for H. U. Singhi the 4-sty and basement dwelling, 25x102.2, at 35 West 72d st. The purchaser, Mrs. Hazel Y. Hatch, will occupy after alterations are completed. The house contains 22 rooms, 5 baths and electric elevator, and was held at \$90,000.

72D ST.—Pease & Elliman have sold for Frances E. H. Lewis the 4-sty and basement stone dwelling, on a lot 18.6x102.2, at 145 West 72d st. The buyer will alter the building for business. The property was held at \$75,000.

72D ST.—Harris, Vought & Co. sold for Mrs. Shaun Kelly the 4-sty stone American basement dwelling 214 East 72d st, on a lot 17.10x102.2. Mrs. Kelly bought the house two years ago through the same brokers and remodeled it. It is on the block between Second and Third avs. where a number of new dwellings have been erected.

73D ST.—Mary Bauman sold 311 East 73d st, a 4-sty brick flat, on a lot 21x102.2.

75TH ST.—John J. & Theodore A. Kavanagh sold for Mrs. Elizabeth Browning 22 East 75th st, adjoining the southwest corner of Madison av, a 4-sty and basement stone dwelling on a lot 25x102.2.

75TH ST.—Dr. Joseph Coleman bought from Abraham Goldsmith 50 West 75th st, a 4-sty and basement stone dwelling, on a lot 18.6x102.2. The buyer will make alterations and occupy.

76TH ST.—Harris, Vought & Co. sold for the estate of Havilah M. Smith and William C. Smith two 5-sty flats, 64x102.2, at 121-127 East 76th st, to Robert Podger and Michael Kaufman, builders, who will erect a 9-sty apartment house on the plot. This is the first sale of the property since 1869. It was held at \$150,000.

79TH ST.—Mrs. David Hochstadter sold 19 East 79th st, a 4-sty and basement stone dwelling, on a lot 20x102.2.

80TH ST.—Pease & Elliman sold for Jacob

"Meet the Officers"

AN old customer of ours brought in one of his friends the other day, saying:

"I want you to meet the officers of my bank. Here they are. You can always talk to one of them without any red tape or without calling up in advance for an appointment.

"You may be able to get that kind of attention at other banks but I know you can always get it here."

You are cordially invited to consult

LAWYERS TITLE & TRUST CO.

188 Montague Street, Brooklyn

160 Broadway, New York

44 Court Street, Brooklyn

160 Main Street, White Plains, N. Y.

367 Fulton Street, Jamaica, N. Y.

383 East 149th Street, New York

1354 Broadway, Brooklyn

MONEY TO LOAN

on-Mortgages
Building Alterations
Leaseholds
Building Loans
BROKERS PROTECTED

Sterling Mortgage Company Inc.

135 Broadway, New York

TELEPHONE RECTOR 1228-3447

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 25c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

PROPOSAL

NOTICE TO CONTRACTORS: Sealed proposals for Construction, Heating, Sanitary and Electric Work, Administration and Staff Building; and Vapor Hood, Fan, etc., for Kitchen, Reception Hospital Building, at the Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2 o'clock p. m., (Standard Time) on Wednesday, May 3, 1922, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of the contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specifications Nos. 3868, and errata, 3869, 3870, 3871 and 3799. The right is reserved to reject any or all bids. Drawings and specifications may be examined at the Brooklyn State Hospital, Brooklyn, N. Y.; at the New York Office of the Department of Architecture, Room 618, Hall of Records Building, and at the Department of Architecture, Capitol, Albany. Drawings, specifications and blank forms of proposal may be obtained at the Department of Architecture Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, L. F. Pilcher, Capitol, Albany, N. Y.

L. M. FARRINGTON,
SECRETARY, STATE HOSPITAL COMMISSION.

Dated: April 7, 1922.

SITUATIONS OPEN

YOUNG MAN with good knowledge of general real estate brokerage business. State qualifications. Exceptional opportunity. Box 882, Record & Guide.

EXPERIENCED outside general superintendent and manager for high-class apartment and business buildings. Must have thorough mechanical knowledge. Opportunity for energetic man to secure permanent position with established real estate firm. State in detail

experience, references, salary desired. Box 894, Record & Guide.

CLERK in a Real Estate Office, elderly man, Protestant; reliable, good disposition. State experience, age and salary desired. Box 896, Record & Guide.

WANTED: A beginner in the real estate brokerage business. Will pay small salary and commission. Box 893, Record & Guide.

SITUATIONS WANTED

EXPERIENCED BROKER. LEASING SPECIALIST. ABLE NEGOTIATOR. GOOD CLOSER. HARD WORKER. SEEKS CONNECTION CHAIN STORE ORGANIZATION. BOX 890, RECORD & GUIDE.

YOUNG MAN (26), active, hard worker, desires connection with well established realty concern. 3 years' experience property management and brokerage. Box 892, Record & Guide.

RENTING-MANAGEMENT.

ENERGETIC young man with thorough all around experience in prominent real estate offices, desires position with corporation or individual managing own properties. Highest references. Box 895, Record & Guide.

WANTS AND OFFER

SPLENDID OFFICE TO SUBLEASE. AVAILABLE IMMEDIATELY; SUITABLY PARTITIONED, DIRECTLY AT EXPRESS ELEVATORS; 1,600 SQUARE FEET ON THE 11TH FLOOR OF THE NATIONAL ASSOCIATION BUILDING, 25 W. 43D ST. WILL DIVIDE IF DESIRED. FULL COMMISSION TO BROKERS. APPY HERBERT MACLEAN PURDY & CO., 17TH FLOOR, 25 W. 43D ST. VANDERBILT 8040.

WANTED RECORD & GUIDE ANNUALS FOR THE YEAR 1918. STATE PRICE AND CONDITION. ADDRESS BOX C, RECORD & GUIDE.

FOR SALE: Seventeen volumes well bound Record & Guides, including index July, 1903, to December, 1911. Any reasonable offer accepted. Willis, 2033 Seventh Avenue.

Lippman the 4-sty and basement stone dwelling, 46 East 80th st, on a lot 18.6x102.2, to a buyer for occupancy. The property had not changed hands for more than 30 years.

80TH ST.—O'Reilly & Dahn sold for Frederick Kolb 428 East 80th st, a 5-sty brick tenement house, on a lot 25x102.2.

80TH ST.—Madame H. Guidet sold through John J. & Theodore A. Kavanagh 158 East 80th st, a 3-sty and basement stone dwelling, on a lot 16.6x102.2. The buyer will remodel the structure into an American basement dwelling and occupy it.

87TH ST.—Slawson & Hobbs sold for Charles Rohe, president of the North River Savings Bank, his former residence 17 West 87th st, a 5-sty American basement stone dwelling, on a lot 20x100.8½. The property was held at \$40,000.

88TH ST.—John Lucas sold through Leroy Coventry 29 West 88th st, a 4-sty and basement stone dwelling, on a lot 20x100.8½.

89TH ST.—Coughlan & Co., Inc., sold for Cora Murray the 4-sty and basement stone dwelling 42 West 89th st, on a lot 20x100.8½. The purchaser will occupy. The property was held at \$38,000.

90TH ST.—Mandel-Ehrich Corporation purchased from the Broadway Savings Institution the vacant plot, 75x100.8½, on the north side of 90th st, 175 feet east of Park av. It is adapted for apartment house improvement. George Ranger was the broker.

97TH ST.—E. K. Van Winkle sold for Joseph Freger to C. A. & E. W. Webber 126 West 97th st, a 3-sty and basement stone dwelling, on a lot 17.6x100.11. The buyer will remodel the structures into apartments.

102D ST.—A client of Charles Siegel Levy sold to the Dormond Realty Co. the 5-sty stone tenement house, 104 East 102d st, on a lot 25 x75, through Ryan & Co.

100TH ST.—Estate of Thomas Dairs sold 325 East 109th st, a 5-sty brick tenement house with stores, on a lot 25x100.11.

113TH ST.—George K. Crawford sold to Peter Mulligan 314 West 113th st, a 3-sty and basement brick dwelling, on a lot 16.8x100.11.

116TH ST.—George Steinman, Inc., sold for the Ottenberg estate 36 West 116th st, a 5-sty brick apartment house with stores, on a lot 27 x100.11. The property rents for \$10,000, and was held at \$60,000. The purchaser is an in-

vestor. The brokers have been retained as agents.

117TH ST.—Aaron Shisko sold to John C. Coleman 357 West 117th st, a 3-sty and basement brick dwelling, on a lot 16.8x100.11. It adjoins the Midlothian apartment house.

119TH ST.—Morris Moore's Son (Charles Moore) sold to an investing client the 6-sty apartment house, 205 West 119th st, on a plot 37.6x100, renting for \$12,000 and held at \$70,000.

120TH ST.—James H. Cruikshank resold through Charles A. Rosenthal to Davis Brooks 241 East 120th st, a 5-sty brick tenement house with store on a lot 25x100.11.

122D ST.—Mulvihill & Co. sold for the estate of Sylvester Knight to Elizabeth Levines 160 East 122d st, a 2-sty and basement brick dwelling, on a lot 17.4x67.2½.

130TH ST.—Porter & Co. sold for James H. Beals to a client of the Harlem Real Estate Exchange the 4-sty and basement stone dwelling, 51 West 130th st, on a lot 20x91.11.

131ST ST.—James H. Cruikshank purchased from the Diocesan Auxiliary of the Cathedral Church of St. John the Divine 132 West 131st st, a 3-sty and basement stone dwelling, on a lot 20x99.11. Harry Sugarman was the broker.

170TH ST.—Charles Berlin sold for the Lucerne Realty Co. to Lowenfeld & Prager the two 5-sty brick apartment houses at 503-507 West 170th st, each on a plot 50x100.

178TH ST.—Nehring Bros. resold for clients to Bessie Kantor 605-607 West 178th st, a 5-sty and basement walk-up apartment house, on a plot 50x100. James E. Barry was associate broker. The building contains 20 apartments. It was held at \$80,000.

182D ST.—Daniel H. Jackson bought through M. Florin from Joseph Herman 521 West 182d st, adjoining the northeast corner of Audubon av, a 5-sty brick apartment house, on a plot 50x79.9.

AMSTERDAM AV.—William H. Gentzlinger sold to Edward Hoch the 5-sty stone flat with stores, on a lot 25x100, at 84 Amsterdam av.

EDGEcombe AV.—William Ward, known as "Kid" Norfolk, colored aspirant for the heavyweight pugilistic championship, has bought the 3-sty and basement dwelling, 191 Edgecombe av. After making extensive alterations he will occupy it. The house stands on a lot 17x100. Sale of the property was made by the Moton

Realty Co., represented by J. Douglas Wetmore, through Nicholas Cella as broker.

MADISON AV.—The 5-sty brick apartment house with stores, 40x70 at 1064-1066 Madison av, has been sold by the Royal Atlantic Realty Corporation, to Nagle Bros. Hafner-Roe Realty Co., Inc., were the brokers.

MADISON AV.—Sherman & Kirschner sold for Maria Hillenbrand the 5-sty brick apartment house, on a lot 25.6x75, at 1701 Madison av. The purchaser will convert the ground floor into stores.

PARK AV.—Adele Q. Brown sold to A. Carden 789 Park av, a 5-sty stone American basement dwelling, on a lot 25x96. The buyer gave in part payment the country seat known as the E. H. Hutton estate, Montauk Highway and Amixa av, Bay Shore, L. I.

SECOND AV.—J. Lemle sold for the 1826 Second Avenue Realty Corporation the 5-sty brick tenement house with stores at the above address on a lot 25x80, and adjoining the northeast corner of 94th st.

SECOND AV.—Cornelia Holbe bought from Leo Herman 1695 Second av, southwest corner of 88th st, a 5-sty brick tenement house with stores, on a lot 25.8½x80.

BRONX SALES

138TH ST.—Denwood Realty Co., Benjamin Benenson, president, bought through Ernest T. Bower and Francis X. O'Connell 339 East 138th st, a 5-sty brick flat with stores, on a lot 25.1x100.

170TH ST.—Harris, Vought & Co. sold for Emilie L. Starke the 5-sty and basement brick apartment house, on a plot 7x100x irregular, at 920 East 170th st, southeast corner of Franklin av, and known as the Hill Crest.

174TH ST.—Ancowitz & Cohen sold for Kahn & Kahn the 5-sty brick apartment house with stores on a plot 40x100, at 517 East 174th st, adjoining the northwest corner of Third av, to Gussie Levine.

188TH ST.—Herman A. Acker resold for Joseph Thies 160 East 188th st, adjoining the southwest corner of Grand Boulevard and Concourse, a 3-sty frame flat with store, on a lot 25.2x51.6.

198TH ST.—Armstrong Bros. sold for Albert M. Mayell to Max M. Kaplan, for occupancy, 322 East 198th st, a 3-sty frame detached 2-family

MEMBERS REAL ESTATE BOARD OF NEW YORK

ADAMS & CO., INC.

Real Estate
170 5TH AVE. Tel. Gramercy 1092
SPECIALIST IN BUSINESS PROPERTY

ALEX. BALTER, INC.

REAL ESTATE & INSURANCE
Management of Property a Specialty
152 W. 42nd St., Knickerbocker Bldg. Bryant 2042-3

CUSHMAN & WAKEFIELD, INC.

RENTING AND MANAGEMENT OF
BUSINESS BUILDINGS
50 EAST 42d ST. Murray Hill 7820

ALFRED P. COBURN

Real Estate—Appraisals—Insurance
Management of Estate a Specialty
159 W. 72nd ST. Phone: Columbus 4356-3548

CUSACK COMPANY

Real Estate and Insurance Brokers
Specialists in West Side Properties
176 WEST 72nd STREET
Telephones: Columbus 6947-8179

CHAS. A. DUBOIS

REAL ESTATE
3551 BROADWAY
At 146th St. Established 1884

DUNLAP & LLOYD

Incorporated
Real Estate—Insurance
80 GROVE STREET Phone: Spring 5518

ROYAL SCOTT GULDEN

REAL ESTATE, FIFTH AVE. SECTION
680 FIFTH AVENUE Phone: Circle 8315

CHARLES G. KELLER

Real Estate and Insurance
109 WEST 23RD STREET
Watkins 5336

ALBERT E. KELLY

Successor to Fredk. A. Booth
REAL ESTATE AND INSURANCE
50 Union Square Tel. Stuyvesant 1125

T. H. KELLEY

Specialist in Fordham Heights Property
158 East 188th St., at Grand Concourse
Phone: Fordham 2509

J. P. & L. A. KISSLING

Sales—Management—Appraisals
896 8TH AVE., NEAR 54TH ST.
Established 1870 Circle 0591 to 5

H. C. KOPP & COMPANY

Specialists in Retail Store Locations
MANAGEMENT and BROKERAGE
402 Madison Avenue Vanderbilt 4900

ROBERT LEVERS

Real Estate—Insurance
THE KNICKERBOCKER, 152 West 42nd Street
Uptown Office: 378 Lenox Avenue. Phone Connections.

JOSEPH MILNER CO., Inc.

Real Estate
505 FIFTH AVE., NEW YORK
Vanderbilt 3607

HIRAM RINALDO

Specializing in the Sale and Leasing of
East Side Property
239 GRAND ST. Bowery Bank Bldg.

GEORGE S. RUNK

REAL ESTATE BROKER
Mortgage Loans—Management
1252 LEXINGTON AVENUE

SCHINDLER & LIEBLER

Real Estate and Insurance
1393 THIRD AVE., at 79th St.

SEAMAN & PENDERGAST

RENTALS — SALES — MANAGEMENT
RESIDENTIAL PROPERTIES
542 FIFTH AVENUE Vanderbilt 1309

Manhattan Office
1 WEST 125th STREET
Tel. Harlem 8400
Bronx Office
1972 JEROME AVENUE
Bingham 2700

SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE
Successors to
SHAW & CO.

COMMERCIAL PROPERTY MANAGEMENT

Rentals—Sales—Appraisals—Insurance
Industrial Locations



840 BROADWAY 1261 BROADWAY
Stuyvesant 0627

JACOB J. TABOLT

REAL ESTATE
670 EIGHTH AVE. Phone
Above 42d St. Bryant 7081

JAMES P. WALDEN

REAL ESTATE
Specialist in West Side Dwellings
200 West 72nd St. Columbus 9006

house, on a lot 25x100, opposite Ursuline Academy.

ANDREWS AV.—The Poe Construction Co., which recently completed two 5-sty and basement apartment houses at the northwest corner of Andrews av and 183d st, have sold the immediate corner house, on a plot 75x100, to Frederick Mohrmann for \$185,000.

ARTHUR AV.—Laumeister & Herrman sold for a client 2021 Arthur av, southwest corner of 179th st, a 5-sty brick apartment house with stores, known as the Franklin on a plot 62x100 x70.8x90.

BAILEY AV.—The Kiowa Realty Co. sold to Edward M. Wolff, 2896 Bailey av, a 2-sty brick store and office building, on a lot 25x100, at present occupied by the New York Telephone Co.

BOSTON RD.—Louis Gold & Co., Inc., sold the vacant plot recently purchased by them on the west side of Boston rd between 167th and 168th sts, adjoining the Crescent Theatre, to a builder who will improve with four 2-sty business buildings.

BROADWAY.—The Manierre estate, Charles Manierre, executor, sold the vacant plot, 122x125, at the southwest corner of Broadway and 231st st, to Jacob Bashein who will improve the site with a business building with stores, Charles G. Edwards & Co. represented the sellers, and A. N. Gitterman represented the buyer. The property is the last of the Manierre estate holdings south of 231st st.

BURNSIDE AV.—Herman A. Acker sold for the Chester D. Judis Building Corporation to an investor the 1-sty taxpayer in course of construction at the southwest corner of Burnside and Davidson avs, on a plot 125x101. The property was held at \$160,000.

CONCOURSE.—Samuel Brener purchased from David Brown 1236 to 1244 Grand Concourse, two 5-sty brick apartment houses, on a plot 145x104. The houses were erected about 4 years ago and contain 60 apartments. Sharon & Thom and Alfred A. Krueger were the brokers.

DECATUR AV.—Benenson Realty Co. bought from a client of W. L. Marlan the northeast corner of Decatur av and 198th st, a 4-sty brick double apartment house with 2 stores, 25x100, renting for \$5,500 and held at \$40,000.

FINDLAY AV.—The newly built apartment house containing 44 suites at 1133-1139 Findlay av on a plot 105x100, has been sold by Michael Retzker through Cohen & Gold to a client of Samuel Zuckerman. The property was held at \$225,000.

JEROME AV.—Herman A. Acker sold for the Zilmaur Realty Corporation the taxpayer on the

east side of Jerome av, 25 feet north of Burnside av containing 3 stores. The property was held at \$45,000. This taxpayer is adjoining the corner in which the Corn Exchange Bank is now making alterations in order to open one of its branches.

MINFORD PL.—William F. Kurz Co. sold for John Hayney the southeast corner of Minford pl and 172d st, 200x100, to Poldina Holding Co., which will improve the site with a 5-sty apartment house.

MONTEREY AV.—Joseph P. Day sold to Charles Taylor the vacant plot 125x100, on the east side of Monterey av, 100 feet south of East 178th st. It was sold by the estate of Catharine R. Neuhoft and the Burnside Avenue Realty Corporation.

SOUTHERN BOULEVARD.—Benenson Realty Co. bought from Samuel E. Jacobs the plot 160x100, on the west side of Southern Boulevard, 300 feet north of Westchester av. The buyers plan to erect on the site a 2-sty store and office building.

THIRD AV.—Samuel Shapiro purchased from Miriam Blumberg the 1-sty taxpayer at the northeast corner of Third av and Lorillard pl, 51x123x irregular, containing 9 stores and basements. The rental is \$5,000 and it was held at \$30,000.

THIRD AV.—Julius Trattner sold for the Realty Co-operative Plan Co. the 6-sty brick apartment house, with stores, at 3744 Third av, on a plot 39.9x100.

TRINITY AV.—Michael Bonn sold for Wile & Myers to Nathan Munshin three 5-sty brick walk-up apartment houses each on a plot 50x100, at 556, 560 and 564 Trinity av. The property was held at \$225,000, with a rental of \$34,000.

TUDOR PL.—Albert J. Schwarzier sold to the Telsen Realty Co. the vacant plot, 141.9x113, on the north side of Tudor pl, 100 feet west of the Grand Boulevard and Concourse.

UNION AV.—Max Notess purchased from a client of Clement H. Smith the 6-sty brick apartment house with 3 stores at the northwest corner of Union av and 155th st, on lot 25x100.

VALENTINE AV.—Armstrong Bros. resold for Dr. David Neumann 2698 Valentine av, a 5-sty and basement brick apartment house, on a plot 46.7x100x28x97.8.

WHITLOCK AV.—The new C. M. Holding Co., H. Benoit, B. Siegel and J. Frimarck, directors, purchased from the Superior Garage the 1-sty garage on plot 100x100, at 1040 Whitlock av. The new company is represented by Shaine & Weinrib, attorneys.

RECENT LEASES

Long Lease in East 23rd Street

Charles F. Noyes Co. has arranged a 10-year lease with the Belmont Lunch Co., Jacob Richman president, for the store and basement of 24 East 23d st, from May 1 next, at an aggregate rental of about \$77,500. The tenant will make extensive alterations to this and the adjoining building, 26 East 23d st, and occupy the combined ground floor and basement of both buildings.

Oculist Leases Broadway Corner.

Tier, Fallon & Kyle leased for a client to Dr. John Randel, Jr., oculist, the store in the northeast corner of Broadway and 39th st, for a term of years.

Rogers Properties Leased.

H. H. Rogers, son of the late Standard Oil magnate, is leasing his property at the southwest corner of Madison av and 57th st. The identity of the prospective lessees or the use which they expect to make of the realty was not revealed. It is said that the property will be leased for an aggregate rental of more than \$1,000,000.

The Rogers property takes in 24 and 26 East 57th st, dwellings altered into 5 and 6-sty buildings with stores and the adjoining 4-sty building at 578 Madison av. The combined parcels have a frontage of 125.5 feet on Madison av and 47 feet on 57th st, with a southerly line of 75 feet. On the city tax books the properties are valued at \$505,000.

Hotel Flanders in New Hands.

The Hotel Flanders, at 133-137 West 47th st, through to 134 West 48th st, has been leased by Edward Arlington, proprietor of the Hotel Harding and the Hotel America in Manhattan and the Colonial Arms in Jamaica. The Swetland Realty Co., which controls the Longacre and Laurelton Hotels, is the lessee. The rental price was \$212,000. Sela M. Eaton, formerly of the Hotel Bristol, has been appointed manager of the Flanders. The deal was negotiated by Harvey B. Newins and William E. Woodman, who were the brokers representing George L. Sanborn, the former lessee.

Brooklyn Restaurateur Makes Lease

The former Ritz Restaurant space in the Johnston Building, Fulton and Nevins st, has

MANHATTAN BROKERS

ORVILLE B. ACKERLY & SON
Brokers and Appraisers
LONG ISLAND REAL ESTATE
Phone: Longacre 2280
243 West 34th St., New York City

ERNEST N. ADLER
Upper East Side Property a Specialty

1506 FIRST AVE., at 79th St.

Established 1903

Phone: Rhineland 6125

ARMSTRONG & ARMSTRONG
Real Estate Agents and Brokers
212 ST. NICHOLAS AVE.—Near Eighth Ave. and 121st Street
Phone: Morningside 1376

GEORGE H. CORTH & CO.
ECONOMICAL and EFFICIENT
MANAGEMENT OF PROPERTIES
342 MADISON AVENUE, NEW YORK
Telephone: Vanderbilt 9494

JAMES A. DOWD

Real Estate—Insurance
Renting—Management

874 SIXTH AVENUE, above 49th Street

JACOB FINKELSTEIN & SON

Real Estate—Mortgages
Specialists in the Bowery Section

42 BOWERY

Phone: Franklin 1810

HARRIS EXCHANGE

Real Estate—Mortgages
Renting and Leasing of Stores and Lofts
Times Building Broadway at 42d Street
Phone: Bryant 310-1134

HOLT & MERRALL, Inc.
Industrial Real Estate

342 MADISON AVE. Tel. Vanderbilt 4699

J. & E. REALTY CORPORATION
SELLING—LEASING—MANAGEMENT
5 COLUMBUS CIRCLE Columbus 7094

LEONARD MORGAN CO.
Real Estate—Insurance—Estates Managed
Gotham Bank Building, Columbus Circle
Suite 504-5 Phone: Columbus 1646

ARTHUR G. MUHLKER

Real Estate—Insurance
1112 PARK AVE., NEAR 90TH ST.
Phone: Lenox 3335

FRED. OPPENHEIMER

Real Estate—Mortgage Loans
540 Bergen Av., at 149th St.
Phone: MELROSE 5907

ABRAHAM SAFFIR

REAL ESTATE
1472 BROADWAY, LONGACRE BLDG.
Phone Bryant 6944

F. P. SANSONE CO.

Real Estate Insurance
Selling Leasing Management
Tel. Vanderbilt 4218
320 EAST 34th STREET, NEW YORK

JOHN CONSTABLE MOORE
REAL ESTATE

15 EAST 40th ST. Vanderbilt 8109

ARTHUR L. SHAW

Washington Heights Specialist
4032 BROADWAY, ABOVE 169TH STREET
Wadsworth 4150-4151

SHERMAN & KIRSCHNER

Real Estate and Insurance

54 E. 109th STREET
NEW YORK

Tel. Harlem 9026-5863

JAMES B. SPEYERS & CO., Inc.
Real Estate

CANADIAN PACIFIC BUILDING
342 Madison Ave. Suite 814-816

TANKOOS, SMITH & CO.

REAL ESTATE
11 JOHN STREET, CORNER BWAY
Cortlandt 6938-2372-1306

WILLIAMS-DEXTER CO., INC.

Greenwich Village Real Estate
Insurance
72 GREENWICH AVE. Chelsea 8096

WHITNEY-FOSTER CORP.

Real Estate Administrator

150 WEST 72nd ST. Columbus 6409

been leased by Joseph Sartin and Louis Balzarini, proprietors of Joe's Restaurant, for a term of 21 years at an aggregate rental of \$180,000.

The lease was negotiated for the owners, the Livingston Realty Co. and M. Stratt, by the Chauncey Real Estate Co., Cary, Harmon & Co. and William D. A. Kolb. The ground floor and the floor above will be remodeled by the new tenants, who will open a restaurant to accommodate 1,000 diners, making it the largest restaurant in Brooklyn.

The lessees have long operated a large restaurant at Fulton and Pierrepont sts., Brooklyn.

Important Commercial Leases.

Henry G. Wales subleased for the Burton-Dixie Corporation, Inc., 20,000 square feet in the Bush Terminal to the Transogram Co., Inc., of Brooklyn, and they will move their entire plant to the premises about May 1. The same broker leased for a term of 15 years for the K. & B. Warehouse Co., Inc., 30-31 West st, a 5-sty warehouse to the National Aniline and Chemical Co., Inc., of New York.

REAL ESTATE NOTES.

MILTON ZEISLER has removed his office as builder from 40 Cedar st to 79 Wall st.

JACOB J. TABOLT has removed his real estate office from 558 Eighth av to 670 Eighth av.

PHILIP LIVINGSTON was the buyer of 20 East 80th st, recently sold by the estate of Sara Herman.

WILCOX & SHELTON have removed their real estate office from 2107 Seventh av to 313 Lenox av, near 125th st. The telephone number is Morningside 0087.

G. TUOTI & CO., who have long had a real estate office at 251 West 34th st, will remove on May 1 to larger offices in 226 Lafayette st, corner of Spring st. The firm specializes in properties between Canal st and Union sq.

NEW YORK EDISON CO. is understood to be the real buyer of the plot, 125x100, on the east side of Monterey av, 100 feet south of 178th st, Bronx, and adjoining the 6-sty building at the northeast corner of 177th st, which the company erected for offices and display room.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922	1921	1922	1921	1922	1921
	April 19 to April 25	April 20 to April 26	April 19 to April 25	April 20 to April 26	April 18 to April 24	April 19 to April 25
Total No.....	217	215	204	175	835	729
Assessed Value.....	\$14,322,500	\$14,895,600	.....	.....	.....	.....
No. with consideration	27	20	14	18	32	38
Consideration	\$1,116,737	\$900,250	\$187,650	\$160,800	\$355,582	\$481,792
Assessed Value.....	\$1,276,500	\$849,500	.....	.....	.....	.....
	Jan. 1 to April 25	Jan. 1 to April 26	Jan. 1 to April 25	Jan. 1 to April 26	Jan. 1 to April 24	Jan. 1 to April 25
Total No.....	3,739	3,302	3,689	2,413	12,283	9,900
Assessed Value.....	\$257,905,750	\$183,849,799	.....	.....	.....	.....
No. with consideration	350	336	362	160	533	597
Consideration	\$16,628,070	\$19,906,702	\$3,397,254	\$1,361,884	\$7,673,695	\$7,320,543
Assessed Value.....	\$16,666,950	\$16,210,500	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922	1921	1922	1921	1922	1921
	April 19 to April 25	April 20 to April 26	April 19 to April 25	April 20 to April 26	April 18 to April 24	April 19 to April 25
Total No.....	184	149	181	99	873	579
Amount	\$4,856,993	\$4,882,232	\$3,486,546	\$732,885	\$4,516,078	\$2,895,633
To Banks & Ins. Co.	34	18	14	11	213	79
Amount	\$1,096,730	\$1,899,500	\$108,500	\$325,000	\$1,476,400	\$519,425
No. at 6%	160	120	154	84	832	529
Amount	\$2,473,713	\$3,938,425	\$1,820,046	\$677,425	\$4,254,241	\$2,585,065
No. at 5 1/2%	1	5	6	5	33	17
Amount	\$150,000	\$187,000	\$39,000	\$26,300	\$244,000	\$133,500
No. at 5%	2	4	.....	1	4	7
Amount	\$135,250	\$21,500	.....	\$1,500	\$3,675	\$36,150
No. at 4 1/2% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4% .....	.....	1	.....	.....	.....	.....
Amount .....	.....	\$2,400	.....	.....	.....	.....
Unusual Rates.....	1	1	1	.....	2	1
Amount	\$1,700,000	\$9,500	\$1,500,000	.....	\$4,762	\$575
Interest not given...	20	18	20	9	2	25
Amount	\$398,030	\$723,407	\$127,500	\$27,660	\$4,400	\$140,243
	Jan. 1 to April 25	Jan. 1 to April 26	Jan. 1 to April 25	Jan. 1 to April 26	Jan. 1 to April 24	Jan. 1 to April 25
Total No.....	3,042	2,448	2,992	1,414	12,610	7,957
Amount	\$96,212,480	\$78,774,614	\$34,057,275	\$10,926,335	\$71,876,763	\$42,720,201
To Banks & Ins. Co.	428	409	236	89	2,486	1,227
Amount	\$28,004,008	\$32,765,150	\$4,553,680	\$1,776,995	\$20,189,242	\$11,911,267

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922	1921	1922	1921
	April 19 to April 25	April 20 to April 26	April 19 to April 25	April 20 to April 26
Total No.....	60	43	27	8
Amount	\$2,836,400	\$2,646,855	\$416,200	\$198,000
To Banks & Ins. Companies...	40	22	19	5
Amount	\$2,382,900	\$1,963,300	\$275,700	\$126,000
	Jan. 1 to April 25	Jan. 1 to April 26	Jan. 1 to April 25	Jan. 1 to April 26
Total No.....	910	745	329	237
Amount	\$63,877,748	\$61,990,941	\$9,237,550	\$4,733,471
To Banks & Ins. Companies...	617	464	204	115
Amount	\$47,815,925	\$51,738,739	\$6,432,400	\$2,748,500

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922	1921	1922	1921	1922	1921	1922	1921	1922	1921
	Apr. 19 to Apr. 25	Apr. 21 to Apr. 27	Apr. 19 to Apr. 25	Apr. 21 to Apr. 27	Apr. 19 to Apr. 25	Apr. 21 to Apr. 27	Apr. 19 to Apr. 25	Apr. 21 to Apr. 27	Apr. 19 to Apr. 25	Apr. 21 to Apr. 27
New Buildings...	32	13	62	62	203	230	338	291	.....	45
Cost	\$1,221,450	\$1,500,000	\$567,000	\$853,150	\$1,520,635	\$3,905,015	\$1,873,302	\$1,414,910	.....	\$116,160
Alterations	\$431,400	\$463,875	\$179,100	\$74,089	\$119,255	\$216,420	\$91,200	\$30,574	.....	\$13,475
	Jan. 1 to Apr. 25	Jan. 1 to Apr. 27	Jan. 1 to Apr. 25	Jan. 1 to Apr. 27	Jan. 1 to Apr. 25	Jan. 1 to Apr. 27	Jan. 1 to Apr. 25	Jan. 1 to Apr. 27	Jan. 1 to Apr. 25	Jan. 1 to Apr. 27
New Buildings...	300	243	1,736	506	4,671	2,277	7,640	2,554	712	524
Cost	\$48,357,246	\$25,816,610	\$49,608,188	\$14,302,045	\$47,324,655	\$25,193,305	\$48,776,487	\$13,964,714	\$2,618,526	\$1,566,743
Alterations	\$8,570,616	\$7,405,397	\$1,287,150	\$633,069	\$1,976,580	\$2,827,515	\$1,386,040	\$1,025,872	\$152,485	\$122,467

J. CLARENCE DAVIES

Incorporated

Member Real Estate Board, N. Y.

BRONX REAL ESTATE

AUCTIONEER—BROKER

APPRAISER—MORTGAGE LOANS

Main Office: 149th St. and Third Ave.

BRANCHES:

32 Nassau Street

51 East 42nd Street

Phone Connections

Bronx Brokers

A. G. BECHMANN

Real Estate and Insurance

Tel. Intervale 556 1065 SO. BOULEVARD

One block from Simpson Street Subway Station

WILLIAM J. FREY

Real Estate and Insurance

370 EAST 149th ST.

George J. Frey

Mott Haven 5409

WM. F. KURZ CO.

Bronx Real Estate

370 EAST 149TH STREET

Established 1897 Phone: Mott Haven 4010-4011

OTTO LACKMAN

Management of Properties my Specialty
2514 Grand Concourse, near Fordham Road
Phone: Fordham 5799

L. G. LOSERE

REAL ESTATE

Entire Charge Taken of Property

871 Brook Ave., at 161st St. Established 1899

JOHN F. PENDERGAST, Jr.

Real Estate—Estates Managed

340 WILLIS AVENUE

Phone Melrose 7233

ALBERT D. PHELPS

BRONX REAL ESTATE

554 Melrose Ave., near 149th St. and 3rd Ave.

PHONE MELROSE 4371

HENRY SCHWIEBERT

Real Estate—Insurance

261 EAST FORDHAM ROAD

Near Valentine Avenue Fordham 9245

Brooklyn Brokers

REAL ESTATE MUST BE SOLD

Under present conditions, real energetic salesmanship is necessary to sell real estate. Our large organization and 50 years' experience assures efficient selling service.

BULKLEY & HORTON CO.

"Established Over Half a Century"

585 Nostrand Avenue, near Dean Street

414 Myrtle Avenue, near Clinton Avenue

7520 Third Avenue, near 76th Street

1214 Flatbush Avenue, near Ditmas Avenue

BROOKLYN

Bank of Manhattan Bldg., Jamaica, L. I.

JAMES B. FISHER

Member of Brooklyn Real Estate Board

REAL ESTATE

174 MONTAGUE ST. Main 7267

QUELL & QUELL

REAL ESTATE INVESTMENTS

MANAGEMENT

318 Patchen Avenue Brooklyn, N. Y.

Telephone: Decatur 4981

BUILDING SECTION

Prompt Solution of Building Labor Problems Hoped For

Building Trades Employers' Association Condemns "Outlaw" Strikes and Authorizes Individual Organizations to Negotiate Separate Agreements

CONSIDERABLE progress has been made during the past week toward an early settlement of the deadlock prevailing between employers and building trade unions over the question of an agreement for the remainder of the current year and it is generally thought likely that this situation will be definitely cleared up within the next week or ten days.

There was a meeting this week of the joint committee representing the employers and the Council. At this meeting the labor representatives refused to discuss the "fourteen points" as adopted by the Building Trades Employers' Association unless the matter of wages was taken up at the same time. The employers refused to proceed under this condition and stated that they have adopted as their position an acceptance of the "fourteen points" before it is possible to discuss the matter of wages.

The Employers' Association has instructed the officials of the various affiliated trade associations to negotiate new agreements with their respective unions. Although no announcement can be made as yet to the results of these negotiations it is stated that progress is being made.

The Public Group Committee also is active in its efforts to bring harmony back to the industry. In order that the public may be fully informed and protected it is planned to submit all agreements made by the various trade groups to the Public Group Committee for approval before they are signed and become operative.

The Building Trades Employers' Association recently issued a statement in which they complained of a growing number of "outlaw" or "snowball" strikes and the claim is made that this practice is rapidly gaining headway throughout the local building field. These "outlaw" strikes are spreading, the statement says, until the payment of as much as \$12 per day, or \$2 above the agreed wage, has not resulted in an adequate supply of labor.

The bricklayers and the plasterers are not affiliated with the Building Trades' Council, but the condition in their trades is said to reflect what obtains among the member unions.

"The bricklayers have given the great housing construction boom a hard slam," says the statement issued by the Employers' Association, "and the plasterers threaten to knock it out. In the big building year of 1919 the mechanics discovered that the outlaw or 'snowballing' strike could be effectively used to increase wages. Ten dollars a day is now the agreed wage for bricklayers and plasterers, and the journeymen have again resorted to outlaw or 'snowballing' strikes to raise their wages. They have deserted the jobs of a number of the members of the Building Trades Employers' Association, including the new Bowery Savings Bank building at Forty-second Street and Park Avenue, for which the George A. Fuller Company is the contractor. They have deserted the jobs of Dwight P. Robinson & Co., at Fifty-eighth Street and Park Avenue, and the J. G. White Engineering Company project at Elmhurst, L. I. These two firms are working under an agreement with the bricklayers' union which has been underwritten or guaranteed by the International Union. Three hundred bricklayers have left the work of the members of the Building Trades Employers' Association and that of the other contractors named.

"The 'snowballing' began about a month ago on the work of the speculative builders in the Bronx, and then spread to Brooklyn. It met with success. It commenced with the tying-

up of a job and the offer to return to work at \$11 per day. The builder gave in. The strike then spread to other jobs and within our weeks practically all of the speculators had been whipsawed and were paying the \$11 rate. The campaign then shifted to Brooklyn and the ante was raised another dollar and many speculators succumbed.

"The ambitious school building program of the city is affected and the condition of the school work under construction is exceedingly bad. On new Public School No. 89, on Amsterdam Avenue, 188th to 189th Street, where fifty bricklayers should now be working, four are employed. On new Public School No. 58, 176th Street and Washington Avenue, the Bronx, seven bricklayers are working and thirty-five should be employed. The new Brooklyn schools under construction are about seventy-five per cent. manned."

Investigation of the labor situation, particularly as it applies to bricklayers, shows that the majority of the active operations in this city are being hampered by the scarcity of mechanics. The tremendous program of speculative construction in Brooklyn has been materially slowed down because of the shortage of men to complete the work. Hardly a job has more than sixty per cent. of the workmen normally required and the result is that builders are forced to compete with each other for the labor they need.

The speculative builders, the majority of whom are not members of any association with power to regulate or curb their actions, are the chief offenders in the payment of bonuses to labor and they are solely responsible for the conditions that prevail today. Their only interest lies in getting their projects completed in time for the autumn renting season and before the major portion of the housing now under construction is ready to be thrown on the market for sale. These builders feel that the additional labor cost will be offset by higher rentals and better prices in selling and, therefore, are willing to pay now in order to complete their operations. The condition is exerting a demoralizing influence upon the legitimate building industry, however, and is forcing similar competition for workers upon contractors who otherwise would never countenance such action.

These conditions are in no wise peculiar to Brooklyn. Similar competition for skilled workers prevails in Queens and the Bronx and as a result activity has slowed down on a number of operations and there are many prospective builders who declare they will not proceed with their contemplated buildings as long as they have no assurance of what their final labor costs will be. Because of the open winter a large amount of apartment house construction was possible and many of these structures are now well along towards completion. A number of the finishing trades have been affected through the growing scarcity of skilled mechanics and it is now the rule to expect to pay wages considerably above the scale to plasterers, painters, parquet floor layers, tile setters, and other workers whose services are in demand to complete these buildings. As the building season progresses there is bound to be a greater intensity to the demand for skilled workers. New projects, commercial as well as residential, are being started every day, and architects and engineers have plans under way for many additional structures, all scheduled for an early start. Daily advertisements in the classified columns of the newspapers indicate the intensity of the demand for bricklayers and carpenters.

How "American Plan" Is Working Out in San Francisco

Prominent Coast Official Says Building Boom Reflects Complete Success of Idea and Proves It Fair to Both Employes and Contractors

By H. B. ALLEN

Vice-President, San Francisco Real Estate Board and Secretary Industrial Association of San Francisco

FOR seven months the American Plan has been in full effect in the building trades of San Francisco. It has worked extremely well. Under the old order—the closed shop order, with all its correlated and cost-increasing rules and regulations—the building public had lost confidence in San Francisco. That confidence now has been fully restored, thanks to the American Plan, which, at the same time, has imposed no conditions of hardship upon the workers, and has been absolutely fair to all concerned. Accordingly, it is not too much to say that in all respects the American Plan has been a complete and unqualified success. So much of a success, indeed, that San Francisco is now in the midst of the greatest building boom in its history. Building permits for the first quarter of this year amounted to more than eleven million dollars—an increase of seventy per cent. over the first quarter of 1921; and real estate transfers for the month of March aggregated more than fourteen million dollars—the largest volume for any similar period during the last sixteen years.

The Industrial Association of San Francisco, created last year at the time of the building trades strike by a group of the city's leading business men as an organization to protect the public's interest, has sponsored the American Plan and enforced its provisions. It has done so not in the interest of any special group or faction, but in the general interest of labor, employers and the public.

With the inauguration of the American Plan it became necessary to determine upon some equitable means of fixing wages to obtain after the expiration of the then existing scale. This task was entrusted to the Industrial Association, which, accordingly, set up an Impartial Wage Board composed of three men whose high standing in the community was an earnest of impartiality and inspired the confidence of the public. The association carried out its pledge to the community that all parties would have opportunity to present their views and claims before the board. After several weeks of public hearings and comprehensive investigation the board announced its award, to be effective throughout the calendar year 1922. This method of wage fixing is probably the fairest that could be devised for any industry, and the Industrial Association today is carrying out and enforcing the indisputably fair award of the Impartial Wage Board.

The new scale, which was more an equalization than a reduction of wages, was accepted as fair by all the crafts with one exception, and for three months has been in effect without

complaint. The one exception was in the case of the elevator constructors who, despite the fact that they were given an increase of fifteen cents per day over the old wage scale, struck—demanding an increase of \$1.10 per day. As this is written, however, they have just voted to return to work under the American Plan and at the wage fixed by the Impartial Wage Board. Thus for more than seven months the building industry has proceeded under conditions very nearly approximating the ideal, to its own great benefit and the general progress of the entire community.

Within the past two weeks, however, a small but definite assault against the American Plan has been launched by three of the building trades unions: Bricklayers, plumbers and steamfitters. About ten days ago the bricklayers, without having made any complaint either to the Industrial Association or to the Impartial Wage Board, and without having given any previous notice of their intentions, struck when the contractors rejected their demand for a dollar a day increase over the fixed scale. A few days later, the plumbers, as the result of a packed special meeting, walked out—claiming that their union by-laws prohibited their working with non-union men, although in fact they had been working with non-union men for over seven months without previous complaint. The following day the steamfitters followed suit, so that as matters now stand three building trades crafts are on strike against the American Plan.

There is excellent reason to believe that the action of these crafts is not representative of the will of anything like a majority of their individual members, but that it really is a part of the plan deliberately arranged by certain union labor leaders to test the existing temper of the community in order to predetermine the possibilities of success of a general strike to secure a return to those conditions which prevailed previous to the establishment of the American Plan. In other words, it is the preliminary move in an attempt to restore the iniquitous "closed shop" in the building industry of San Francisco.

I have no hesitancy in stating that this attempt will fail. The Industrial Association has on file thousands of applications of competent men seeking work, and as many of these men (some of whom are already here) as are needed will be put in the places of the strikers. The American Plan being a splendid success—as the present greatest building boom in the city's history irrefutably testifies—should and will be maintained.

Building Employers Hear R. N. Lynch, of San Francisco, Discuss American Plan

ROBERT NEWTON LYNCH, vice-president and manager of the San Francisco Chamber of Commerce, was the speaker at the monthly luncheon meeting of the Building Trades Employers' Association, held Wednesday, April 19. His subject was "How San Francisco Made the Building Trades Open Shop."

Mr. Lynch described how San Francisco recently passed through a building trades struggle in which the building labor organizations were eliminated from consideration and the control of the industry assumed by the Community Industrial Association. Although he is an advocate of the open shop plan Mr. Lynch declared that unionism, in control of law abiding citizens was one of the strongest forces against Bolshevism and Radicalism in the United States today. He stated that the men had a perfect right to organize but that their organizations should not be permitted to dominate an industry to the point of absolute control.

"Unions should not take sole control of an industry they do

not own," said Mr. Lynch, "and the non-union worker should be afforded the same opportunity for employment as the union man."

Mr. Lynch described at considerable length the conditions in San Francisco which were responsible for bringing about the open shop plan. This began about 1915 when the unions really ran the community, electing their own Mayor and every other official in the city. He told how a strike of riggers and stevedores tied up the entire port.

As a result a mass meeting of the people was held and \$1,000,000 was subscribed to finance the fight against these conditions. The Chamber of Commerce was called upon to handle the situation.

The speaker declared that class power was the greatest menace to the United States today and said that there were three specifics for peace between employers and employes: 1, respect for contractual relations; 2, respect for law and order; 3, open shop.

Residential Building Gaining Headway in All Boroughs

Weekly Construction Statistics as Tabulated by F. W. Dodge Company Show Local Industry Busy to Full Capacity on New Housing Work

STEADY improvement in the volume of active construction is being reported from all districts in the New York territory, and there is now every indication that the coming months will break all previous records for the number and value of new building projects projected and started. Figures tabulated by the F. W. Dodge Company, covering all of New York State and New Jersey, north of Trenton, show that during the sixteenth week of this year 690 new construction projects, valued at a total of \$28,058,600, were announced. During the same week the awards for new operations numbered 492, and this work involves an outlay of approximately \$22,099,500.

Building figures for Greater New York reflect the general improvement noticeable throughout the eastern territory. During the week of April 15 to 21, inclusive, architects and engineers announced the following projects for locations in New York City, and predicted an early start on the major portion of this work. The new operations reported include 36 business projects such as stores, offices, lofts, commercial garages, etc., \$831,500; 4 schools and allied projects, \$160,000; 2 hospitals, \$114,000; 5 industrial buildings, \$124,000; 7 public works and

public utilities, \$1,214,600; 2 religious and memorial projects, \$75,000; 89 residential operations, including apartments, flats and tenements and one- and two-family dwellings, \$8,889,500, and 6 social and recreational projects, \$147,000.

The new construction placed under contract in Greater New York during the week of April 15 to 21, inclusive, involved 25 business and commercial projects of various types, \$918,000; 7 educational buildings, \$2,590,000; 1 hospital, \$5,000; 4 factories, \$65,000; 1 military project, \$3,500; 2 public works and public utilities, \$1,205,000; 2 religious and memorial projects, \$10,500; 109 residential operations, including multi-family dwellings and one- and two-family houses, \$8,519,000, and 4 social and recreational buildings, \$71,000.

During the past few weeks there has been a steady gain in the amount of residential construction undertaken in this city, and there are numerous predictions that before the end of the summer season there will be a surplus of rentable space. This applies largely to high-class apartments and multi-family dwellings for families of moderate incomes. There is no end in sight, however, to the scarcity of living accommodations that will rent for less than \$12 per room per month.

PERSONAL AND TRADE NOTES.

Robert Sayre Kent, Inc., consulting engineer, has moved his office from 50 Court street to 383 Jay street, Brooklyn.

M. E. Conran Company, Inc., manufacturer of steamfitters' supplies, has recently moved from 49 Bergen street to Warren and Columbia streets, Brooklyn.

Tachau & Vought, architects, 109 Lexington avenue, have bought the five-story dwelling at 102 East Thirtieth street and will make extensive alterations to the premises, which will be used by the firm as offices.

Shampan & Shampan, 190 Montague street, Brooklyn, have been commissioned as architects for the new branch bank building to be located on the northeast corner of Bedford and DeKalb avenues, Brooklyn, for the Mechanics Bank.

M. Joseph Harrison, 110 West Thirty-first street, announces that he has discontinued the practice of architecture, and hereafter will conduct a general contracting business under the name of M. Joseph Harrison Company, Inc., with offices at the same address.

Frederic Bigelow, a well-known architect, has been named as the Superintendent of Buildings of Newark, N. J., to fill the vacancy created by the death of William P. O'Rourke. Mr. Bigelow is a veteran of the World War and has occupied a prominent position in Newark architectural and construction circles for a number of years.

Amsterdam Building Co., general contractors, for a number of years located at 140 West 42d street, will move May 1 to larger and better equipped offices at 138 East 44th street, where the firm has remodeled an old-fashioned four-story residence for office purposes. The Amsterdam Building Company will occupy the ground and second floors and the remaining two floors will be rented as offices to architects and builders.

Year Book of N. Y. Society of Architects

The eleventh edition of the Year Book of the New York Society of Architects, recently published, is a most comprehensive reference work that finds a warm welcome in the offices of architects in this State. The new edition contains the complete text of the Architects' Registration Law and all of the rules of the State

Board of Examiners pertaining to the registration of practitioners. The volume also contains the building zone resolutions applying to the City of New York, with marginal notes, copies of all the forms now used by the Board of Appeals and the rules of procedure of that body, and the complete Building Code of the city as adopted March 14, 1916, and revised and amended to January 1, 1922.

The new year book also presents all of the rules and regulations for plumbing, water supply, gas piping and ventilation of buildings, all the State industrial laws relating to buildings, with amendments and additions to August 1, 1921, and the mailing chute regulations of the Post Office Department. The Tenement House Law, as amended to January 1, 1922, and applying to all cities of the first class in this State, is given in full.

"Own-Your-Home" Exposition

The fourth annual "Own-Your-Home" Exposition opened in the Sixty-ninth Regiment Armory, Lexington avenue and Twenty-fifth street, Saturday afternoon, April 22, and continued throughout the week. The attendance has been excellent and there is a steadily growing interest in home construction and ownership as evidenced by the keen desire of those going to the show to learn as much as possible about up-to-date methods of building and modern furnishings and equipment.

A feature of the opening ceremonies of this exposition was the receipt by radio of an indorsement of the purpose of the enterprise by President Harding. This message was received in the radio department of the exhibition and by the use of a large amplifier was plainly heard by all present. The President's message was as follows:

"Believing that nothing can do more toward the development of the highest attributes of good citizenship than the ownership by every family of its own home I am always glad to indorse effective efforts to encourage home ownership."

From the standpoint of home ownership the central feature of the exhibition is a full sized house known as the Beautiful Home Convenient. This dwelling was designed by James Dwight Baum, constructed by James T. Simpson, and furnished under the direction of W. & J. Sloan Company. Figures on the cost of construction, furnishings and equipment are available, and duplicate plans of the house were sold on the floor of the exhibition.

TRADE AND TECHNICAL SOCIETY EVENTS.

Building Managers' and Owners' Association of New York will hold its regular monthly dinner meeting at the Advertising Club, 47 East Twenty-fifth street, Tuesday evening, May 9. Hon. Murray Hulbert will be the speaker.

New York Building Superintendents' Association will hold its regular monthly dinner meeting in the Garden Room of the Hotel Martinique, Wednesday evening, May 10. The speaker of the evening will be announced later.

Illuminating Engineering Society will hold its annual convention in Boston, September 25 to 28 inclusive. This will be the sixteenth annual gathering of the society, and the convention arrangements are in the hands of a committee of which C. L. Edgar, president of the Edison Electric Illuminating Company of Boston, is chairman; H. F. Wallace, vice-chairman, and J. Daniels, secretary.

American Iron, Steel and Heavy Hardware Association will hold its annual convention in Washington, D. C., May 23 to 25 inclusive. Headquarters will be located at the Hotel Washington. Secretary, A. H. Chamberlain, 1328 Broadway.

American Society for Testing Materials will hold its twenty-fifth annual meeting at the Chalfonte-Haddon Hall Hotel, Atlantic City, June 26 to July 1, inclusive.

National Association of Heating and Piping Contractors will hold its annual convention at the Hotel Statler, Buffalo, N. Y., May 31 to June 3, inclusive.

National Association of Sheet Metal Contractors will hold its annual convention at the Cadle Tabernacle, Indianapolis, Ind., May 16 to 19, inclusive.

New Jersey State Building Council will hold its annual meeting and convention at Asbury Park, May 23 and 24, inclusive. Secretary, Henry Sands, 346 Sussex avenue, Newark.

American Society of Mechanical Engineers will hold its annual spring meeting at Atlanta, Ga., May 8 to 11 inclusive.

National Fire Protection Association will hold its twenty-sixth annual meeting at the Chalfonte-Haddon Hall Hotel, Atlantic City, May 9 to 11 inclusive. The program of this meeting will be announced later. Franklin H. Wentworth, Secretary, 87 Milk Street, Boston, Mass.

CURRENT BUILDING OPERATIONS

SEVERAL sharp advances in building material prices have been reported during the past week and as a result the construction outlook is not quite as favorable as it was just a short time ago. Common brick was advanced from \$16 to \$17 a thousand, wholesale, and there is practically none obtainable even at the latter figure. Dealers are not optimistic regarding the future as the demand for brick is extremely heavy, and, as the reserve supplies at the up-river plants are low, there is every likelihood that further advances will be announced within the next few days. Although brick manufacturers have their plants in operation, the production will be curtailed until the coal strike is settled and a full supply of fuel is assured.

Fabricated steel, Portland cement, face brick and lumber have also advanced in price during the past week and there is little stability to the present building material market as far as prices are concerned. Builders are hopeful that the advancing trend will be checked, but while the building program continues to increase with its consequently greater demand for basic materials, there seems but little chance of levels becoming stationary for any length of time, particularly as manufacturing costs are steadily going up.

Common Brick—Demand for common brick has grown so insistent that there is a grave possibility that considerable construction in this city is likely to be held up because of a shortage. At present there is practically no brick for sale, dealers are cleaned out and the wholesale market is devoid of stock. Although there is some brick available at the up-river plants it is not sufficient for current requirements. The majority of the Hudson River plants are in operation, but it will be at least four to six weeks before the new product is ready for shipment. The output during the next month or so will depend largely upon the fuel supply. The coal strike will materially effect the output unless it is speedily settled. Many of the manufacturers have coal on hand for burning their first kilns, but after that they will be dependent upon new supplies. The element of cost is also a factor at present. Coal dust, in addition to being extremely scarce, is costing brick makers upward of \$3 per ton, whereas in former years it was plentiful at \$1 or less. As a result of the prevailing demand, coupled with the shortage of common brick, prices have sharply advanced. During the past week

the wholesale level jumped from \$16 to \$17 a thousand and there is every likelihood that the next cargoes to arrive will go out at even higher prices.

Summary—Transactions in the North River brick market for the week ending Thursday, April 27, 1922. Condition of market: Demand strong; prices higher and very firm. Quotations (nominal) \$17 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 31; sales, 30. Distribution: Manhattan, 8; Bronx, 3; Brooklyn, 14; New Jersey points, 4; Astoria, 1.

BUILDING COMMODITY PRICES

CURRENT prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York.

Note—Price changes are indicated by bold-face type.

Brick (Wholesale, on Dock, N. Y.), per thousand:

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.
Hudson River best grades..\$17.00 to —
Raritan to —
Second-hand brick, per load
of 3,000, delivered.....\$45.00 to —

Face Brick—Delivered on job in New York:

Rough Red.....\$45.00 to —
Smooth Red..... 45.00 to —
Rough Buff 50.00 to —
Smooth Buff 50.00 to —
Rough Gray 53.00 to —
Smooth Gray 53.00 to —
Colonials 45.00 to —

Cement—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Domestic Portland cement, per bbl.. \$3.00
Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd.\$4.25
Bronx deliveries 4.25
¾-in., Manhattan deliveries..... 4.25
Bronx deliveries 4.25

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water front, in which case prices will be slightly higher.

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries\$3.50
Bronx deliveries 3.50

Structural Steel—Despite the keen competition among local contractors, the price for fabricated structural steel is steadily advancing. A few weeks ago it was possible to make contracts for tonnages upward of 1,000 tons at about \$60 to \$65 per ton erected, but at the present time \$75 per ton is the ruling figure and there are not many contractors who will be willing to undertake contracts at that price. The coal strike has greatly effected the production of steel and has been responsible for several advances by the mills. Although there is considerable

Hollow Tile—

Exterior—Not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring.....\$0.12 per sq. ft.
3x12x12 0.12 per sq. ft.
4x12x12 0.17 per sq. ft.
6x12x12 0.19 per sq. ft.

Note—For deliveries north of 125th st., Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens\$10.50 per 1,000

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Finishing Lime (Standard in 300-lb. barrel)\$4.50 per bbl.

Common Lime (Standard 300-lb. barrel) 3.75 per bbl.

Finishing Lime (Standard in Hydrate Finishing, in paper bags 24.00 per ton

Hydrate Common, in paper bags\$19.50 per ton

Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth bags\$21.00 per ton

Brown Mortar, in cloth bags, 18.00 per ton

Lath Mortar, in cloth bags... 18.00 per ton

Finishing Plaster, in cloth bags 24.50 per ton

Rebate for returned bags, 15c. per bag

Finishing Plaster (250-lb. barrel)\$4.00 per bbl

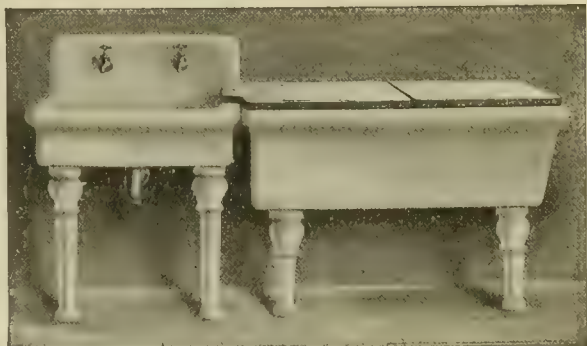
Finishing Plaster (320-lb. barrel) 5.35 per bbl

Plaster Blocks—

2-in. (solid) per sq. ft.....\$0.10½ to \$0.12

3-in. (hollow) per sq. ft... 0.10½ to 0.12

COMBINATION DRAINBOARD and WASH TRAY COVER



Made to fit Porcelain, Soapstone and Cement wash trays. This porcelain enamel steel COMBINATION DRAINBOARD and WASH TRAY COVER will prevent the water from dripping on the floor between the sink and wash trays, when dishes, etc., are being washed. Sanitary, durable and attractive.

For Sale by Plumbing Supply Dealers

MARIETTA HOLLOW-WARE & ENAMELING CO.
MARIETTA, PENNA.

Sash Weights—Sash Chain
Castings and Forgings
Grate Bars
SPECIAL IRON WORK
Pencoyd Steel and Iron Co.
Cort. 1372 206 Broadway, New York

SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



F. J. KLOES

Established 1872

269 Canal St., New York

Telephone: Canal 4072

MATERIALS AND SUPPLIES

new business being awarded, and a large amount of proposed construction is now in the hands of contractors for estimates, the feeling is general throughout the local building industry that a considerable proportion of the proposed work will be held in abeyance unless prices are rapidly stabilized.

Lumber—Trade in both wholesale and retail departments of the local lumber market is extremely active and there are strong indications that the demand is still below the maximum which will no doubt come within the next month or six

weeks. Dealers are preparing for a sustained buying movement resulting from the rapidly increasing building program. The residential construction boom, now under way in Brooklyn, Queens and Bronx, and in the nearby suburban districts, is making heavy demands upon the local lumber reserves, and as a consequence prices are very firm, with a slight tendency toward higher levels. Although there is little likelihood of a radical upward price trend, the market is sure to be firm throughout the coming months, and if a shortage develops in any of the more

popular lines there might be an advance in prices. At present local dealers have adequate stocks, but reports from manufacturing centers indicate orders in excess of production, and unless this situation is changed there might be some scarcity before the end of the current building season.

Builders' Hardware—Demand is rapidly improving and jobbers and retailers are making active preparations for one of the busiest seasons on record in this line. The building program increases daily and within the next five or six weeks activity in the construction industry should reach its maximum intensity. There are rumors of developing labor disturbances, but the speculative builders, who at present represent the major portion of the active operations in this district, are not particularly worried over the outlook. Hardware prices are firm and likely to hold to their present levels throughout the summer.

Cast Iron Pipe—The demand for this commodity continues strong and producers anticipate excellent business throughout the remainder of the year. Municipal business is lighter than it was a few weeks ago, but there is considerable in prospect and private buying is steadily gaining in volume.

Linseed Oil—Some improvement in the demand for this commodity has been noted during the past week and in general the market is stronger than it has been for quite some time. Although business has been largely confined to small orders for immediate delivery there is increased inquiry on car load lot business. Local dealers are of the opinion that business will materially change for the better as the spring building season matures.

Nails—The situation in the local nail market is practically unchanged with demand light but fair indications of a considerable improvement in trade during the next month or six weeks. Both manufacturers and jobbers are looking forward to a vast amount of business from the apartment house building program now getting ready to start and the promise of a large volume of suburban building of one kind or another. Nail quotations are unchanged, with New York prices for cut nails \$4 to \$4.25 base, per keg, and wire nails \$3.25 base, per keg.

Window Glass—The speculative building boom now under way in practically all boroughs of New York City is creating a very active demand for both plate and window glass. Local jobbers anticipate steadily increasing business throughout the balance of the year.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.

27x48x½ in.	.....\$0.38 each
32x36x¼ in.	.....0.22 each
32x36x½ in.	.....0.24 each
32x36x¾ in.	.....0.30 each

Sand—

Delivered at job in
Manhattan\$1.80 to — per cu. yd.
Delivered at job in
Bronx 1.80 to — per cu. yd

White Sand—

Delivered in Manhattan....\$5.00 per cu. yd.

Broken Stone—

1½ in., Manhattan delivery.\$4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.
¾ in., Manhattan delivery... 4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.

Building Stone—

Indiana limestone, per cu. ft.	.....\$1.62
Kentucky limestone, per cu. ft.	.....2.27
Briar Hill sandstone, per cu. ft.	.....1.68
Gray Canyon sandstone, per cu. ft.	.....1.65
Buff Wakeman, per cu. ft.	.....1.90
Buff Mountain, per cu. ft.	.....1.80
North River bluestone, per cu. ft.	.....1.85
Seam face granite, per sq. ft.	.....1.20
South Dover marble (promiscuous mill block), per cu. ft.	.....2.25
White Vermont marble (sawed) New York, per cu. ft.	.....3.00

Structural Steel—

Plain material at tidewater; cents per pound:
Beams and channels up to 14 in.1.88c. to 2.03c.
Beams and channels over 14 in.1.88c. to 2.03c.
Angles, 3x2 to 6x3.....1.88c. to 2.03c.
Zees and tees.....1.88c. to 2.03c.

Lumber—

Wholesale prices, New York.
Yellow pine, merchantable 1905, f. o. b., N. Y.

3x4 to 14x14, 10 to 20 ft....\$40.00 to \$52.00

Hemlock, Pa., f. o. b., N. Y., base price, per M..... \$7.50 to —

Hemlock, W. Va., base price, per M..... 37.00 to —

(To mixed cargo price add freight, \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered)... \$30.00 to —

Wide cargoes \$3.00 to —

Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.

Cypress Lumber (by car, f. o. b., N. Y.):

First and seconds, 1-in....\$110.00 to —

Cypress shingles, 6x13, No. 1 Hearts..... to —

Cypress shingles, 6x13, No. 1 Prime..... to —

Quartered Oak..... to \$166.00

Plain Oak..... to 126.00

Flooring:

White oak, quart'd sel... \$97.50 to —

Red oak, quart'd select.. 97.50 to —

Maple No. 1..... 71.00 to —

Yellow pine No. 1 common flat..... 55.50 to —

N. C. pine flooring Norfolks 62.50 to —

Window Glass—

Official discounts from manufacturers' lists:

Single strength, A quality, first three brackets 85%

B grade, single strength, first three brackets 85%

Grades A and B, larger than the first three brackets, single thick..... 85%

Double strength, A quality..... 85%

Double strength, B quality..... 87%

Linseed Oil—

City brands, oiled, 5 bbls. lot.\$0.83 to \$0.85

Less than 5 bbls..... 0.86 to 0.88

Turpentine—

Turpentines\$0.88 to \$0.90



Face
Enameled
Fire

BRICK

As manufacturers of BRICK for thirty years, we have a record of repeat orders that affords you a 100% guarantee of satisfactory service. To the service given by our Face, Enameled and Fire BRICK, is added the service we render in shipment and delivery. Prompt shipments on any size contracts in any range of shade or texture, at fair prices and of first-class quality.

We are well and favorably known wherever brick is used throughout the United States, Canada and South America. There can be but one reason for this—SERVICE. Whether it be FACE BRICK, ENAMELED BRICK, FIRE BRICK or FIRE CLAY, our product is furnished in all textures and shades, we are here to serve you in small quantities or large. It will be a pleasure to estimate for you—write us or phone for a representative.

American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 6787-6788

A Clean Building



We clean masonry of every type.

A clean building will sell or rent as well as a new building. In appearance it is a new building, for cleaning restores the original freshness of color.

Estimates for cleaning—and pointing, if desired—submitted on request.

Atlantic Terra Cotta Co.

Cleaning Department
350 Madison Avenue
Telephone: Vanderbilt 9888

POMEROY

Solid Iron and Hollow Metal Windows

Built in the belief that the best metal window is the only safe window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

282-96 East 134th Street NEW YORK
Phone: Mott Haven 5220

H. W. BELL CO.

Gypsum Blocks Terra Cotta Blocks Plaster Boards Dumbwaiter Blocks Flue Pipe Firebrick

Park Ave. & 139th St.

Phone—Mott Haven 3134
BROOKLYN

KENT AVENUE & MORTON STREET

J. P. Duffy Co.

Flue Pipe Terra Cotta Blocks Gypsum Blocks Masons' Materials

138th Street and Park Avenue

BROOKLYN

50th-51st Streets and 2nd Avenue

QUEENS

Jackson Avenue and Madden Street

CONTEMPLATED CONSTRUCTION.

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

RIVERSIDE DR.—Geo. Fred Pelham, 200 West 72d st, has plans nearing completion for a 14-story fireproof apartment house, 100x135 ft, at 300 Riverside dr, northeast corner of 102d st, for 300 Riverside Drive Corp., Albert Sakolski, president, 217 Broadway, owner. Cost, \$1,000,000.

49TH ST.—A. C. Bossom, 6805 th av, has plans in progress for three 9-story brick and limestone apartments, 75x100 ft, at 150-52-54 East 49th st, for Victor Guinzberg, 721 Broadway, owner. Architect will take bids on general contract about May 10.

DWELLINGS.

RADCLIFFE AV.—J. W. Chapman, 46 Washington sq, has completed plans for a 2-story frame dwelling, 20x27 ft, with garage, at the northwest corner of Radcliffe av and Mace av, for J. M. Di Francesco, 121 West 3d st, owner and builder. Cost, \$10,000.

69TH ST.—David Adler, care Whitney Con- for a 4-story and basement, brick and stone dwelling, 200x52 ft, with garage, at 3-5 East 69th st, through to 46 East 70th st, for Marshall Field, 3d. 14 Wall st, owner. Structural engineer, E. E. Seelye, 101 Park av.

HOSPITALS.

MADISON AV.—Buchman & Kahn, 56 West 45th st, have plans nearing completion for a steel, reinforced concrete and cut stone fireproof hospital on the east side of block front Madison av, from 123d to 124th st, for The Hospital for Joint Diseases, Chas. F. Diehl, superintendent, 1919 Madison av, owner. Cost, \$1,000,000. Architect will take bids on general contract about May 1.

HOTELS.

BROADWAY.—Schwartz & Gross, 347 5th av, have plans in progress for a 14-story limestone, brick and steel apartment hotel, 100x162 ft, with stores, at the southeast corner of Broadway and 91st st, for Van Rensselaer Estates, Inc., Henry A. Blumenthal, president, 233 Broadway, owner and builder. Cost, \$2,500,000.

MISCELLANEOUS.

97TH ST.—McKenzie, Voorhies & Gmelin, 43d st & Madison av have completed plans for a 2-story brick and limestone central telephone station, 114x201 ft, at 151-159 East 97th st, and 150-153 East 98th st, for New York Telephone Co., H. F. Thurber, president, 15 Dey st, owner. Cost, \$375,000. Steam and electric engineer, Meyer, Strong & Jones, 101 Park av.

ACADEMY ST.—W. H. McElfatrick, 701 7th av, has completed plans for a 1-story steel, hollow tile & stucco amusement palace, in Academy st, near Broadway, for Carnival Palace Corp.—J. M. Buttery in charge—Room 4, 155 Broadway, owner and builders. Cost, \$450,000.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

DAVIDSON AV.—F. W. Rinn, 70 West 181st st, has completed plans for a 6-story brick and limestone apartment house, 65x90 ft, at the northeast corner of Davidson av and Buchanan pl, for Wm. J. F. Flynn, 11 East 167th st, owner and builder. Cost, \$135,000.

SHAKESPEARE AV.—John P. Boyland 120 East Fordham rd, has completed plans for a 5-story brick and limestone apartment house, 75x86 ft, on the east side of Shakespeare av, 200 ft north of Jessup pl for F. M. Construction Co., care of Falihee & McCaul 203 West 82d st, owner and builder. Cost, \$130,000.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

SCHENECTADY ST.—Cohn Bros., 361 Stone av, have plans in progress for a 4-story brick and limestone apartment, 100x90 ft, at the northwest corner of Schenectady and Union st, for Abraham Kaplan, 718 St. Marks av, owner. Cost, \$150,000.

CLINTON AV.—J. Mingle and J. Larkin, 81 Fulton st, Manhattan, have preliminary plans in progress for a 5-story brick apartment, 60x125 ft, at 397 Clinton av, for J. W. Mingle, 81 Fulton st, Manhattan, owner and builder. Cost, \$150,000. Owner will take bids on separate contracts about May 1.

RIDGE BOULEVARD.—Seelig & Finkelstein, 44 Court st, have completed plans for a 4-story brick and limestone apartment, 107x100 ft, at the northwest corner of Ridge blvd and 70th st, for Finberg & Liebman Construction Co., 36 Bay 35th st, owner. Cost, \$150,000.

DWELLINGS.

82D ST.—Slee & Bryson, 154 Montague st, have plans in progress for a 2-story brick dwelling, 60x25 ft, with garage, at 82d st and Harbor View terrace, for C. C. Valentine 346 Broadway, Manhattan owner. Cost, \$30,000.

PRESIDENT ST.—Cohn Bros., 361 Stone av, have plans in progress for a 2-story brick dwell-

SPRINKLER SUPERVISORY SERVICE AUTOMATIC SPRINKLER VALVE ALARM SERVICE INTERIOR FIRE ALARM EQUIPMENT

INSTALLED AS A LOCAL SYSTEM
OR FOR CENTRAL OFFICE SERVICE

AUTOMATIC FIRE ALARM SERVICE SPECIAL BUILDING SIGNAL SERVICE

Automatic Fire Alarm Co.

416 Broadway New York City
CANAL 5188

ing, 32x60 ft, in President st, near Kingston av, for M. Medes, Eastern Parkway, owner. Cost, \$35,000.

FT. HAMILTON PARKWAY.—James J. Boyle, 367 Fulton st, has plans in progress for a 2-story frame dwelling, 20x50 ft, on the west side of Ft. Hamilton Parkway, 100 ft south of 67th st, for M. Fitzgerald, 784 Tremont av, Manhattan, owner. Cost, \$10,000.

MISCELLANEOUS.

17TH ST.—Vernon & Clough, 15 East 40th st, Manhattan, have plans in progress for a 3-story brick & limestone community building, 60x96 ft, in the east side of 17th st, 200 ft north of Av Q, for Kings Highway Community Corp.—Jas. P. Kelly, president—170 Kings Highway, owner. Cost, \$50,000. Architect will take bids on general contract about May 15th.

DEAN ST.—Tooker & Marsh, 101 Park av, Manhattan, have plans in progress for a 3-story brick terra cotta service buildings, 175x180 ft, in Dean st, for Studebaker Corp. of America—I. C. Jones, in charge—1700 Broadway, owner.

ASHLAND PL.—Scott & Prescott, 34 East 23d st, Manhattan, have preliminary plans in progress for a 4-story brick and terra cotta laboratory building, 60x60 ft, on Ashland pl, near Lafayette av, for Lindsay Laboratories, 34 Livingston st, owner. Cost, \$50,000. Architect will take bids on general contract about May 1.

Queens

APARTMENTS, FLATS AND TENEMENTS.

JAMAICA, L. I.—Wm. I. Hohausser, 116 West 39th st, Manhattan, has plans in progress for a 4-story and basement brick and limestone apartment house, 130x110 ft, at the northeast corner of Sutphin blvd and Grove st, Jamaica, for owner, care of architect. Cost, \$185,000. Architect will take bids about April 29.

CHURCHES.

MANHASSET, L. I.—F. G. Lippert, 5 Beekman st, Manhattan, has plans nearing completion for a 2-story frame and shingle rectory, 26 x42 ft, at Manhasset, for Episcopal Church, Rev. C. H. Ricker, Manhasset, owner.

DWELLINGS.

CORONA, L. I.—A. Brems Corona av, Corona, has plans in progress for a 2-story brick dwelling, 20x50 ft, in the south side of Crown st, 42 ft west of Tieman av, for B. Coppola and B. Sprezza, 130 Opdyke st, Corona, owner. Cost, \$9,000.

GREAT NECK, L. I.—A. Brems Corona av, Corona, has plans in progress for a 2-story frame and brick veneer dwelling, 26x31 ft, at Great Neck, for Mrs. B. Walsh, 43 Drake av, West New Brighton, owner. Cost, \$8,000. Exact location will be announced later.

BALDWIN, L. I.—Plans have been prepared privately for four 2-story frame dwellings, 20x34 ft, in Lakewood Park section, Baldwin, for Jules Berger, Baldwin, owner and builder. Cost, \$30,000.

BALDWIN, L. I.—Plans have been prepared privately for thirty 2-story frame dwellings, 20x35 ft, between Wilbur and Central avs, Baldwin, for John H. Carl & Son, Baldwin, owner and builder. Cost, \$180,000.

LONG BEACH, L. I.—Block & Hesse, 18 East 41st st, Manhattan have plans in progress for a 2½-story frame and stucco dwelling, 32x40 ft, at Long Beach, for Bernard Sharp, owner, care of architect. Cost, \$25,000.

SCHOOLS AND COLLEGES.

RIVERHEAD, L. I.—Tooker & Marsh, 101 Park av, Manhattan, have plans in progress for a 3-story brick and stone senior and junior high school, of irregular dimensions, at Riverhead, for Riverhead Union Free School District, Bd.

of Education, Robt. Griffing, president, Riverhead owner. Cost \$200,000. Bids will be advertised for about May 15.

Suffolk.

DWELLINGS.

BAYPORT, L. I.—Plans have been prepared privately for a 2½-sty frame and stucco dwelling, 28x46 ft, on Snedecor av, Bayport, for John F. Nelson, Sayville, owner. Cost, \$15,000. Owner will take bids on separate contracts.

SCHOOLS AND COLLEGES.

MELVILLE, L. I.—A. B. Sammis, Huntington, has plans in progress for a 1-sty brick school, 75x25 ft, on Pinelaion rd, Melville, for School District No. 4 of the Town of Huntington, Caroline L. Stone, trustee, Melville, owner. Cost, \$25,000.

Westchester

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—H. L. Quick, 18 South Broadway, Yonkers has plans in progress for a 5-sty brick and limestone apartment house, 100x100 ft, at 76 Caryl av, Yonkers, for Oliver Scott, 18 South Broadway, Yonkers, owner.

DWELLINGS.

YONKERS, N. Y.—J. H. Phillips, 681 5th av, Manhattan, has plans nearing completion for a 2½-sty frame & stucco dwelling, 85x40 ft, with garage, on Mohegan Heights, Winnebago rd & Gramatan av, Yonkers, for R. S. Robbins, 80 Maiden lane, owner. Cost, \$50,000. Steam engineer—Otto E. Goldsmith, 116 West 39th st, Manhattan.

TOSPITALS.

NEW ROCHELLE, N. Y.—Crow, Lewis & Wick, 200 5th av, Manhattan, have been retained to prepare plans for a hospital at New Rochelle, for New Rochelle Hospital Association, Guion pl, New Rochelle, owner. Details will be announced later.

New Jersey

APARTMENTS, FLATS AND TENEMENTS.

EAST ORANGE, N. J.—David M. Ach, 1 Madison av, Manhattan, has plans nearing completion for a 7-sty brick apartment, 100x150 ft, on Harrison av, East Orange, for Joseph Bursteiner, 590 Main st, East Orange, owner. Cost, \$500,000. Architect will take bids.

NEWARK, N. J.—M. J. Nadel, Union Bldg., Newark, has completed plans for a 4-sty brick & terra cotta apartment, 100x100 ft, at 40 North Broad st, Newark, for David Mazon, 569 South 17th st, Newark, owner and builder. Cost, \$125,000. Owner will soon take bids on separate contracts.

BANKS.

NEWARK, N. J.—Guilbert & Betelle, Aldene Building, Newark, have plans in progress for a 1-sty and mezzanine, Indiana limestone and granite bank building, 54x107 ft, at 464-466 Broad st, Newark, for North Ward National Bank, John W. Lushear president, 245 Broad st, Newark, owner. Bids on general contract will be taken about June 1.

DWELLINGS.

WEST ORANGE, N. J.—Wm. E. Garrabrants, 343 Main st, East Orange, has completed plans for a 2½-sty brick and frame dwelling, 5x64 ft, on Beverly rd West Orange, for James A. Clarke, 17 So. Day st, Orange, owner. Cost, \$19,000. Steam heating and plumbing, Mills & Brown, 145 Main st, East Orange. Mason work, J. S. Rickard & Son, 25 Condit Terrace, West Orange.

SOUTH ORANGE, N. J.—B. Halstead Shepard, 564 Main st, East Orange, has plans in progress for a 2½-sty frame & shingle dwelling, 29x45 ft, on Grove rd, South Orange, for C. M. Crofoot, 281 Ridgewood rd, South Orange, owner. Cost, \$25,000.

JERSEY CITY, N. J.—Peter L. Schultz, Dispatch Bldg., Union Hil, has been retained to prepare plans for a 2½-sty brick dwelling, 36x50 ft, in Jersey City, for J. Nulligan, Newark av & Cook st, Jersey City, owner. Cost, \$25,000. Architect will take bids about May 1st. Exact location will be announced later.

JERSEY CITY, N. J.—John Armstrong, 36 Gautier av, Jersey City, has completed plans for a 2½-sty frame dwelling, 20x48 ft, at 17 Wade st, Jersey City, for Herman Wurret, 133 Winfield st, Jersey City, owner and builder. Cost, \$8,000.

SOUTH ORANGE, N. J.—Wm. E. Garrabrants, 343 Main st, East Orange, has completed plans for a 2½-sty frame dwelling, 30x35 ft, at South Orange, for C. C. Baldwin, Firemen's Bldg., Newark, owner and builder. Cost, \$14,000.

WESTFIELD, N. J.—C. C. Bell, 8 South av, West Cranford, has plans in progress for a 2½-sty hollow tile and stucco dwelling, 40x50 ft, with garage, in West Broad st, Westfield, for Dr. Howard F. Brock, 425 Broad st, Westfield, owner. Cost, \$15,000. Owner will take bids on general contract at once.

WOODBIDGE, N. J.—S. Greisen, Raritan Bldg., Perth Amboy, has plans in progress for a 2-sty frame and shingle Colonial dwelling, 27x40 ft, on Baron av, Woodbridge, for O. J. Monson, 285 Hobart st, Perth Amboy, owner. Cost, \$14,000.

PATERSON, N. J.—Wm. T. Fanning, 5 Colt st, Paterson, has plans in progress for a 2-sty brick dwelling, 45x80 ft, with garage, at Paterson, for Louis Spitz, 190 Main st, Paterson, owner. Cost, \$75,000. Exact location will be announced later.

SOUTH ORANGE, N. J.—Chas. C. Grant, 15 West 38th st, Manhattan, has plans nearing completion for a 2-sty frame and brick veneer dwelling, 38x28 ft, with garage, at South Orange, for F. R. Sanford, Jr., South Orange, owner. Cost, \$20,000. Architect will take bids on separate contracts about April 30.

JERSEY CITY, N. J.—Emil Guhl, 19 Charles st, Jersey City, has plans in progress for a 2½-sty brick dwelling, 22x52 ft, at 273 Van Wagener av, Jersey City, for James Linfante, 271 Van Wagener av, Jersey City, owner. Cost, \$11,000.

SOUTH ORANGE, N. J.—B. Halstead Shepard, 564 Main st, East Orange, has plans nearing completion for a 2½-sty frame dwelling, 28x28 ft, on Sinclair terrace, South Orange, for Thomas J. Hicks, 320 Central av, East Orange, owner. Cost, \$9,000.

BLOOMFIELD, N. J.—Fred L. Pierson, 160 Bloomfield av, Bloomfield, has completed plans for twelve 1-sty hollow tile stores, 42x109 ft, at Morse av and Cartaret st, Bloomfield, for Linwood Co., Chas. Morel, 317 No. Walnut st, East Orange, owner and builder. Cost, \$20,000.

EAST ORANGE, N. J.—David M. Ach, 1 Madison av, Manhattan, has plans in progress for a 4-sty brick store and office building, 40x90 ft, at the corner of Main and Harrison sts, East Orange, for Joseph Burnstiner, 590 Main st, East Orange, owner. Architect will take bids.

BLOOMFIELD, N. J.—E. V. Warren, Essex

Bldg., Newark, has completed plans for eight 1-sty hollow tile and brick stores, 74x107 ft, at Cartaret st and Morse av, Bloomfield, for Robt. B. Trivett, 21 Dodd st, East Orange, owner and builder. Cost, \$10,000.

HALLS AND CLUBS.

NEWARK, N. J.—Frank Grad, 245 Springfield av, Newark, has preliminary plans in progress for a 2-sty brick & stone lodge building, 55x100 ft, at West End & South Orange avs, Newark, for Composite Lodge No. 223, Free & Accepted Masons—David Statman, master—Plane st, Newark, owner. Cost, \$100,000.

HOMES AND ASYLUMS.

BELLEVILLE, N. J.—Wm. J. Fitzsimons, 207 Market st, Newark has plans in progress for a 2-sty and basement brick and stone Elks Home, 60x110 ft, at Washington av and Van Houten pl, Belleville, for Belleville Lodge of Elks, No. 1123, George H. Davis, exalted ruler, 199 Main st, Belleville, owner. Cost, \$75,000. Bids will probably be taken about May 15.

SCHOOLS AND COLLEGES.

JERSEY CITY, N. J.—John T. Rowland, Jr., 100 Sip av, Jersey City, has plans nearing completion for a 3-sty & basement brick public school, No. 35, at Erie st & Pavonia av, Jersey City, for Board of Education of Jersey City—Alex A. Hamill, president—426 Montgomery st, Jersey City, owner. Cost, \$500,000. Owner will advertise for bids soon.

STABLES AND GARAGES.

NEWARK, N. J.—Harry Briscoe, Firemen's Bldg., Newark, has completed plans for an addition to the 2-sty brick and concrete city garage, 200x30 ft, at Vroom Alley & Franklin st,

Provide Sufficient Outlets

Arrangements having been completed for the installation of Central Station Service in the building you are remodeling or constructing be sure that you next provide for a sufficient number of well placed outlets

Your tenants, whether they be occupying offices or homes, will want to use Electrical Appliances. It is less expensive to do wiring while a building is in course of construction or alteration than after it has been finished

Our Engineering Department is ready to render you assistance in planning your electrical installation without obligation to you. The telephone number is Stuyvesant 5600

The New York Edison Company

At Your Service

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



near Walnut st, Newark, for City of Newark, Department of Streets and Public Improvements, Thos. L. Raymond, director, City Hall, Newark, owner. Cost, \$175,000. Owner will soon call for bids.

JERSEY CITY, N. J.—Nathan Welitoff, 249 Washington st, Jersey City, has completed plans for a 1-sty brick garage, 76x100 ft, with show rooms, at Communipaw and West Side avs. Jersey City, for Harry J. Max, 9 Brinkerhoff st, Jersey City, owner and builder. Cost, \$20,000.

STORES, OFFICES AND LOFTS.

JERSEY CITY, N. J.—John T. Rowland, Jr., 100 Sip av, Jersey City, has plans nearing completion for a 3-sty brick and limestone office building, 26x56 ft, on the Boulevard at Summit av station, Jersey City, for Hudson Observer, F. A. Seide, in charge, 111 Newark st, Hoboken, owner. Cost, \$50,000.

PATERSON, N. J.—Albert E. Sleight, Romaine Bldg., Paterson, has plans in progress for a 2-sty granite, limestone and marble office building, 40x70 ft, at Paterson, for Arthur Freestone, 356 East 36th st, Paterson, owner. Cost, \$30,000.

THEATRES.

JERSEY CITY, N. J.—Christian A. Ziegler, 75 Montgomery st, Jersey City, has plans in progress for a 1-sty brick moving picture theatre at 4th and Erie sts, Jersey City, for Edw. Erickson, 150 Harrison av, Jersey City, owner. Cost, \$100,000. Architect will take bids about April 15.

MISCELLANEOUS.

NEWARK, N. J.—John H. & Wilson C. Ely, Firemen's Building, Newark, have plans in progress for a 2-sty brick & limestone banch library, 60x60 ft, at 481-54 Hayes st, Newark, for City of Newark, Department of Parks & Public Property, Chas. P. Gillen, director, City Hall, Newark, owner. Cost, \$25,000.

PERTH AMBOY—Benj. Goldberger, American Building, Smith and State sts, Perth Amboy, has plans in progress for a 3-sty brick and limestone Y. M. H. A. building, 80x1,000 ft, at Perth Amboy, for Y. M. H. A. I. Alperin, president, 138 Kearny av, Perth Amboy, owner. Cost, \$160,000.

PASSAIC, N. J.—Walter Hankin, 39 East State st, has completed plans for a 1-sty and basement brick armory, 70x120 ft, on Main av, Passaic, for N. J. State Armory, care of Adjutant General Gilkyson, in charge, State House, Trenton, owner. Cost, \$50,000. Owner will soon take bids on general contract.

MONTCLAIR, N. J.—Geo. Backoff and H. Chas. Hammel, associate architects, Union Bldg., Newark, and 217 Glen Ridge av, Montclair, have been retained to prepare plans for a 1-sty brick and steel ice skating rink and ice plant, 125x350 ft, at Montclair, for Montclair Rink & Ice Co., owner, care of architect. Cost, \$200,000. Exact location will be announced later.

WEST NEW YORK, N. J.—Wm. Mayer, Jr., 711 Bergenline av, West New York, has been retained to prepare plans for a probable brick and stone public library in 16th st, West New York, for the Town of West New York, Charles Swense, town clerk, Municipal Bldg., West New York, owner. Cost, \$175,000.

PERTH AMBOY, N. J.—Benj. Goldberger, Raritan Bldg., Perth Amboy, has plans in progress for a 6-sty brick and terra cotta commercial building, 40x125 ft, at Perth Amboy for owner, care of architect. Cost, \$125,000.

ASBURY PARK, N. J.—Arthur F. Cottrell, Kinmouth Bldg., Asbury Park, has completed plans for a 1-sty brick and terra cotta auto show room at 4th av and Main st, Asbury Park, for Louis Lipsey, 1207 Main st, Asbury Park, owner. Cost, \$20,000. Architect will take bids on general contract.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

BANKS.

WESTFIELD, N. J.—Sobray-Whitcomb Co., 105 West 40th st, Manhattan, has the general contract for a 1-sty limestone bank building, 50x90 ft, at the corner of North and Elm sts, Westfield, for Peoples Bank & Trust Co., Samuel Townsend, president. — Broad st, Westfield, owner, from plans by Thos. M. James Co., 342 Madison av, Manhattan, and Boston, architects.

CHURCHES.

BROOKLYN.—Wm. Kennedy Construction Co., 215 Montague st has the general contract for alterations to the church in the north side of Warren st, 100 ft west of Smith st for Long Island Methodist Episcopal Church Society, Rev. Dr. William E. Layton, secretary, owner, on premises, from plans by Salvati & Le Quornik, 369 Fulton st, architects. Cost, \$15,000.

DWELLINGS.

MANHATTAN.—John I. Downey, Inc., 410 West 34th st, has the general contract for a 5-sty and basement limestone dwelling, 45x80 ft, at 20-22 East 1st st, for Julius Forstmann, 230 5th av owner, from plans by G. P. H. Gilbert, 1 Madison av, architect.

MANHATTAN.—James McWalters Co., 152

West 42d st, has the general contract for alterations and an addition to the 3-sty brick and stone dwelling, at 115 East 79th st, for G. A. Vondermuhl, 969 Park av, owner, from plans by Mott B. Schmidt 14 East 46th st, architect.

BROOKLYN.—Joseph Savignano & Son, 260 Bay 11th st, have the general contract for a 2½-sty brick dwelling, 20x66 ft, in the south side of 45th st, 200 ft east of 9th av, for Mildred Di Martino, 6005 14th av, owner, from plans by Fred Savignano 6005 14th av, architect. Cost, \$15,000.

HEWLETT, L. I.—Stevenson & Cameron, Inc., 37 West 25th st, Manhattan, have the general contract for a 2½-sty frame and brick veneer dwelling, of irregular dimensions, at Hewlett, for Margaret W. Band Hewlett, owner, from plans by John C. Greenleaf, 15 West 38th st, Manhattan, architect.

GARDEN CITY, L. I.—Roberts Nash & Co., 93 Amity st, Flushing, have the general contract for a 2½-sty brick, hollow tile and concrete dwelling, 70x50 ft, with garage, at Garden City, for Le Roy Hendrickson, 23 Cathedral av, Garden City, owner, from plans by Aymar Embury, 2d, 132 Madison av Manhattan architect. Cost, \$40,000.

ROSLYN, L. I.—G. Richard Davis, 30 East 42d st, Manhattan, has the general contract for a dwelling, with garage, on plot of 20 acres, at Roslyn, for Henry Hill Anderson, 204 West 110th st, Manhattan, owner, from plans by Mott B. Schmidt, 14 East 46th st, Manhattan, architect.

MANHATTAN.—Valentine Lynch Co., 242 West 19th st, has the general contract for alterations to the 4-sty brick dwelling, 20x71 ft, at 107 West 74th st, for the Helenem Realty Co., Inc., Dr. John J. McGrath, president, 109 West 74th st, owner, from plans by Philip J. Rocker, 6 East 46th st, architect. Cost, \$15,000.

FACTORIES AND GARAGES.

BROOKLYN.—A. G. Volpe & Co., 267 Fulton st, has the general contract for a 1-sty brick factory, 40x85 ft, with garage, at the northwest corner of 86th st and 16th av, for Frank Calabria, 273 Fulton st, owner, from plans by Gilbert I. Prowler, 367 Fulton st, architect. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—P. Pellecchia, 109 Parker st, Newark, has the general contract for a 1-sty common brick and steel factory, 75x30 ft, at 223-231 Morris av, Newark for Giorgio Bros., 187 Bruce st, Newark, owner, from plans by J. B. Accella, Union Bldg., Newark, architect. Cost, \$50,000.

HALLS AND CLUBS.

RYE, N. Y.—Thos. T. Hopper Co., 101 Park av, Manhattan, has the general contract for alterations and an addition to a dwelling on the Rye C Park Estate, Post rd, Rye, which is to be converted into a club house, for Rye Country Club, Eldridge G. Snow, president, Kirby Lane, Rye, owner, from plans by Ewing & Allen, 101 Park av, Manhattan, architects. Consulting engineer, J. F. Musselman, 101 Park av, Manhattan. Heating and ventilating engineer, Offner & McKnight, 1270 Broadway, Manhattan.

HOMES AND ASYLUMS.

BROOKLYN.—John Auer & Sons, 648 Lexington av, have the general contract for a 3-sty brick nurses' home, 35x100 ft, at the southeast corner of Howard and Putnam avs, for Bushwick Hospital, Henry C. Johns, president, owner, on premises, from plan by Carl L. Ott, 15 Park Row, Manhattan, architect. Cost, \$100,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—L. B. Bloodgood, 29 West 34th st, has the general contract for a 2-sty terra cotta private school, 72x49 ft, on Cayuga av, northwest corner of 24th st, for Barnard School for Boys Wm. Hozen, president, 411 Cayuga av, owner, from plans by Chas. E. Birge, 29 West 34th st, architect. Cost, \$40,000.

BROOKLYN.—Geo. Colon & Co., 81 East 125th st, Manhattan, has the general contract for a 5-sty terra cotta limestone and granite Thomas Jefferson High School, 328x195 ft, at Pennsylvania and Sheffield avs, for City of New York Board of Education, Anning S. Prall, president, Park av and 59th st, owner, from plans by C. B. J. Snyder, Room 2800, Municipal Bldg., Manhattan, architect. Cost, \$1,900,000.

CEDARHURST, L. I.—Chas. A. Cowen Co., 30 East 42d st, Manhattan, has the general contract for a brick high school on plot 270x277 ft, at 5th, Clinton and Cedarhurst avs, Cedarhurst, for Board of Education of Cedarhurst, Joseph Fried, chairman, Cedarhurst owner, from plan by Wm. Adams, 15 West 38th st, Manhattan, architect. Cost, \$200,000. Heating, J. R. Proctor, 120 Liberty st Manhattan. Plumbing, J. McCullagh, Inc., 308 West 36th st, Manhattan. Electric wiring, J. R. Proctor, 120 Liberty st, Manhattan.

HUNTINGTON STATION, L. I.—Bunce Jorgensen Huntington, has the general contract for a 3-sty brick and frame parochial school, 54 x116 ft, at Huntington Station, for St. Hughes R. C. Church, Rev. J. Herchenroder, rector, Huntington Station, owner, from plans by John F. Mahon A. & C. Frank, architects, care of owner. Cost, \$30,000.

RICHMOND HILL, L. I.—Geo. F. Driscoll Co., 550 Union st, Brooklyn, has the general contract

for a 3-sty brick public school, 170x59 ft, at the corner of Hillside av and 127th st, Richmond Hill for City of New York, Board of Education, Anning S. Prall, president, Park av and 59th st, Manhattan, owner, from plans by C. B. J. Snyder, Room 2800, Municipal Bldg., Manhattan architect. Cost, \$300,000.

ENGLEWOOD CLIFF, N. J.—Pearce Bros., 220 West 42d st, Manhattan, have the general contract for alterations and an addition to the 1-sty brick school at Englewood Cliff, for Board of Education of Englewood Cliff, H. S. Unger, district clerk, Englewood Cliff—owner, from plans by John A. Gurd, 101 Park av, Manhattan, architect. Cost, \$37,000. Heating, Austin Engineering Co., 121 West 42d st, Manhattan. Plumbing, Peter Johnson, Bergenfield. Electric wiring, H. F. Electric Co., 222 East 42d st, Manhattan.

GARWOOD, N. J.—M. Byrnes Bldg. Co., 430 Westfield av, Elizabeth, has the general contract for a 1-sty brick and reinforced concrete grade school at Garwood, for Board of Education of Borough of Garwood, Harry Wyckoff chairman Building Committee, Garwood, owner, from plans by John Noble Pierson & Son, Raritan Bldg., Perth Amboy, architects. Cost, \$50,000. Heating and ventilating, Fred A. Vanderweg, 100 Chestnut st, Roselle Park. Plumbing, A. J. Murphy, Rahway. Electric wiring, Geo. W. Ord, Plainfield.

STABLES AND GARAGES.

MANHATTAN.—Guggenheim, O'Brien Co., 3 East 48th st, has the general contract for a 4-sty fireproof garage, 35x75 ft, at 3 Front st, for Stock Quotation Telegraph Co., Wm. H. Hurst, president, 24 Moore st, owner, from plans by Wm. M. Farrar, 201 West 33d st, architect. Cost, \$75,000.

BROOKLYN.—Anderson & Sweeney, 826 Ocean Parkway, have the general contract for a 1-sty brick garage, 94x100 ft, on the south side of Beverly rd, 15 ft west of East 28th st, for James Tully, 2799 Cortelyou rd owner, from plans by Dunnigan & Crumley, 394 East 150th st, Manhattan, architects. Cost, \$24,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Chas. Money, Inc., 241 West 36th st, has the general contract for alterations to the 3-sty brick store and office building, 25 x80 ft, at 194 8th av, for Arthur McAllenan, 194 8th av, owner, from plans by Jas. W. O'Connor, 162 East 37th st, architect. Cost, \$10,000.

PASSAIC, N. J.—Pellegrino Pellecchia, 21 Mt. Prospect av, Newark, has the general contract for a 2-sty common and face brick and limestone office building, 99x130 ft, at Washington pl and William st Passaic, for Chas. P. Gillen Co., Chas. P. Gillen, president, 828 Broad st, Newark, owner, from plans by John F. Kelly, Post Office Building, Passaic, architect. Cost, \$150,000. Lessee, U. S. Government, U. S. Treasury Dept., Washington, D. C.

MANHATTAN.—Thompson Starrett Co., 51 Wall st, has the general contract for alterations and an addition to the 14 and 15-sty brick and stone office building, 64x109 ft, at 59 to 65 Maiden lane and 95 William st, for Interzone Corp., Fred C. Buswell, vice-president, 55 Cedar st, owner, from plans by Cass Gilbert, 244 Madison av, architect. Cost, \$50,000. Structural engineer, Gunvald Ans., 244 Madison av.

MANHATTAN.—C. T. Wills, Inc., 285 5th av, has the general contract for a 22-sty brick and limestone store and office building, 197x125 ft, on the east side of Park av, from 41st to 42d sts, for Pershing Square Building Corp., Samuel G. Leidesdorf, president, 565 5th av, owner, from plans by York & Sawyer and John Sloane, 50 East 41st st, architects. Cost, \$6,000,000. Steel engineer, H. G. Balcom, 10 East 47th st. Steam and electrical engineer, Frank Sutton, 140 Cedar st.

MISCELLANEOUS.

MANHATTAN.—I. S. Roselle, 1 Madison av, has the general contract for alterations to the Intervale Exchange telephone building, Hoe av, Foxhurst sq and West Farms rd, for New York Telephone Co., H. F. Thurber, president, 15 Day st, owner, from plans by McKenzie, Voorhees & Gmelin, 43d st and Madison av, architects. Heating and ventilating engineer, Meyer, Strong & Jones, 101 Park av.

NEWARK, N. J.—Essex Construction Co., 85 Academy st, Newark, has the general contract for a 3-sty brick and terra cotta service station, 50x100 ft, with salesrooms, at 968x970 Broad st, through to Ardley court, Newark, for De Cozen Motor Car Co., Alfred De Cozen, president, 20-24 Branford pl, Newark, owner, from plans by Frank Grad, 245 Springfield av, Newark, architect. Cost, \$80,000.

BROOKLYN.—Thos. Drysdale, 250 Baltic st, has the general contract for a 60 ft high brick and concrete boiler house, 80x130x60 ft, at the foot of 66th st, for Brooklyn Edison Co., P. Holcomb, purchasing agent, 360 Pearl st, owner, from plans by G. L. Knight, care of owner, engineer. Cost, \$1,200,000.

BROOKLYN.—Thos. Drysdale, 250 Baltic st, has the general contract for a 3-sty brick fat rendering plant, 50x70 ft, at 335 Johnson av, for A. Aron, owner, on premises, from plans by Jos. Himmelsbach, 136 Liberty st, Manhattan, consulting engineer. Cost, \$25,000.

Money to Loan

on all classes of high-grade income producing properties in New York City, in amounts of \$500,000 and upward.

Building Loans

American Bond & Mortgage Company, Inc.

562 Fifth Ave., New York City
Telephone 9600 Bryant

BUILDERS

LITTLE CASH REQUIRED

We can subordinate entire purchase price of several well-located plots and obtain liberal building and permanent loans.

S. Osgood Pell & Co. 15 & 17 West 44th St.
Tel. Vanderbilt 5616

FOR

PAINTING, DECORATING and PLASTERING

Consult

LESCH & JOHNSON

261 East Fordham Road New York
Telephone: Fordham 9345

A. WILKES COMPANY

PAINTERS INTERIOR DECORATORS

Exclusive Work, Ask Our References

2371 Jerome Ave. Fordham 9000

HEATING STEAM OR HOT WATER RADIATION WITH GAS

IS MADE SIMPLE AND SATISFACTORY BY USING

KAY-SOLA GAS HEATING BOILERS

FOR HOMES—OFFICES—FACORIES—STORES WITH OR WITHOUT A CELLAR

Write Dept. G for illustrated literature

THE SOLAR ENGINEERING CORPORATION 505 FIFTH AVE.
NEW YORK, N. Y.

LOUIS BROOK, INC.

LUMBER and TIMBER at RETAIL

SASHES BLINDS MOULDING TRIM SHELVEING FLOORING
SHINGLES ROOFING PARTITION BOARDS VENEER PANELS, ETC.

OFFICE:
148-152 INDIA STREET

TEL. 2600 GREENPOINT
GREENPOINT, BROOKLYN

YARDS:
OAKLAND & INDIA STS.

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phones { 1370
Mott Haven { 1371

Office and Factory: River Ave. and East 151st St.

PLANS FIL ED FOR NEW CONSTRUCTION IN ALL BOROUGHES OF NEW YORK CITY

Manhattan

APARTMENTS, FLATS AND TENEMENTS

ST NICHOLAS AV, 881, 6-sty bk apts 37x107, rubberoid rf; \$90,000; (o) 881 St. Nicholas Corp., 2050 Amsterdam av; (a) Rosario Candela, 200 W 72 (252).

CHURCHES.

68TH ST, 38-44 W, 4-sty bk synagogue, 77x100, cement roof; \$200,000; (o) The Free Synagogue, 36 W 68th st; (a) Eisendrath & Horwitz, 18 E 41st st; Bloch & Hesse, assoc (230).

DWELLINGS.

71ST ST, 20-22 E, 5-sty bk dwg, 45x88, slag & tile rf; \$180,000; (o) Julius Forstmann, Passaic N J; (a) Chas. P. H. Gilbert, 1 Madison av (244).

FACTORIES AND WAREHOUSES.

DYCKMAN ST, 126, 1-sty bk str room, 16x27, slag rf; \$600; (o) B. & B. Bldg. Corp., 1501 52d, Bklyn; (a) M. A. Cantor, 373 Fulton, Bklyn (242).

TIEMAN PL, 2, 1-sty metal storage, 9x15, metal roof; \$300; (o) Edlar Realty Co., 41 E 42d st; (a) P. P. (232).

BROADWAY, 4762, 1-sty metal storage, 9x15, metal roof; \$300; (o) Donovan Est., 80 Bway; (a) P. P. (231).

STABLES AND GARAGES.

FRONT ST, 3, 4-sty bk garage, 33x75, slag roof; \$75,000; (o) Stock Quotations Telegraph Co., 24 Moore st; (a) Wm. M. Farrar, 201 W 33d st (233).

MADISON ST, 134 to 146, 1-sty bk garage, 120 x56, metal rf; \$30,000; (o) City of N. Y., Dept. Plants & Structures, Municipal Bldg.; (a) P. P. (243).

108TH ST, 103 W, 3-sty bk garage, 75x100, tar & gravel; \$60,000; (o) The 36th St. Garage, Inc., 256 W 36th st; (a) Bloch & Hesse, 18 E 41st st (245).

BROADWAY, 3166, 1-sty metal garage, 18x44, metal rf; \$800; (o) Edlar Realty Co., 2448 Bway; (a) Wilard Parker, 424 Ditmars av, Bklyn (247).

BROADWAY, 4566-72, 2-1-sty metal garages, 10x15, metal rf; \$900; (o) Wm. Rankin, 119 W 77; (a) Fred K. Richardi, 118 Dyckman (250).

BROADWAY, 4766, 3-1-sty metal garages, 18x18, metal rf; \$1,300; (o) Donovan Est., 80 Bway (a) P. P. (249).

10TH AV, bet 202d & 203d sts, 1-sty bk garage, \$100,000 tar & gravel rf, 109x100; (o) Lampert Est., Inc., care architect; (a) Enell & Enell, 125 Sherman av (246).

STORES, OFFICES AND LOFTS.

VARICK ST, 178 to 188, five 1-sty bk stores, 15x56, plastic slate roof; \$18,000; (o) Wm. S. Coffin, 575 5 av; (a) Francis Y. Joannes, 16 E 40th st (240).

22D ST, 161 W, 4-sty bk str & factory, 20x98, plastic slate rf; \$15,000; (o) Samuel L. Hyman, 233 W 83; (a) Jos. Mitchell, 332 W 24 (254).

34TH ST, 236-44 W, 1-sty bk stores, 74x74, slate roof; \$6,000; (o) Penna. R. R. Co., Penn. Term.; (a) Louis Bracco, 531 E 177th st (235).

96TH ST, 270 W, 2-sty bk str & offices, 28x75, plastic slate roof; \$8,000; (o) Weber, Bunke, Lange Coal Co., 268 W 96; (a) Geo. A. Dungan, 200 5 av (238).

ST NICHOLAS AV, 1480-92, 1-sty bk stores, 79x100, slag roof; \$10,000; (o) B. & B. Bldg. Corp., 1501 52d st, Bklyn, N. Y.; (a) M. A. Cantor, 373 Fulton st, Bklyn (241).

NAGLE AV, 220-22, 1-sty bk str, 100x50, slag rf; \$20,000; (o) Chas. Hensle, 3875 10 av; (a) Moon & Landsiedel 148th st & 3 av (237).

7TH AV, 566-68, 5-sty bk str, bakery & apts, 50x100, plastic slate rf; \$125,000; (o) The Barrett Est., 500 Broom; (a) Morris Winston, 116 W 39 (236).

STORES AND TENEMENTS.

180TH ST, n w c Audubon av, 5-sty bk stores & tenement, 100x100, plastic slate roof; \$200,000; (o) Whitecap Holding Corp., 271 W 125th st; (a) Lorenzo F. P. Weiher 271 W 125th st (239).

SHERMAN AV, 186 to 192, 2-sty bk stores & tnt, 100x90, slag roof; \$65,000; (o) 190 Sherman Ave. Bldg. Corp., 1060 Madison av; (a) J. M. Felson, 1133 Eway (234).

MISCELLANEOUS.

33D ST, 401-9 E, 1-sty bk boiler house, 46x46, felt rf; \$12,000; (o) Gotham Silk Hosiery Co., 516 5 av; (a) Wm. Steel & Sons Co., 1600 Arch st, Phila, Pa (248).

50TH ST, 234 W, 1 metal fruit stand, 8x14, metal rf; \$250; (o) Leonard Hill, 243 W 47; (a) Maurice Silverstein, 145 W 41 (251).

BOWERY, 38, 1-sty bk transformer station, 25x60, tile rf; \$30,000; (o) The N. Y. Edison Co., 130 E 15; (a) Wm. Whitehill, 709 6 av (253).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

McCLELLAN ST, n e c Sherman av, 2-5-sty bk tnts, 65x86.8, 74x86.8, slag rf; \$220,000; (o) Albert J. Schwarzler, 369 E 167th; (a) Carl B. Cali, 81 E 125th (794).

ROGERS PL, n e c Dawson, 6-sty bk tnt, 192.4x irreg, slag rf; \$200,000; (o) Geo. F. Johnson Est. Fredk. Johnson, 30 E 42d, Pres; (a) Chas. Kreymborg, 2534 Marion av (779).

TIFFANY ST, s e c Southern blvd, 5-sty bk tnt, 12"x88, slag rf; \$225,000; (o) S. S. & B. Bldg. Corp., Philip Shuysak, 2210 Amsterdam av, Pres; (a) Chas. Kreymborg, 2534 Marion av (993).

CLAY AV, e s, 772.6 n 169th st, 3 6-sty br tnts, 76.2x40, 74.8x40, slag rf; \$225,000; (o) Rexburg Realty Corp., Geo. Irwin, 425 7th av, pres and architect (1131).

CRESTON AV, w s, 172 n 182d, 5-sty bk tnt, 70x88, slag rf; \$85,000; (o) Jas. C. Gaffney, 106 E 182d (a) Wm. A. Geisen, 2403 Creston av (950).

HULL AV, w s, 125 s 209th, 5-sty bk tnt, 100x88, slag rf; \$160,000; (o) John O'Leary, 2218 University av; (a) John P. Boyland, 120 E Fordham rd (1042).

HUGHES AV, w s, 157.9 n 170th, 3-sty bk tnt, 25.1x103.6, plastic slate rf; \$20,000; (o) Vincenzo Appuzzo, 170 E 103d; (a) David S. Lang, 110 W 34th (919).

SO. BOULEVARD, w s, 28.4 s 182d st, 5-sty br tnt, 114.96x123.4, plastic slate rf; \$220,000; (o) Midland Con. Co., Inc., Samuel Brooks, 366 5th av, pres; (a) Loranz F. J. Weiher, 271 W 125th st (1122).

UNDERCLIFFE AV, w s, 96.3 s Washington Bridge Park, 5-sty br tnt, 63x71.8, felt and gravel rf, \$80,000; (o) Robt. S. Ament, 2380 Grand av; (a) A. Dehle, 154 Nassau st (1105).

DWELLINGS.

BAY ST, n s, 194.5 w William st, 2-sty fr dwg, 20x30, compo roof; \$4,000; (o) The 32 Tier St. Corp., Martha Schaeffer, 33 Bay st, pres; (a) Paul Trapani, 96 Warren st (1410).

SULLIVAN PL, n s, 125 w Edison av, 1½-sty fr dwg, 20x36, asphalt shingle roof; \$3,000; (o) John Mohr, 187th & Bathgate av; (a) W. Hopkins, 2600 Decatur av (1411).

TIER ST, s s, 187.2 w William st, 2-sty fr dwg, 20x30, compo roof; \$4,000; (o) The 32 Tier St. Corp. Martha Schaeffer, 33 Bay st, pres; (a) Paul Trapani, 96 Warren st (1409).

197TH ST, s w c Webster av, 2½-sty bk dwg, 24x30, asphalt shingle roof; \$6,000; (o) Bernard Kelly, 2535 Hughes av; (a) W. Hopkins, 2600 Decatur av (1413).

225TH ST, s s, 211.30 w Paulding av, 2-sty bk dwg, 22x58, plastic slate roof; \$9,000; (o) John Longano, 2344 Beaumont av; (a) Carl, 81 E 125th st (1417).

236TH ST, s e c Martha av, 2-sty bk dwg, 24.8 x30, slag roof; \$5,000; (o) Thos. J. McGrath, 1928 Loring pl; (a) Wm. H. Meyer, 1861 Carter av (1382).

238TH ST, n s, 100 w Greystone av, 2-sty fr dwg, 30x23, shingle roof; \$7,000; (o) Elmer E. Emery, 36 Marble Hill av; (a) Louis F. Thorne, 85 Bruce av, Yonkers, N. Y. (1397).

BOILER AV, w s, 100 s Waring av, 1-sty fr dwg, 20x35, plastic slate roof; \$4,000; (o) Giuseppe Tramontano, 618 E 180th st; (a) Vincent Bonagur, 789 Home st (1396).

BRONXWOOD AV, w s, 100 s Bartholdi st, 2-sty concrete dwg, 20x39, 1-sty concrete garage, 20 x20, asbestos shingle roof; \$5,000; (o) John Boskin, 3556 Corlyle pl; (a) Chas. McGarry, 3028 Bronx Park E (1399).

BRONXWOOD AV, w s, 102.1 s 230th, 2-sty fr dwg, 18x36, shingle rf; \$5,000; (o) T. Langer, 423 E 160th; (a) Crumby & Skirvan, 355 E 149th st (1394).

COLDEN AV, w s, 87.4 s Boston rd, 2½-sty fr dwg, 37x51, shingle roof; \$12,500; (o) Helene Halper, 4335 Katonah av; (a) Albert Ditz, 3212 Eastchester rd (1403).

DUNCAN AV, n s, 75 w Paulding av, 2-sty fr dwg, 21x48, plastic slate roof; \$5,000; (o) A. F. Gleason, Jr., 326½ E 79th st; (a) Geo. P. Crosier, 689 E 223d st (1402).

HERMANY AV, s s, 270 e Olmstead av, 1-sty fr dwg, 23x36, asphalt shingle roof; \$5,000; (o) August & Charlotte Helmstetter, 2253 Watson av; (a) Anton Pirner, 2069 Westchester av (1416).

McGRAW AV, n s, 105 w White Plains av, 1-sty fr dwg, 17x50, rubberoid roof; \$4,000; (o) Frank & Marianne Martino, 1869 McGraw av; (a) Anton Perner, 2069 Westchester av (1406).

RANDALL AV, ns, 101.3 e Termont av, 2-sty fr dwg, 19x27, shingle roof; \$5,000; (o) Fred P. Balves, 212 E 216th st; (a) H. G. Lamson, 154 Nassau st (1401).

WALDO AV, e s, 281.90 n 236th, 2-sty h t dwg, 21x50, asphalt shingle roof; \$7,500; (o) Patrick J. Donohue, 452 W 57th st; (a) H. G. Lamson, 154 Nassau st (1400).

WATERBURY AV, n e c Mayflower av, 2-sty fr dwg, 20x26, shingle roof; \$5,000; (o) Ruth C. Mullen, 1265 Mayflower av; (a) John C. Mullen, 1265 Mayflower av (1395).

STORES AND DWELLINGS.

DAWSON ST, n w c Rogers pl, 1-sty bk str & dwg, 67.2x63, slag rf; \$12,000; (o) S. & F. Const. Corp., 44 Court st, Bklyn; (a) Seelig & Finkelstein, 44 Court st, Bklyn (1388).

DAWSON ST, ws, 97 s Rogers pl, 1-sty bk str & dwg, 34.1x63, slag roof; \$12,000; (o) S. & F. Const. Corp., 44 Court st, Bklyn; (a) Seelig & Finkelstein, 44 Court st, Bklyn (1390).

DAWSON ST, w s, 75 s Rogers pl, three 1-sty bk str & dwgs, 24x63, slag rf; \$30,000; (o) S. & F. Const. Corp., 44 Court st, Bklyn; (a) Seelig & Finkelstein, 44 Court st, Bklyn (1389).

WHITE PLAINS AV, n e c Bartholdi st, 2-sty bk str & dwg, 45.36x67.18, plastic slate roof; \$18,000; (o) Martin Mariani, 4519 Bartholdi st; (a) M. D. Del Gaudio, 185 W. 45th st (1398).

STORES, DWELLINGS AND THEATRES.

WILLIS AV, n e c 138th st, 1, 2 & 3-sty bk str, dwg & theatre, 150x89, rubberoid roof; \$300,000; (o) Stursburg Realty Co., Wm. Stursburg, 45 E 17th st, pres.; (a) Eugene De Rosa, 110 W 4th st (1407).

STORES, OFFICES AND LOFTS.

204TH ST, n s, 52.30 e Hull av, 1-sty bk str, 52.3x62.8, slag roof; \$20,000; (o) Johnson Deischel Bldg. Co., Harry Johnson, 219 E 188th st, pres.; (a) Chas. Krymborg, 2534 Marion av (1383).

BOSTON RD, s w c 178th st, 1-sty bk str, 104.10x42.5, slag roof; \$20,000; (o) John W. Nath, 30 E 42d st; (a) Wm. Huenerberg, 30 E 42d st (1393).

GILDERSLEEVE AV, n w c Sound View av, 1-sty fr str, 50x60, slag roof; \$3,000; (o & a) Wm. H. Higginson, on premises (1392).

KINGSBRIDGE RD, s e c Davidson av, 1-sty bk str, 120.89x67.2, tar & gravel roof; \$50,000; (o) Weeks Ave. Const. Co., Isadore Robinson, 865 E 172d st, pres.; (a) Goldner & Goldner, 47 W 42d st (1387).

STEBBINS AV, n e c 170th, 1-sty bk str, 100x105.9, plastic slate roof; \$50,000; (o) Nosidam Const. Co., Philip Greenblatt, 1662 Madison av, pres.; (a) Springstein & Goldhammer, 31 Union sq (1404).

WESTCHESTER AV, n w c Brook av, 1-sty bk str, 82.8x51.4, slag roof; \$30,000; (o) Tobias & Titelbaum, 105 W 40th st; (a) Seelig & Finkelstein, 44 Court st, Bklyn (1391).

MISCELLANEOUS.

COMMERCE AV, e s, 175 s 171st st, 1-sty t shop, 50x20, cor iron roof; \$3,000; (o) Jos. Stolz & Son, Inc., on premises; (a) Michael Bernstein, 118 E 28th st (1405).

Brooklyn

DWELLINGS.

COURT ST, w s, 40 s Oriental blvd, 12-1-sty fr 1 fam dwgs, 16x41; \$15,000; (o) Manhattan Beach Bldg. Corp., 67 Liberty, Manhattan; (a) Wm. C. Winters, 106 Van Siclen av (2907).

COURT ST, w s, 280 s Oriental blvd, 6-1-sty fr 1 fam dwgs, 16x41; \$15,000; (o) Manhattan Beach Bldg. Corp., 67 Liberty, Manhattan; (a) Wm. C. Winters, 106 Van Siclen av (2908).

COURT ST, e s, 40 s Oriental blvd, 12-1-sty fr 1 fam dwgs, 16x41; \$30,000; (o) Manhattan Beach Bldg. Corp., 67 Liberty, Manhattan; (o) Wm. C. Winters, 106 Van Siclen av (2909).

COURT ST, e s, 280 s Oriental blvd, 6-1-sty fr 1 fam dwgs, 16x41; \$15,000; (o) Manhattan Beach Bldg. Corp., 67 Liberty, Manhattan; (a) Wm. C. Winters, 106 Van Siclen av (2910).

59TH ST, 1676-32, s s, 100 w 17th av, 2 2-sty fr, 2-fam dwgs, 20x62; \$16,000; (o) Harry Kresseh, 217 17th st; (a) Burke & Olsen, 32 Court st (3289).

59TH ST, 1935-7, n s, 280 e 19th av, 2 2-sty fr, 2-fam dwgs, 16x72; \$13,000; (o) Dr. John O. Peterson, 216 Berger st; (a) Eric O. Holmgren, 371 Fulton st (2978).

61ST ST, 437-47, n s, 300 e 4th av, 2 4-sty bk 2-fam dwgs, 50x88; \$15,000; (o) Jacob Seider, 192 Bay 34th st; (a) Isaac Kallich, 8609 Bay Parkway (3258).

61ST ST, 2113-29, n s, 100 e 21st av, 7 2-sty bk, 1-fam dwgs, 16.4x48; \$49,000; (o) Julius Miller, 756 Howard av; (a) Abraham Farber, 1746 Pitkin av (2994).

AV K, 3401, n e c, E 34th st, 2-sty fr, 2-fam dwg, 16.2x60; \$10,000; (o) Mortimer, Steinfelds, 26 Court st; (a) S. Gardstein, 26 Court st (3253).

AV K, 3403-21, n s, 16.4 e E 34th st, 8 2-sty fr, 2-fam dwgs, 16.2x60; \$80,000; (o) Mortimer, Steinfelds, 26 Court st; (a) S. Gardstein, 26 Court st (3254).

AV K, 3423, n w c, E 34th st, 2-sty fr, 2-fam dwg, 16.2x60; \$10,000; (o) Mortimer, Steinfelds, 26 Court st; (a) S. Gardstein, 26 Court st (3255).

AV L, 813-19, n s, 25 w E 9th st, 3 2-sty bk, 2-fam dwgs, 20x60; \$45,000; (o) Paul Connelly, 44 Court st; (a) Seelig & Finkelstein, 44 Court st (3243).

AV O, 1724, s w c, E 18th st, 2-sty fr, 2-fam dwg, 25x58.6; \$13,000; (o) Sparago Con. Co., 1587 E 10th st; (a) Morris Rathstein, 2109 3d av (2838).

AV Y, 1319-23, n w c, E 14th st, 2 2-sty fr, 2-fam dwgs, 20x58; \$12,000; (o) Mary Daley, 298 Grove st; (o) Robt. E. Hurst, 1293 Myrtle av (3306).

BELMONT AV, 1135, n w c, Lincoln av, 2-sty, fr, 2-fam dwg, 20x55; \$8,000; (o) Geo. Breckman, 1119 Belmont av; (a) Wm. C. Winter, 106 Van Siclen av (3013).

Stillwell av, 2400, w s, 55 n Bay 50th st, 2-sty bk, 2-fam dwg, 20x50; \$8,000; (o) Rosalia Tameina, 2298 Stillwell av; (a) Antonio Licata, 324 E 14th st, N Y (3005).

STILLWELL AV, 2826, n s, 185 s Neptune av, 2-sty bk, 2-fam dwg, 21x62; \$10,000; (o) Frank Pacelli, 2828 Stillwell av; (a) Jos. J. Galizia, 1 Webers Wlk (2847).

Queens

APARTMENTS, FLATS AND TENEMENTS.

ELMHURST.—22nd st, s e c, Woodside av, 5-sty brk tenement, 160x88, slag rf, elec, steam heat, 72-fam; \$200,000; (o) Five Borough Land & Bldg. Corp., 205 W 102d st, N Y; (a) Hall & Reid, 220 Bway, N Y (3196).

L. I. CITY.—Vanderventer av, n w c 3d av, 3-sty brk tnt, 25x72, galv iron rf, 5-fam, elec, steam heat; \$23,000; (o) M. Tortova, 38 Marion st, L. I. City; (a) Edw. Decker, 734 Vernon av, L. I. City (3094).

L. I. CITY.—5th av, w s, 600 s Grand av, 5-sty brk tnt, 75x85, slag rf, 35-fam, elec, steam heat; \$100,000; (o & a) Morris Manacher, 372 13th av, L. I. City (3939).

L. I. CITY.—12th av, e s, 380 s Wilson av, 5-sty brk tnt, 30x83, slag rf, 15 fam, elec; \$30,000; (o & a) Geo. Fischer, 406 12th av, L. I. City (3810).

KEW GARDENS.—Kew Gardens rd, n s, s Queens blvd, 4-sty brk apart, 51x139, tar and gravel rf, 37-fam, elec, steam heat; \$170,000; (o) Sarah V. Bolmer, Rocky Hill; (a) Black & Hesse, 18 E 41st st, N Y C (3338).

DWELLINGS.

JAMAICA.—Islington pl, n s, 270 e Warwick blvd, 2-2-sty fr dwgs, 20x51, shingle rf, 4 families, gas, steam heat; \$20,000; (o & a) Woodrich Eng. Co., 68 Harvard av, Jamaica (2444-45).

JAMAICA.—Bandman av, s s, 25 e Tyndal av, 2-2-sty fr dwgs, 20x55, tar & slag rf, 2 families, gas, steam heat; \$15,000; (o) Morris Richlin, 439 Newport av, Bklyn; (a) L. Dananacher, 328 Fulton, Jamaica (2375-76).

JAMAICA.—Colton av, e s, 293 s Hillside av, 7-2-sty fr dwgs, 16x38, shingle rf, 1 family, gas, steam heat; \$25,500; (o) Jos. Rubin Realty Corp., 10122 114th, Richmond Hill; (a) David Levinson, 386 Fulton, Jamaica (2780 to 2786).

L. I. CITY.—12th av, e s, 250 n Vanderventer av, 2-sty bk dwg, 18x38, tar and slag rf, 2-fam, gas, hot water heat; \$9,000; (o) Alfred Dorsch, 440 12th av, L. I. City (2001).

L. I. CITY.—Chestnut st, e s, 160 n Vanderventer av, 7 2-sty bk dwgs, 14x38, tar and gravel rf, 2-fam, gas, steam heat; \$63,000; (o)

Selvia Pallante, 16 Chestnut st, Astoria; (a) Hugh Gaynor, 316 17th st, N Y C (2055).

L. I. CITY.—Sixth av, e s, 100 s Grand av, 20 2-sty bk dwgs, 20x68, slag rf, 2-fam, gas, steam heat; \$240,000; (o) Verdun Improvement Corp., 239 Amhurst av, Jamaica; (a) Paul Lubroth, 26 Cortland st, N Y C (1691 to 1700).

FACTORIES AND WAREHOUSES.

L. I. CITY.—Harrison av, n e c Van Alst av, 2-sty brk flm storage and lab, 134x102, slag rf, elec, steam heat; \$100,000; (o) Film Storage & Forwarding Co., 37 W 39th st, N Y C; (a) F. H. Dewey & Co., 175 5th av, N Y C (3416).

L. I. CITY.—Crescent st, e s, 125 s Wilbur av, 1-sty brk storage, 39x75, elec, hot water heat; \$50,000; tar and gravel rf; (o) Hope Hampton Production, Inc., 1542 Bway, N Y C; (a) C. F. & D. E. McAvoy, Electric Bldg, L. I. City (4979).

HOTELS.

ROCKAWAY BEACH.—Boardwalk, n s, 100 w Beach 105th st, 2-sty Brick Hotel, 30x67, slag rf; \$16,000; (o) Irving Heiss, 80th st, Rockaway Beach; (a) J. P. Powers, Rockaway Beach (4949).

SCHOOLS AND COLLEGES.

ELMHURST.—Van Horn st, s s, 100 e Lewis av, 3-sty brk, public school No. 102, 170x59, slag rf, elec, steam heat; \$300,000; (o) Board of Education, City of N Y, 500 Park av, N Y C; (a) C. B. Snyder, Flatbush av and Concord st, Bklyn (3386).

JAMAICA.—Center st, n e c, Washington st, 2-sty brk school and convent, 153x100, tile rf, elec, steam heat; \$150,000; (o) R. C. Church of St. Monica, Washington st, Jamaica; (a) Gustave Steinback, 157 W 74th st, N Y C (3276).

MASPETH.—Clermont av, s e c Hull av, 2½-sty brk school, 53x93, slag rf, steam heat; \$60,000; (o) Holy Cross R. C. Church, Clermont av, Maspeth; (a) Geo. Landsman, 105 W. 40th st, N Y C (3833).

RICHMOND HILL.—Hillside av, s w c 127th st, 3-sty brk public school, No. 54, 170x59, slag rf, elec, steam heat; \$300,000; (o) Board of Education, City of N Y, 500 Park av, N Y C; (a) C. B. Snyder, Flatbush av, Concord st, Bklyn (3387).

STABLES AND GARAGES.

FLUSHING.—Grove st, n s, 166 w Main st, 2-sty brk garage, 50x100, slag rf, steam heat, elec; \$15,000; (o) Mary Socca, 21 Lawrence st, Flushing; (a) A. E. Richardson, 100 Amity st, Flushing (3243).

HOLLIS.—Hillside av, s e c, No Wiertland av, 2-sty fr garage and dwg, 41x34, shingle rf, 1-fam, elec, steam heat; \$8,500; (o) H. F. Franklin, 9301 Lincoln av, Queens; (a) S. Wagner, 7 E 42nd st, N Y C (3702).

L. I. CITY.—9th st, n s, 225 e Vernon av, 1-sty brk stable and garage, 50x100, slag rf, steam heat; \$10,000; (o) William Heppa, 9th st, L. I. City; (a) Chas. Koester, 9 Jackson av, L. I. City (3876).

LAUREL HILL.—Pearsall st, w s, 300 s Gale st, con bk garage; \$12,000; (o) Ellie Robelen, 259A Nawau av, Bklyn (3596).

RIDGEWOOD.—Shaler st, w s, 100 b Catalpa av, 2-sty brm stable, 32x70, tar and slag rf; \$12,000; (o) Wm. Keller, 2592 Hughes st, Ridgewood; (a) H. C. Brucker, 2549 Myrtle av, Ridgewood (3394).

RIDGEWOOD.—Shaler st, w s, 100 n Catalpa av, 2-sty brk stable, 32x70, slag rf; \$11,000; (o) William Keller, 2592 Hughes st, Ridgewood; (a) H. C. Brucker, 2549 Myrtle av, Ridgewood (3394).

STORES AND DWELLINGS.

L. I. CITY.—Grand av, s s, 22 e 2nd av, 2-sty brk store, office and dwg, 20x64, tar and felt rf, 2-fam, elec, steam heat; \$8,000; (o) Wm. Ebling, 760 St. Anns av, N Y C; (a) John Welker, 979 3d av, N Y C (5007).

STORES, OFFICES AND LOFTS.

EDGEWATER.—Boulevard, n e c, Beach 36th st, fr store, 1-sty, 128x55, slag rf; \$15,000; (o & a) Jos. Dorf, 252 W 83th st (5000).

JAMAICA.—Hillside av, n s, 120 e 139th st, two 1-sty brk stores, 80x101, tar and gravel rf, steam heat, elec; \$24,000; (o & a) Dickel Const. Co., 8402 88th st, Woodhaven (3926).

MISCELLANEOUS.

RICHMOND HILL.—Beech st, w s, 125 s Jamaica av, 1-sty brk shop and office, 40x100, tar and gravel rf, elec, steam heat; \$10,000; (o) F. E. Armstrong, Beech st, Richmond Hill; (a) H. T. Jeffrey, Jamaica (3231).

PLANS FILED FOR ALTERATIONS

Manhattan

BROOME ST, 182, remove walls, partitions, new walls, piers, partitions, columns, in 5-sty bk str & tnt; \$6,000; (o) Jacob Rosenthal, 530 West End av; (a) Zipkes, Wolff & Kudroff, 432 4 av (940).

CANAL ST, 202-4, reconstr ceiling of vault, remove sidewalk encroachments on 6-sty bk fac-

tory; \$3,900; (o) Ella V. Cann, 401 Grand; (a) Max Muller, 115 Nassau (892).

EAST BROADWAY, 214, remove stoop, new extension, entrance, rearrange partitions, reconstruct wall on 4-sty bk bldg; \$15,000; (o) Wm. H. Standler, 234 Madison av; (a) M. Jos. Harrison, 110 E 31 (944).

FORSYTH ST, 35, remove front, wall, new front, walls, extend cellar in 2-sty bk stable; \$8,000; (o) 35 Forsyth St. Rlty. Corp., 43 Forsyth st; (a) Wm. J. Conway, 400 Union st (800).

GREENE ST, 33-35, new girders, arch, curb, vault wall in 5-sty bk str & lofts; \$5,000; (o) Henry C. Swords 299 Bway; (a) Edw. C. Bloodgood, 8 York (943).

HAMILTON PL, 58, rearrange partitions, new rooms, garage on 4-sty bk dwg; \$7,500; (o) Mary F. Naughton, 56 Hamilton pl; (a) Jos. J. P. Gavigan, G. C. Terminal (810).

NEW ST, 1828, new tanks on 22-sty bk office bldg; \$2,100; (o) Clarence H. Mackay, 253 Bway, Mary Louise Mackay, 253 Bway; (a) R. J. Mansfield, 53 Park pl (925).

PINE ST, 72 and 74, new stairs, partitions, doors, toilets, metal ceilings, plastering, kal frames and sash, windows in two 4-sty bk offices; \$15,000; (o) The Audit Co. of N. Y., 189 Madison av; (a) Hoppin & Koen, 4 E 43d st (815).

WASHINGTON SQ, 53, new door, lintel in 1-sty bk laundry; \$1,200; (o) N. Y. C. Baptist Mission Soc., 276 5 av; (a) Edw. E. Bloodgood, 8 York (879).

3D ST, 87 W, remove partitions, dumbwaiter shaft, new dumbwaiter shaft, ceiling, compo floor, vault lights, stairs in 5-sty bk str & apts; \$6,000; (o) Antonio Latorraca, 87 W 3d; (a) Edw. E. Bloodgood, 8 York (865).

4TH ST, 80 E, remove posts, girders, new steel bracing on 4-sty bk str, dance hall; \$1,000; (o) Abraham Cohen, 117 2 av; (a) Jacob Fisher, 25 Av A (827).

29TH ST, 217 W, remove wall, new wall, plumbing, flts, wood flrs, metal ceilings, plastered walls in 3-sty bk factory; \$10,000; (o) Ethel & Betty Loch, 355 Stockton st; (a) Geo. Fred Pelham, 200 W 72d st (779).

30TH ST, 13 W, remove skylight, fire escape, skylights, tank, new stairs, skylight, fire escape, steps on 4-sty bk offices and lofts; \$3,000; (o) Jacob J. Herman, 8 W 29th st; (a) Rudolf C. P. Bohler, 116 W 39th st (757).

39TH ST, 125 E, new roof, kitchen, partitions, rooms, windows, add sty on 4-sty bk dwg; \$2,000 (o) Dr. Roger H. Dennett, 125 E 39; (a) Coy & Rice, 297 Madison av (936).

39TH ST, 451 W, remove top sty, walls, beams, new extension, stairs, boiler room, plumbing in 4-sty bk bldg; \$10,000; (o) Fredk Fricker, 440 W 34th st (902).

56TH ST, 60 W, remove front wall, partitions, new beams, piers, extension, stairs, add sty on 4-sty bk lodging house; \$5,500; (o) Jos. Landes, 77 W 50th st; (a) Louis Kasoff, 145 6 av (910).

57TH ST, 34 W, remove stoop, steps, new entrance, steps on 4-sty bk dwg; \$2,500; (o) John R. Gellatly, 34 W 57; (a) Augustus N. Allen, 2 W 45 (933).

61ST ST, 150 E, remove stoop, renovation of front, new extension, new htg system, plumbing, alts to partitions in 4-sty bk club & school; \$10,000; (o) Ann Phillips, care Alexander & Green, attorneys, 120 Bway; (a) Aymar Embury, II, 132 Madison av (906).

61ST ST, 125 E, new ext, bath room, rf (slag), coping on 5-sty bk dwg; \$5,000; (o) Robt. G. Munroe, 125 E 61st; (a) Jas. W. O'Connor, 162 E 37th (868).

89TH ST, 70 W, new partitions, rooms in 4½-sty bk rooming house; \$3,000; (o) Alex. Munro, 140 Nassau st; (a) Saml Carner, 110 E 28th st (912).

90TH ST, 35 W, new ext, rearrange partitions in 4-sty bk dwg; \$6,000; (o) Abraham Karmel, 35 W 90th; (a) B. H. & C. N. Winston, 2 Columbus Circle (887).

92D ST, 59 E, remove stoop, partitions, enlarge windows, alter windows, new bath room in 4-sty bk dwg; \$10,000; (o) J. Arch. Murray, 49 Wall; (a) Adolph E. Nast, 56 W 45th (795).

125TH ST, 102-4-6 W, remove partitions, new window, stairs, toilet, gallery in 4-sty stores and dwg; (o) Geo. Ehret, 1197 1st av; \$1,000; (a) Jules J. Diemer, 1 Madison av (787).

125TH ST, 108-110 W, change columns, new pier, partition, str, toilets in 4-sty bk str & apts; \$3,500; (o) Sperling Holdg. Corp., 160 W 125th; (a) Henry Z. Harrison, 1787 Madison (872).

AV B, 25, new wall, ext, partitions, stairs in 4-sty bk str, office & tnt; \$7,000; (o) Paula Blum, 1950 Washington av; (a) Jacob Fisher, 25 Av A (889).

BROADWAY, 181st st, new steel beams in 3-sty bk theatre, stores & offices; \$3,000; (o) Greater N. Y. Vaudeville Theatres Corp., 1564 Bway; (con engr) Edwyn E. Seelye, 101 Park av (908).

BROADWAY, 1725-27, remove stairs, partitions, wall, fronts, new stairs, str fronts, toilets, girders in 4-sty bk str, lofts, garage; \$12,000; (o) Mary A. Fitzgerald, 67 Wall; (a) Harry L. Smith, 360 Butler, Bklyn (833).

LEXINGTON AV, 69, enlarge windows, remove piers in 3-sty bk str & tnt; \$1,000; (o) Sexton Rlty. Co., 116 Lexington av; (a) Dietrich Wortmann, 116 Lexington av (713).

PARK AV, 903, fuel oil tank & equip in 17-sty bk apt house; \$5,000; (o) Est Vincent Astor, 23 W 26th; (a) Petroleum Heat & Power Co., 511 5 av (896).

PLEASANT AV, 341, new str front, ext on 3-sty bk factory & apt; \$2,000; (o) John F. Juhasz, 500 E 118th; (a) De Rose & Cavalleri, 370 E 149th (875).

2D AV, 2478, new roof over present promenade on 3-sty bk m p studio; \$5,000; (o) Geo. L. Ingraham, 14 Wall st; (a) Geo. M. McCabe, 96 5 av (905).

3D AV, 1916, remove partitions, new stairs, front elevator in 5-sty bk tnt; \$6,000; (o) Abraham H. Ray, 1967 3 av; (a) Saml. Carner, 118 E 28 (913).

3D AV, 499, new partitions, skylight, store front on 3-sty bk store and tnt; \$5,000; (o) Jennie McMahon, 1438 St. Nicholas av; (a) Jacob Fisher, 25 Av A (727).

6TH AV, 332, remove show windows, stairs, rebuild show window, reset stairs, new toilets in 4-sty bk str & shops; \$5,000; (o) Nettie A. Cramer, 1496 Bedford av, Bklyn; (a) Otto Reissman, 147 4 av (823).

6TH AV, 449, remove wall, new columns, girders, str front, cornice, partitions in 4-sty bk str & factory; \$5,000; (o) Clemons Rlty. Corp., 1409 Bway; (a) John H. Knubel, 305 W 43d (871).

7TH AV, 719, new str, frts, lintel on 4-sty bk str & offices; \$5,000; (o) 719 7th Ave. Corp., 880 Bway; (a) B. H. & C. N. Whinton, 2 Columbus Circle (917).

Bronx

GROTE st, 1017, 2-sty fr ext, 22x32.16 to 2-sty fr dwg; \$2,200; (o) Maria Roveto, 2312 Arthur av; (a) Victor Bahlers, R R av, Jamaica (206).

PILOT ST, n s, 600 w City Island av, 1-sty fr ext, 30x40 to 2½-sty fr club house; \$2,500:

(o) City Island Yacht Club, on premises; (a) Karl F. J. Seifert, 153 E 40th st (212).

MORTON PL, 41, 2½-sty fr ext, 22x6 to 2½-sty fr dwg; \$2,400; (o) Mattie E. Bridgewater, 130 Wadsworth av; (a) Jos. A. O'Shaughnessy, 574 W 177th st (217).

WESTCHESTER SQ, 43, 2-sty bk ext, 31.6x 69.6, to 2-sty bk offices & show rooms; \$50,000; (o) Bronx Gas & Elect. Co., on premises; (a) W. W. Knowles, Bridge Plaza, L. I. C. (216).

134TH ST, 446-48, new stairs, elevator, beams, girders, columns & new partitions to 3-sty bk garage & storage; \$8,000; (o) Wm. L. Byrne, 447 E 133d st; (a) Moore & Landseidel, 3d av & 148th st (210).

134TH ST, 442 E, new fire escapes, new f p partitions to 3-sty bk tnt; \$1,500; (o) John F. Lalor, on prem; (a) John H. Friend, 148 Alexander av (199).

143D TO 144TH STS, Brook to St Anns av, 2 stories of bk built upon 1-sty bk dwg; \$5,000; (o) Sisters of the Poor of St. Francis, on prem; (a) Duff & Froenhoff, 348 W 14th st (209).

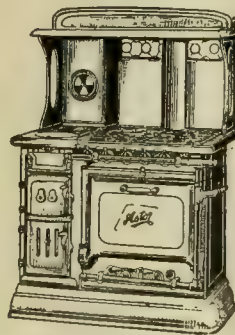
222D ST, 726-28 two 1-sty bk exts, 10.8x15 to two 2-sty fr dwgs & garages; \$1,000; (o) Geo. Saih, 728 E 222d st; (a) Frank M. Egan, 120 E Fordham rd (207).

223D ST, 1021, 3-sty fr ext, 21x28 to 2-sty & attic fr dwg; \$2,500; (o) Louis & Anthony Castlegarde, on premises; (a) Peter Panard, 211 W 104th st (215).

BAINBRIDGE AV, 3203, new str front & 1-sty bk ext, 21x9.10 to 2-sty fr str & dwg; \$3,000; (o) Rosina Primavera, on premises; (a) Lucian Pisciotta, 3011 Barnes av (211).

BARNES AV, 3820, 1-sty of fr built upon present bldg, 1-sty fr ext, 71.8x20, new plumbing & new partitions, to 1-sty fr dwg & garage; \$1,500; (o) Louis Sussman, 3912 Barnes av; (a) M. W. Del Gaudio 158 W 45th st (218).

ERYANT AV, 1420, 1-sty of bk built upon 1-sty bk str & dwg; \$6,000; (o) Max Grochousky, 1864 Lexington av; (a) Nathan Langer, 81 E 125th st (205).



The UNION STOVE WORKS

Headquarters for Builders for

Kitchen Ranges for Coal or Gas, Standard or Pipeless Furnaces, Heating Boilers, Laundry Apparati

THE GREAT "ASTOR" LINE

70 BEEKMAN STREET

Established 88 Years

Telephone: Beekman 2496

TELEPHONE: MANSFIELD 2300

RETAIL LUMBER CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street

BROOKLYN, N. Y.

NIEWENHUIS COMPANY, INC.

We specialize in Financing, Planning and Erecting Legitimate Building Operations on a 60% Loan Basis.

Commission Moderate.

Telephone: Melrose 1694-1695

316-318 East 161st Street
New York City

MECHANICS' LIENS AND SATISFIED LIENS RECORDED IN MANHATTAN AND THE BRONX

Manhattan.

APR. 20.	
156TH ST, 515 W; Henry Heil—A Levine (81)	20.20
BROADWAY, 2270-2; Central Roofing & Skylight Works, Inc—Charles Roche, Jane C Deyo & Annie Bauerdorf; Stewart Hemingway (82)	172.80
148TH ST, 465-7 W; Eastern Woodworking Co—John J Healy; Robert Friedman (83)	2,250.00
75TH ST, 331 E; Charles Spaet—Jas Giello (84)	50.00
56TH ST, 45 W; Schwartz Electric Co—Francis L Renckendorfer et al; Eugene & Simon Genzburg (85)....	188.15

APR. 21.	
42D ST, 233-9 W; Benj Rosen—233-239 West 42d St Corp & Woodward Construction Co (86)	3,464.00
SPRING ST, 99; Israel Lazar—John, Edward & Gerard H Coster & Jos Wallach (87)	258.00
95TH ST, 60 W; Robt M Hull—Delia Costello (88)	60.65

APR. 22.	
SPEEDWAY, es, 500 n 155th, —x—; Louis Moeschel—National Exhibition Co; Acken Industrial Corp (89)	259.27
WARREN ST, 78; Canton Steel Ceiling Co—John P Mannheim; T D Lazarides (90)	90.00

APR. 24.	
PARK ROW, 31-32; Hanover Upholstering Co—Reliable Co, Inc (91)....	455.50
4TH ST, ss, whole front bet Broadway & Lafayette st, 275x45.4x irreg x74; York Building Co—Wyna Operating Co, Silk Realty Co & William S Sussman, Inc (92)	7,692.25
55TH ST, 26 E; Woodward Constr Co—Lillian W Newlin & Levin Constr Co (93)	28,911.75
115TH ST, 191 E, & 3D AV, 2102-6; Bernard H Cantor, Inc—Edna Jones & Acme Realty Co (94)	210.00

APR. 25.	
135TH ST, 129 W; Herach Frachtmann—Belgoa Realty Corp & Max Heigelman (95)	210.70
116TH ST, 176-80 E; Wood Electric Co—Cosmo Theatre Corp & Samuel B Steinmetz (96)	1,415.25

APR. 26.	
45TH ST, ss, 125 w 6 av, 25x100.5; Frank Barba—Patrick Mahon; Italian Sporting Union, Inc (97)...	370.00
SAME PROP; same—Patrick Mahon; Joseph Laganese (98)	682.00

93D ST, 31 E; Elmore Studios—Lucille Pugh (99)	125.00
116TH ST, 176 to 180 E; also 115TH ST, 177 E; Easton Fireproofing Corp—Cosmo Theatres Corp; Samuel B Steinmetz (100)	2,314.95

4TH AV, 443 to 449; William Aeselrod—4th Ave & 30th St Realty Co; Edw S Kiger (101)	375.00
4TH AV, 313 to 321; same—315 Fourth Ave Corp (102)	242.50

BROADWAY, 1819; William Aeselrod—Estate of Amos F Eno; Edw S Kiger (103)	103.00
42D ST, 233 to 239 W; Easton Structural Steel Co—233-239 West 42d St Corp; Woodward Construction Co (104)	2,340.00

42D ST, 128 W; William Aeselrod—Jennie Thorley; Edw S Kiger (105)	178.09
42D ST, 130 & 132 W; William Aeselrod—Exhibition Building, Inc; Edw S Kiger (106)	542.50

Bronx

APR. 19.	
262D ST W, ns, 75 w Spencer av, 25x 100; Oscar Abrams—Zay Holland... 179TH ST E, nwe Lafontaine av, 100 x125; Lanigan Bros, Inc—M Goldstein; Domenick Moquila	2,053.10

BRUNER AV, ws, 200 s Cornell av, 50 x100; August F Strasser—Francis S Marion	76.50
DALY AV, 2107; Benny Blum—Mary Slade	33.75

THERIOT AV, es, 116.4 s Westchester av, 25x100; William Krug—Alex Schultz	111.00
APR. 20.	
SOUTHERN BLVD, ws, 78 s 182d, 195.6x235.3; Indelli & Conforti Co—Midland Constn Co	669.00

RAINBRIDGE AV, ns, 112.8 e Mosholu Parkway, 25x100; Gustave Silverman—J Henry Sievers; George Raimond & Jos Sassano	3,054.00
	1,200.00

APR. 21.

BRIGGS AV, ws, 13.4 n Kingsbridge rd, 26.9x43; John Nolan—Wm McLeod	2,275.00
---	----------

APR. 22.

LAFAYETTE AV, 1262; Southern Hardwood Flooring Co—M Brooks & Son, Inc	1,225.00
VALENTINE AV, 2526; B Peter Cerrusi—Hull Avenue Co	250.00

APR. 25.

DECATUR AV, sec Bedford Park blvd, 50x100; John L Wilson—John J Tomish & Louis Marino	150.00
BRIGGS AV, ws, 13.4 n Kingsbridge rd, 26.9x43; John Nolan—Wm McLeod	642.25

SATISFIED MECHANICS' LIENS

Manhattan.

APR. 21.

119TH ST, 207-15 E, & 120TH ST, 214-8 E; Reedy Elevator Co—Richard Webber et al; June 30'21	4,950.00
34TH ST, 315 W; Ignatz Goldberger—Irving S Hammerstein et al; Apr 6'21	591.60

APR. 22.

MADISON AV, 538; Unity Contracting Co—Max Williams et al; Feb 28'20	5,305.00
---	----------

APR. 24.

68TH ST, 35 W; Louis Iverson—Gertrude E Dunne et al; Feb 27'21	445.00
SAME PROP; Thos P Murphy—same; Feb 27'22	109.65

23D ST, 338 W; Rudolph A Oppel, Jr—Morris Stutsky et al; Dec 8'21	298.00
WILLIAM ST, 140-42; Elias Morsut—Farmers Loan & Trust Co et al; Dec 31'21	1,721.23

WILLIAM ST, 140; Rumsey Pump & Machine Co—Frances H Zabriskie et al; Dec 3'21	478.50
WILLIAM ST, 140-42; Reid King & Co—Farmers Loan & Trust Co et al; Dec 31'21	3,391.53

SAME PROP; Paul Bendish—same; Dec 31'21	1,990.96
---	----------

APR. 25.

MADISON AV, ws, whole front bet 43d & 44th sts; J C Cowan, Inc—Madison Ave Offices, Inc, et al; Nov 15'21; cancelled	34,364.36
--	-----------

BOND ST, 12; City Iron Works—Betty Hodschar et al; Nov 19'21	650.00
WEST END AV, 473; Perfect Cornice & Roofing Co—473 West End Ave Corp et al; Aug 6'20	285.00

139TH ST, 263 W; Nathan Finkel—Helen E Overton et al; July 22'20; cancelled	305.00
---	--------

APR. 26.

41ST ST, 8 E; Peet & Powers, Inc—Joseph McGarrity et al; Sept 1'22	703.38
SAME PROP; J F McKeon & Bros, Inc—same; Aug 15'21	1,589.78

34TH ST, ns, 175 w 8 av; Teets Plumbing Co—Emma S Hammerstein et al; Apr 26'21	934.75
113TH ST, 26 E; Israel Wegodsky—Abram Faer et al; Apr 18'22	675.00

BROADWAY, 2536; Tiger Construction Co—Elkon Realty Corp et al; Apr 11'21	4,993.15
WEST BROADWAY, 47; Safety Insulated Wire & Cable Co—Dodge Building Corp et al; Apr 5'22	1,511.08

SAME PROP; Walker Bros—Dodge Sales & Engineering Co; Apr 14'22	1,018.07
7TH AV, swc 50th; Kiosk Contracting Co—Lee Shubert et al; Feb 7'22	1,320.00

41ST ST, 8 E; Reis & O'Donovan, Inc—Joseph McGarrity et al; Aug 30'21	1,280.00
SAME PROP; Egan & Montague, Inc—same; Sept 14'21	42,336.54

SAME PROP; Michael J Rush—same; June 15'20	2,811.50
386TH ST, 117 W; Edward Mayle—Juan J Ariosa et al; Apr 27'20	1,350.00

SAME PROP; Susie Clune—same; July 8'20	1,350.00
SAME PROP; J M Seidenberg Co—same; July 14'20	572.31

SAME PROP; John Ireland et al—same; Aug 11'20	167.45
---	--------

Bronx

APR. 20.

HUGHES AV, 2301; Tommaso Giacinto—John Stramiello et al; Aug 5'21	283.40
---	--------

APR. 21.

176TH ST, 840 E; A Fiore & Son—Herman Mirenberg et al; Jan 7'22	372.00
SAME PROP; Mullaly & Ferris—same et al; Jan 10'22	2,000.00

JEROME AV, 2439, new stairs, new partitions to 4-sty bk str & tat; \$3,500; (o) Albert H. Wagner, 2324 Davidson av; (a) Albert E. Davis, 258 E 138th st (220).

RIDER AV, 224-34, new fireproofing, new walls to 3-sty bk factory; \$1,200; (o) 137th St & Rider Av. Corp, on prem; (a) Chas. Schaefer, Jr, 394 E 150th st (204).

ST ANNS AV, 227, new str front, new beams, girders & new partitions to 5-sty bk str & tat; \$2,000; (o) Yetta Rossler, 571 E 141st st; (a) David Habstein, 723 E 160th st (214).

TREMONT AV, 788, 1-sty bk ext, 25x33, to 1-sty bk str; \$2,000; (o) Benj. F. Kroll, on prem; (a) Chas. S. Clark, 441 Tremont av (201).

VALENTINE AV, 2456, new partitions to 3-sty bk hospital; \$2,000; (o) Union Hospital of the Bronx, John Bostwick, 160 Bway, pres; (a) Dodge & Morrison, 160 Pearl st (200).

WESTCHESTER AV, 3251, 1-sty fr ext, 20.4x 12 to 2½-sty fr str & dwg; \$1,000; (o) Est. of Chas. Muller, on premises; (a) Anton Pirner, 2069 Westchester av (213).

3D AV, 4299, 1-sty bk ext, 17.9x14.6, to 3-sty fr str & dwg; \$2,000; (o) John Accocelle, on prem; (a) Chas. S. Clark, 441 Tremont av (202).

Brooklyn

BEVERLY RD, 615-19, n s, 120 e Ocean Pkway, move bldg, porch, etc, 3-sty bk 2-fam; \$15,000; (o) Frank Grossbard, 183 Hendrix st; (a) Philip Steigman, 26 Court st (5996).

BRIDGE ST, 373-9, s e c Willoughby, int alts & plumbing in 3-sty bk str & offices; \$10,000; (o) John Tammany, prem; (o) Voss & Fannitken, 65 DeKalb av (6092).

HOPKINS ST, 226-8, s s, 175 e Throop av, exterior & int alts & plumbing in 3-sty bk synagogue; \$3,000; (o) The First Bklyn. Roumanian Am. Cong., prem; (a) Glucoft & Glucoft, 729 Flushing av (6228).

JOHNSON ST, 175, n s, 78.3 s Gold, raise part & int alts to 2-sty bk garage & 1 fam dwg; \$6,000; (o) Angelina Degillo, 119 Prince; (a) Bernard McAvaney, 572 St. Marks pl (6253).

STATE ST, 199-201, n s, 175.1½ e Court st, st frt and ext two 3-sty bk shop and garage, rooming house and store and 1-fam dwg; \$9,000; (o) Jos. Zinkand, on prem; (a) Fredk M. Beer, 1476 Bway, N Y (5995).

WARREN ST, 301-05, n s, 100 w Smith st, int and plmbg, 1-sty bk church; \$15,000; (o) L. I. M. E. Church, 47 Brevoort pl; (a) Salvati & L. Mornik, 369 Fulton st (4536).

24TH ST, 217, n s, 235 w 4 av, ext & int 2-sty bk str & 2 fam dwg; \$2,100; (o) Theresa Menzel, premises; (a) Jas. McKillop, 527 1st st (6672).

35TH ST, 132-4, s s, 160 e 3d av, ext fix and int 2-sty fr, 2-fam and store; \$3,000; (o) Stephano De Propriis, 134 35th st; (a) Philip Freshman, 298 Schenectady av (4735).

41ST ST, 1065, w s, 94.4¼ w Fort Hamilton av, int 3-sty fr 2-fam dwg; \$3,000; (o) Max Lory, 1065 41st st; (a) M. A. Cantor, 373 Fulton st (5613).

ATLANTIC AV, 265, n s, 120.5 e Brown pl, 3-sty bk str & 2 fam dwg ext; \$2,000; (o) John J. Cunningham, premises; (a) Jas. W. Magrath, 367 Fulton st (6546).

BATH AV, 1829-31, n s, e s, 118.8½ n w Bay 20th st, ext int and pl 2-sty bk str & club; \$6,000; (o) Knights of Columbus, on prem; (a) Walter Jackman, 1260 79th st (4725).

Queens

JAMAICA.—Evergreen st, w s, 35 s Linden, 2½-sty fr ext, 12x16, rear dwg, in alts; \$1,000; (o) Jas. M. Moffert, prem (1124).

JAMAICA.—Franklin st, e s, 150 n Willet, raise rf 1 sty, shingle rf, int alts; \$1,500; (o) John Wiedman, prem; (a) L. Danacher, 328 Fulton, Jamaica (1031).

JAMAICA.—Clinton av, w s, o s Clinton pl, 2-sty fr ext, 28x16, rear, shingle roof, to provide additional rooms, int alt; \$4,000; (a) Mrs. Mary E. Hunting, 131 Clinton av, Jamaica; (a) Geo. Conable, 46 W. 24th, N Y C (1200).

JAMAICA.—Fulton st, s s, 73 e Division st, int alt office; \$2,000; (o) A. Steinmann, premises (371).

JAMAICA.—Washington st, w s, 321 s South st, general int alt laundry; \$25,000; (o) Park Laundry Co., Prospect st, Jamaica (190).

LONG ISLAND CITY.—Hoyt av, s s, 100 e Goodrich st, 1-sty con blk ext, 12x21, front dwg, tin roof, int alt; \$1,000; (o) Antonia Arominic, 256 Hoyt av, L. I. City (1192).

LONG ISLAND CITY.—Greenpoint av, s w c Review av, int alt factory; \$4,000; (o) Andrews Lead Co., premises (261).

LONG ISLAND CITY.—Nassau av, n s, 100 e 14 av, change from flat to peak roof, add 1 sty, int alt; \$1,400; (o) Mrs. King, 125 Nassau av, L. I. City; (a) Chas. Lehning, 889 10 av, L. I. City (1209).

WOODHAVEN.—91st st, w s, 100 n 97 av, 1-sty fr ext, 9x6, rear, slag rf, in alts & repairs; \$1,000; (o) May Gold, 1020 91st, Woodhaven; (a) Rein & Rose, 1209 Pitkin av, Woodhaven (1021).

Real Estate Record and Builders Guide

Founded March 24, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; E. S. DODGE, Vice-President; J. W. FRANK, Secretary-Treasurer

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.
Copyright, 1922, by The Record and Guide Company, 119 West 40th Street, New York (Telephone: Bryant 4800)

VOL. CIX
No. 18 (2825)

NEW YORK, MAY 6, 1922

25c. A COPY
\$12.00 A YEAR

Advertising Index Page

A. B. See Electric Elevator, 4th Cover	
Ackerly, Orville B. & Son, 561	
Adams & Co., 560	
Adler, Ernest N., 561	
American Bureau of R. E., 558	
American Enameled Brick & Tile Co., 567	
Ames & Co., 2d Cover	
Amy & Co., A. V., 2d Cover	
Anderson Brick & Supply Co., 4th Cover	
Anderson, James S., & Co., 2d Cover	
Armstrong & Armstrong, 561	
Ashforth & Co., 2d Cover	
Athens Brick, Lime & Cement Co., 4th Cover	
Automatic Fire Alarm Co., 568	
Balter, Alexander, 560	
Bauer, Milbank & Molloy, 2d Cover	
Bechman, A. G., 562	
Bell, H. W., Co., 568	
Benenson Realty Co., 556	
Boyd, James, 556	
Boylan, John J., 2d Cover	
Brener, Samuel, 556	
Brett & Goode Co., Front Cover	
Brooks & Momand, 556	
Brown, Frederick, 556	
Brown, J. Romaine, Co., Front Cover	
Builders' Brick & Supply Co., 4th Cover	
Bulkeley & Horton Co., 562	
Burling & McCurdy, 562	
Busher, Eugene J., & Co., 2d Cover	
Butler & Baldwin, Front Cover	
Cahn, Harry, 556	
Cammann, Voorhees & Floyd, 2d Cover	
Carpenter, Leonard J., 2d Cover	
Chauncey Real Estate, 2d Cover	
Chesley, A. C., Inc., 570	
City Investing Co., 548	
Classified Advertising, 559	
Coburn, Alfred P., 560	
Consolidated Gas Co. of N. Y., 554	
Corth, George H., & Co., 561	
Cross & Brown, Front Cover	
Cruikshank Co., Front Cover	
Cruikshank's, Wm., Sons, Front Cover	
Cudner, R. E., Co., 2d Cover	
Cusack Company, 560	
Cushman & Wakefield, 560	
Cutler, Arthur, & Co., 2d Cover	
Cutner, Harry B., 2d Cover	
Davenport Real Estate Co., 562	
Davies, J. Clarence, 559	
Day, Joseph P., 2d Cover	
Dike, O. D. & H. V., 2d Cover	
Dodder, F. W., Co., 573	
Dowd, James A., 561	
Dubois, Chas. A., 560	
Duffy Co., J. P., 568	
Dunlap & Lloyd, 560	
Duroso Co., 2d Cover	
Edwards, Charles G., Co., 2d Cover	
Edwards, Dowdney & Richart, 548	
Elliman Co., Douglas L., 556	
Ely, Horace S., & Co., Front Cover	
Empire Brick & Supply Co., 4th Cover	

TABLE OF CONTENTS

Editorials	549
Tenant Ownership Spreading Throughout City	551
May 1 Moving Below Normal Proportions of Pre-War Days	552
Modern Bank and Office Building on Grand Union Hotel Site	553
Review of Real Estate Market for the Current Week	555
Private Sales of the Week	555
Statistical Table of the Week	562
April Construction Totals Break All Previous Records	563
Local Building Retarded by Chaotic Material Situation	564
Many New Building Projects Reported in New York City	565
Personal and Trade Notes	565
Trade and Technical Society Events	565
Building Material Market	566
Current Building Operations	566
Contemplated Construction	568
Plans Filed for New Construction	571

English, J. B., 2d Cover	
Finch, Chas. H., & Co., 571	
Finkelstein & Son, Jacob, 561	
Fischer, J. Arthur, 2d Cover	
Fisher, James B., 562	
Fox, Fredk., & Co., 2d Cover	
Frey, William J., 562	
Goldberg, Philip, Title Page	
Goodwin & Goodwin, 2d Cover	
Gulden, Royal Scott, 560	
Hecla Iron Works, 571	
Heil & Stern, 558	
Hess, M. & L., Inc., Front Cover	
Holmes Elec. Protective, 4th Cover	
Holt & Merrill, Inc., 615	
Home Title Insurance Co., 548	
Hubbard, C. Bertram, 2d Cover	
J. & E. Realty Corp., 561	
Jackson, Daniel H., 558	
Kane, John P., Co., 4th Cover	
Keller, Charles G., 560	
Kelley, T. H., 560	
Kelly, Albert E., 560	

Kempner & Son, Inc., Front Cover	
Kilpatrick, Wm. D., 548	
Kissling, J. P. & L. A., 560	
Kloes, F. J., 566	
Kohler, Chas. S., 548	
Kopp & Co., H. C., 560	
Kraslow, Walter, 566	
Kurz Co., Wm. F. A., 562	
Lackman, Otto, 562	
Lawrence, Blake & Jewell, 548	
Lawrence Cement Co., 4th Cover	
Lawyers Mortgage Co., 558	
Lawyers Title & Trust Co., 559	
Leaycraft, J. E., & Co., Front Cover	
Leist, Henry G., 2d Cover	
Lesch & Johnson, 568	
Levers, Robert, 560	
Losere, L. G., 562	
Marietta Hollow-Ware & Enameling Co., 566	
Martin, Samuel H., 2d Cover	
May, Lewis H., Co., 2d Cover	
McMahon, Joseph T., 548	
Milner, Joseph, 560	

Advertising Index Page

Mississippi Wire Glass, 4th Cover	
Monell, F. Bronson, 2d Cover	
Moore, John Constable, 561	
Moors, J. K., 2d Cover	
Morgan, Leonard, Co., 561	
Muhliker, Arthur G., 561	
Murtha & Schmohl, 4th Cover	
Nail & Parker, 548	
Nassoit & Lanning, 2d Cover	
Natanson, Max N., Title Page	
Nehring Bros., 2d Cover	
New York Edison Co., The, 569	
New York Title & Mortgage Co., 548	
Niewenhaus Co., Inc., 571	
Noyes, Charles F., Co., Front Cover	
Ogden & Clarks n Corp., 2d Cover	
O'Hare, Geo. L., 548	
Oppenheimer, Fred, 561	
O'Reilly & Dahn, 2d Cover	
Payton, Jr., Co., Philip A., 558	
Pease & Elliman, Front Cover	
Pell, S. Osgood, & Co., 568	
Pencoyd Steel & Iron Co., 566	
Pendergast, John F., Jr., 562	
Pfomm, F. & G., Front Cover	
Phelps, Albert D., 562	
Pomeroy, S. H., Co., Inc., 568	
Porter & Co., Front Cover	
Quell & Quell, 562	
Read & Co., Geo. R., Front Cover	
Realty Co. of America, 548	
Rinaldo, Hiram, 560	
Rose, J., & Co., 571	
Runk, Geo. S., 560	
Ryan, George J., 2d Cover	
Safir, Abraham, 561	
Sansone, F. P., Co., 561	
Schindler & Lieber, 560	
Schweibert, Henry, 562	
Seaman & Pendergast, 560	
Shaw, Arthur L., 561	
Shaw, Rockwell & Sanford, 560	
Sherman & Kirschner, 561	
Smith, Malcolm E., Inc., 2d Cover	
Spear & Co., 560	
Speyers, Inc., James B., 561	
Spotts & Starr, 2d Cover	
Sterling Mortgage Co., 559	
Straus, S. W., & Co., 571	
Talbot, Jacob J., 560	
Tankos, Smith & Co., 561	
Title Guarantee & Trust Co., 548	
Tuoti, G., & Co., Title Page	
Tyng & Co., Stephen H., Jr., 548	
Union Stove Works, 570	
United Elec. L. & P. Co., 557	
Van Valen, Chas. B., 556	
Vorndrans, Christian, Sons, 568	
Walden, James P., 560	
Walsh, J. Irving, 2d Cover	
Watson Elev. Co., Inc., 4th Cover	
Weill, H. M., Co., 558	
Wells Architectural Iron Co., 568	
Wells Sons, James N., 2d Cover	
Westergren, Inc., M. F., 4th Cover	
White, Wm. A., & Sons, Front Cover	
Whiting, Wm. H., & Co., Front Cover	
Whitney-Foster Corp., 561	
Williams-Dexter Co., 561	
Winter, Benjamin, 556	
Wood-Dolson Co., Front Cover	
Wyckoff, Walter C., 2d Cover	
Zittel, Fredk., & Sons, 2d Cover	

G. TUOTI & CO.

Specialists in the
SALE, LEASING and RENTAL
OF

Investment Property

IN ALL SECTIONS

Established 1885

226 LAFAYETTE STREET

Corner Spring Street

Phone Canal 1919

MAX N. NATANSON

BUYS AND SELLS
IMPROVED
MANHATTAN
PROPERTY

Guaranty Trust Building
522 FIFTH AVE.

Suite 900 to 906

Vanderbilt 8586-7-8-9

PHILIP GOLDBERG

REAL ESTATE OPERATOR

BROKERS'
OFFERINGS
SOLICITED

108-110
West 34th St.

Phone:
Fitzroy 6712-6713

LOANS

During 1921 we issued
on Bond and Mortgage
\$32,205,321.

We continue to invite
applications for loans.

NEW YORK TITLE AND MORTGAGE COMPANY

Manhattan	-	-	-	135 Broadway
Brooklyn	-	-	-	203 Montague St.
Jamaica	-	-	-	375 Fulton St.
L. I. City	-	-	-	Bridge Plaza
Staten Island	-	-	-	24 Bay St.
White Plains	-	-	-	163 Main St.

Established 1887

CHAS. S. KOHLER, Inc.

**Real Estate
Insurance**

**Broker and Manager of
Estates**

MAIN OFFICE:
901 Columbus Ave.—Corner 104th St.
BRANCH OFFICE:
1428 St. Nicholas Ave.—Near 181st St.
NEW YORK

GEORGE L. O'HARE

MEMBER REAL ESTATE BOARD OF N. Y.

REAL ESTATE

**EXCEPTIONAL INVESTMENTS
SELLING—RENTING—BUSINESS AND
APARTMENT BUILDINGS
SPECIALIZING IN LEASEHOLDS
MORTGAGE LOANS
FULL EQUIPPED DEPT. FOR EXCHANGING**

**489 FIFTH AVE.
TEL. VANDERBILT 5092—6441**

William D. Kilpatrick

**REAL ESTATE
OPERATOR**

149 BROADWAY

SAMUEL KILPATRICK

EDWARDS, DOWDNEY & RICHART REAL ESTATE AND MORTGAGE LOANS

156 Broadway, New York

**Tel. Cortland 1571-1572
Member Real Estate Board, N. Y.**

Lawrence, Blake & Jewell Mortgage Loans

**115 Broadway
Tel. 4080 Rector**

Member Real Estate Board, N. Y.

Specialists in Harlem and Colored Tenement Properties

NAIL & PARKER REAL ESTATE

**145 West 135th Street
New York City**

**JOHN E. NAIL Telephone { 7682
HENRY C. PARKER Morningside { 7683**

**Member Brooklyn Real Estate Board
Money to Loan on First Mortgage
Joseph T. McMahon**

**REAL ESTATE and
MORTGAGE LOANS**

**138 and 190 MONTAGUE STREET
BROOKLYN
Main 0834**

**SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES**

STEPHEN H. TYNG H. OAKLEY HALL

Stephen H. Tyng, Jr., & Co.

Incorporated

Member Real Estate Board, N. Y.

**REAL ESTATE
MANAGEMENT OF
BUSINESS PROPERTY
41 Union Square West**

**22 EAST 17TH STREET
Telephone: Stuyvesant 4000**

*Why You Should Come to Us
To Borrow on Your Real Estate—
No. 1*

Your Expenses Are Less

People are inclined to think that money
is money and that it makes little difference
where you borrow it.

If it costs you less to borrow on mort-
gage from us than it does elsewhere, this
is one good reason for borrowing from us.

On ordinary loans of medium size our
charge is one per cent. plus the charges
for papers, stamps and surveys. For build-
ing loans or unusual loans the fees are
higher.

We stand ready to quote in advance
to you the exact cost of securing the loan
and if you want to borrow money on any
of your properties we shall be very glad
to have you talk it over with our Mortgage
Department.

TITLE GUARANTEE & TRUST CO

Capital \$7,500,000—Surplus \$11,000,000

**176 BROADWAY, NEW YORK
175 Remsen St., Bklyn. 350 Fulton St., Jamaica**

The Realty Company of America

**FRANKLIN PETTIT
President**

**TRANSACTS A GEN-
ERAL BUSINESS IN
THE PURCHASE AND
SALE OF NEW YORK
CITY REAL ESTATE**

**2 WALL STREET, NEW YORK CITY
Rector 0876-0878**

HOME TITLE INSURANCE CO.

HENRY J. DAVENPORT, President

**Insures Titles Makes Loans
Sells Guaranteed Mortgages**

Capital and Surplus over \$1,500,000

**51 Willoughby Street
Brooklyn**

**Post Office Building
Jamaica**

City Investing Company

**61 Broadway, New York
Telephone: Bowling Green 4530**

Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

Tenants Preferred and Tenants Common

A new term has crept into the nomenclature of those New Yorkers interested either as holders or occupants of rentable housing space within the city limits. By the decision handed down in the Appellate Division, First Department, in the case of the Farnham Realty Corporation against William M. Posner, a tenant, which was printed in *THE RECORD AND GUIDE* last week, the "preferred tenant" is given legal status.

Tenants Preferred are those lucky individuals holding leases of apartments or houses in effect prior to October 1, 1920. It was for their special benefit, and for their protection only, the court holds, that the Emergency Rent Laws were enacted. With respect to them the landlords were by these laws deprived until November 1, 1922, since extended to February 15, 1924, of the right to begin "all proceedings to dispossess them, except for the reasons hereinafter stated, so long as they paid a 'reasonable rent,' which is the term used for a statutory charge for use and occupation, to be ascertained judicially through a method provided by the statutes." The line between Tenants Preferred and Tenants Common is more clearly defined in the further finding of the court which declares that "one class of landlords is selected for regulation because one class conspicuously offends; one class of tenants has protection because all who seek homes cannot be provided with places to sleep and eat. Those who are out of possession, willing to pay exorbitant rentals, or unable to pay any rental whatever, have been left to shift for themselves."

This summing up of the effect of the Emergency Rent Laws upon the aggregate body of residents of this city is not the hasty dictum of police-court magistrates, not the biased assumption of owners or dealers in real estate, not the agonized cry of homeless ones or those forced to double up in cramped and unsanitary quarters to escape walking the pavements, but is the matured judgment of next to the highest court in the state, and, because of the unanimous decision, one which is unlikely to be reversed if carried up to the Court of Appeals. According to the judgment of this high tribunal the Emergency Rent Laws, as originally enacted, mark as conspicuous offenders, in the sense of being notorious profiteers, all those landlords who had signed leases with tenants in force prior to October 1, 1920.

It is neither just nor right that practically every owner and agent of housing realty in the city should be branded by the Emergency Rent Laws as a profiteer whether he was merely advancing rentals in line with the general advance in prices of every other commodity or was coercing tenants in ways only resorted to by unscrupulous outsiders who had rushed into the real estate field to exploit the harassed and overcrowded people of this city for personal gain. The Emergency Rent Laws, this decision says, protected those who had homes because all who needed homes could not get them, instead of attempting to provide homes for those who had none. The emergency laws, this opinion holds, left Tenants Common, those who had no homes and could not get them, "to shift for themselves."

Having thus definitely characterized the Emergency Rent Laws as enacted for the benefit of those who had, instead of for the assistance of those who had not, the court takes up the considerations operating in the cases of those less fortunate than the favored Tenants Preferred. As between persons seeking homes and landlords there was an equality. If the landlord demanded more than the prospective tenant could pay the lease was not made. "If rentals were so high," the court holds, "by reason of scarcity of housing facilities, as to make an unusually large return on the investment, capital would be attracted, building of dwellings, apartments and tenements would be stimulated, and the level of rents would be lowered to that of the reasonable return on the investment."

Thus profoundly does the court reaffirm the efficacy of the great law of supply and demand. Without the Emergency Rent Laws there would have been no Tenants Preferred, and the suffering which has been endured patiently by the Tenants Common would have been distributed more evenly over the aggregate mass of the people. With rentals taking the general upward trend of unrestricted prices for other commodities a building boom which was delayed by the agitation resulting in the enactment of the Emergency Rent Laws might have started two years ago instead of being now in its initial stages, and the housing shortage by now might have been measurably relieved. Had the Legislature taken into consideration the facts which the Appellate Division now so aptly sets forth (instead of being actuated by demagogic motives), and had courageously refused to enact laws abrogating property rights, the inconveniences of a short period of readjustment of the housing situation on economic lines unquestionably would have been more than offset by the effect higher rentals would have had in diminishing "emergency" conditions by stimulating apartment-house construction.

Elements of Danger in Building Boom

Commitments for building operations during the month of April totaled \$353,192,000 in the twenty-seven Northeastern States. This is a record figure, and is approximately \$35,500,000 greater than the previous high total of July, 1919. Construction statistics as tabulated by the F. W. Dodge Company show that various sections of the United States are experiencing a building movement of unprecedented proportions and there is every present indication that the volume of active construction will steadily increase rather than diminish as the year progresses.

Reports from the New York district and also from the New England territory show significant gains in active building during the past month and in both of these sections new high records have been established. The total of April commitments for New York City projects is extremely high and it substantiates the general feeling that the local building industry will have all of the work it is capable of handling with efficiency during the coming six or eight months at least.

In April contracts were awarded for 639 building and en-

gineering operations, all of which are scheduled for locations in Greater New York. This work represents an outlay of approximately \$80,000,000, a very high figure when compared with the totals for the previous months. The best evidence of the situation which has been created by the rush to get this abnormal amount of new construction started is the effect upon the market for building materials and the supply of skilled labor required to do the work.

A resultant of the keen competition for men and materials necessary for the great program of projected construction is a serious shortage of certain basic building materials, with notably advancing price trends for these commodities, and a decide scarcity of skilled mechanics to do the work in hand. Bricklayers and carpenters are unusually scarce, with practically none of the active operations in New York City more than sixty per cent. manned with bricklayers, and then only upon the payment of substantial bonuses over the recognized union wage scale. Speculative builders are suffering particularly in this regard. Not only the shortage of men and materials but the high prices for essential labor and

commodities have increased their construction costs far above their original estimates.

With the great volume of new construction being released for an immediate start, plus the growing shortage of men and supplies, there is the likelihood that the local building industry will be forced into the position of contracting for more work than it will be able to absorb without difficulty. Undoubtedly there is now more construction actually under contract or planned for early release than the industry is able to handle without extending its facilities beyond the danger point. There is certain to be a slowing down all along the line during the next few months on operations that should proceed with all possible haste if mounting costs are not to eliminate all profit margins.

While everyone concerned with the welfare and progress of the local building industry hesitates to argue for a curtailment of activity in general, there is no doubt in the minds of those best informed about prevailing conditions as to the wisdom of going slow with the release of additional jobs until the industry has completed existing commitments.

New York Building Congress Inaugurates Luncheon Meetings

THE Committee on Surveys of the New York Building Congress has arranged for the first of a series of luncheon meetings to be held at the Engineers' Club, 32 West Fortieth street, Tuesday, May 9, at 12:45 p. m., sharp. The speaker will be Dr. Benjamin M. Anderson, Jr., economist of the Chase National Bank, who will deliver an address on "Price Trend in Trade." This address will be followed by an opportunity for an open discussion if the time permits. The meeting will start promptly and will terminate at 2:15 p. m. The entire membership of the New York Building Congress has been invited to attend and brings guests who might be interested in the Congress idea.

Burt L. Fenner, of McKim, Mead & White, architects, chairman of the Committee on Apprenticeship for the New York Building Congress, made the following statement as to the progress of the work of developing building trade apprentices in New York City:

"In response to the increasing need for skilled and properly trained mechanics in the building trades of the Metropolitan District the Executive Board of the New York Building Congress at its meeting January 10, 1922, established a committee to investigate the conditions and submit recommendations. The personnel of this committee included investors, architects, engineers, contractors, labor representatives and others less directly related to the building industry.

"After a careful investigation of the source of labor supply and the conditions which generally affect it the committee determined that the only possible way in which the demand for properly trained mechanics could be met is in the development of the system of training in the building trades which would not only be productive of results in increased proficiency but also make the building industry attractive to the American youth who constitutes such excellent material. Recommendations to this effect were submitted to the executive board and a definite program of development was determined upon to meet this basic need.

"An executive office was opened at 347 Madison avenue and Mr. Frank L. Glynn, a specialist on apprenticeship, employed to serve with the committee subject to development in the judgment of the executive board of the congress.

"The first work of the committee found expression in Bulletin No. 1 on an apprenticeship system for the building trades in the Metropolitan District issued in March and sent to each member of the Congress.

"The main purpose of this bulletin was to work out a plan of sound educational merit which would be acceptable to em-

ployers and to labor with the result that it has been endorsed officially by the New York Building Trades Employers' Association, the New York Building Trades Council, and the New York State Department of Education.

This plan covers the administration, management, operation, and control of the apprenticeship system proposed and includes several important principles that are vital to its success.

"The purpose of the Congress is to foster, encourage and stimulate. The administration and management is to be vested in a General Joint Apprenticeship Committee consisting of five employers to be selected by the associations of building employers, five labor men to be selected by the building trades' unions and three members of the New York Building Congress, none of whom are to be identified directly with either contractors or labor.

"This Committee will have full power to administer and direct, being financed equally and jointly by the employers' associations and the labor unions. It will also have the necessary authority to employ for full time service such assistants as may be necessary to develop the program.

"The standards and policies to be established for each trade division of the industry are to be determined by the Joint Trade Board for each such division and approved by the association and unions so represented.

"The operation of the service will consist of having the apprentice learn the trade through his regular employment and receive his instruction covering the related technical studies of applied mathematics, science, trade information and citizenship in the continuation and evening schools under the City Board of Education.

"Since the adoption of the general plan the committee has developed an apprenticeship system definitely applied to the carpentry trade as involved in building, cabinet making, parquet floor work, cement form work and metal covered door and window work.

"This plan has been endorsed by the Carpenters' Joint Committee on Trade Agreement, the Master Carpenters' Association and the Carpenters District Trades' Council.

"The preliminary work is now being done for the tile laying apprenticeship and others, in their order of importance, as the general needs of the industry may require.

"In conclusion it may be stated that we have not only met with the heartiest co-operation from all sides locally but a widespread interest has also been aroused throughout the country in response to the universal need for such a development."

REAL ESTATE SECTION

Tenant Ownership Movement Spreading Throughout City

Principally Confined at First to Co-operative Apartments, High-Stoop and American Basement Houses, It Now Includes Many Business Properties

THE buying by tenants of private residences and business properties which has been going on steadily during the last eighteen months and with seemingly increasing volume is considered by leaders in the real estate market as an auspicious omen for increasing investment interest in real property. The main cause of this strong movement is an aftermath of the World War, when a shortage of residential and business space was everywhere evident throughout the city and when the keenness of demand caused great increases in rentals on new leases.

For those who had the money available to buy the home or place of business occupied by them, instead of paying high rentals, it was a wise thing to do, because it not only assured them of permanency in a desirable neighborhood, but it also assured them against further rental increases due to competition with others for the same quarters. In the long run ownership proves an economy to an owner provided he occupies the property. He obtains a big return on his investment in more ways than one.

So far as shortage of living space is concerned the housing crisis did one good thing; it made popular again the private dwelling with high stoop or American basement, both of which types had lost caste through the increasing popularity of the apartment house. Many persons who were driven to rent old dwellings have bought them and will never return to apartment houses, especially families with children. The high prices of first-class apartments since the war has had another favorable effect on private dwellings of the old type. It has caused many younger couples of well-to-do families to buy and live in three and four-story dwellings in neighborhoods which have been going back in recent years. This in turn has had a beneficial effect on adjacent values. Especially has there been a toning up of residential values in the blocks from Fiftieth to Seventieth streets, between Park and Third avenues, where old dwellings of the character described abound.

Medium-sized business properties especially have been in strong demand for ownership by the tenants. The lower parts of Pearl, Front and Water streets have witnessed many such purchases, and only a few days ago an old and well-known firm on South street bought a large warehouse there running through to Front street which it had long occupied under lease. The lower West side has been just as active in tenant buying. In West street, Greenwich street, White street, Lispenard street, West Broadway, Franklin street, Canal street, Hudson street, and throughout Greenwich Village and contiguous areas tenants have bought the properties they occupy for business purposes and have leased the parts of the building not needed for their own use, while in other instances they have bought for the purpose of occupying the entire building. Even though fee values are higher than in the past these tenants have found it wise to buy.

The economy of business-building ownership for many is demonstrated in a recent sale on the Lower West Side. The buyer was a firm that had for more than twenty years occupied leased quarters in the lower Wall-street region. Because of big rental increase they moved to the Beekman-street district, where a rental increase again drove them out. As a matter of fact they had been enjoying very low rent on an old lease in the first place. Finally they changed their view on the situation

which led to the purchase in the lower West Side. Brokers who dealt with them know that it would have been economically wiser if they had bought in the neighborhood they were originally forced out of.

It is felt that general buying by business tenants of the properties they occupy has given stronger basis to real estate throughout the city because money so invested would otherwise have gone into Wall Street. The circumstances has aroused new confidence in real property and made it a stronger commodity than it has been for many years.

Distinguished during the last eighteen months for buying properties previously leased is the wholesale produce business, especially the butter-and-egg branch of it. The vehicular tunnel under the North River will have a Manhattan entrance and exit adjacent to this district, and produce merchants saw the advantage of owning and holding fast to the quarters they were occupying. The purpose of buyers here is true of tenant buyers throughout town, to hold fast to that which is good for them commercially and economically.

The Second and Third avenue sections of Yorkville and Harlem form another part of the city where tenants of stores have bought the old tenement houses with stores in the ground floors for the purpose of retaining the desired business location. Sales in that section to tenants are still being made. The General Cigar Company, which had leased a 7-story building at the southeast corner of Second avenue and Fifty-fourth street, recently bought the property. In the lower East Side tenants recently bought six 3 and 4-story buildings forming the southwest corner of Bleecker and Elizabeth streets. A druggist at 223 Grand street, after being a tenant for thirty-five years, has bought the 5-story loft building at that address. Wing Woh Chong & Co., wholesale Chinese merchants, recently bought 30-32 Pell street, which they had leased for a long time previously. The tenants of the 5-story loft building at 57 Beekman street bought it. In order to assure itself of a permanent strategic corner on Union Square the Corn Exchange Bank recently acquired the 6-story building at the south corner of the Square and East Sixteenth street, which it had previously leased. Not long ago a tenant bought the apartment house with stores at 43 East Fifty-ninth street. Tenant merchants occupying the 12-story mercantile building at the northwest corner of Fourth avenue and Twenty-first street have bought it after having leased it for a term.

There is no part of town that the tenant buying movement has not reached. The Bronx and Brooklyn each has such a movement, although it is not so extensive nor so strong as in Manhattan. The West Side, the upper West Side and Harlem in recent months have been the most active in tenant buying. The Clef Club a few days ago bought the property it leased as a clubhouse at 132-134 West Fifty-third street. The Childs restaurant corporation bought the 4-story building at 221 Sixth avenue, which it had previously occupied under a long lease. Chain stores consider it good business to buy their locations instead of depending on leases of from 21 years upward to protect them in the great expense of fitting up their establishments. Tenants not long ago bought the 12-story building at the northeast corner of Seventh avenue and Twenty-fourth street. Eight years ago the tenants of the 12-story loft building at 20-26 West Thirty-sixth street leased it at an aggregate rental

(Continued on page 552)

May 1 Moving Below Normal Proportions of Pre-War Days

Principal Changes Took City Renters to Homes Bought in Suburbs, But Queens Profited Somewhat at Expense of Other Boroughs

THE volume of moving on May 1 from point to point within the city was less than normal when compared with conditions previous to the housing shortage that began three years ago. It was predicted last week, by those who do the bulk of the carting, that this would be the situation on the first day of the month. The total amount of moving was greater, however, than on May 1, 1920, or last year, but most of this was to residential points beyond the city limits, to and within Queens Borough, and the moving of tenants from one office or mercantile building to another. There was a modicum of moving to the Bronx, and some moving to and from points in Brooklyn. It looks as if May 1 as a date for general moving will not be so popular as formerly for years to come. A change in the amount of vacant living space in the future may restore May 1 to favor as a usual time of the year for changing residence. No one, neither the real estate men nor the moving-van owners, is willing to prophesy as to future activity at the ancient moving period. The housing situation has everything to do with it.

About one-half of the vans in the greater city were busy on the first of the month, whereas in the heyday of spring moving every van, truck and wagon was recruited for service, as well as many freight cars to suburban points. Tenants just now are quite prone to remain where they are, and this applies to the suburbs as well as to the city. Tenants in houses in suburban towns of New York and New Jersey renewed their leases on

May 1, if they could, for another year. Most of them succeeded in doing so. The housing shortage is almost as acute in many suburbs as it has been in this city, for those who rent living space. While the bulk of the moving in New York City was to suburban places those who moved in most cases took possession of homes they had bought.

The outlying sections of Queens Borough received a large influx of home owners from the labor element of Manhattan's population, who utilized their savings for paying substantial amounts down on one-family houses. The rapid transit routes in Queens have brought much of its area within the five-cent fare zone. There has been much buying of this kind in the outlying sections of Jamaica, in Corona, in Ozone Park, in Rosedale and other comparatively open parts of the borough. Many two-family houses have been sold to the same kind of buyers, who rent the upper part to a tenant at a rental that helps materially to pay their carrying charge and instalments on the mortgage.

It is a question, in the opinion of many observers, whether the heavy exodus to the suburbs this spring will tend to reduce apartment rentals in the Bronx and Brooklyn or whether the steady demand for living space in town will offset the movement. The fact is that rents are very high even thirty miles from New York to which must be added the expense of commutation. The difference is that in the suburbs the tenant obtains a house instead of an apartment or he obtains an apartment in a good two-family house with suburban surroundings.

Tenant Ownership Movement Spreading Throughout City

(Continued from page 551)

of \$600,000; they recently purchased it. The tenant of the 3-story business building at 539 West Fifty-third street, after leasing it continuously for thirty-five years, recently took title to it. A furniture firm that had long had quarters at the northwest corner of Sixth avenue and Thirty-seventh street bought the group of old buildings situated there for \$600,000. An antique dealer who for some time had leased the former fine residence of the late John F. Carroll at 40 West Fifty-seventh street, recently bought it. A well-known restaurateur who long occupied the 3-story brick building, 224-226 West Forty-seventh street, near Times Square, has taken title to it so as to be assured of permanent location near the Square. Another restaurateur not long ago purchased 185 West Forty-ninth street, near Seventh avenue, which he occupied under a lease.

Eighth avenue has witnessed a strong tenant buying campaign. A tenant bought the buildings comprising 355-357 Eighth avenue with an L to 30 West Twenty-eighth street. A 4-story apartment house with store at 147 Eighth avenue was bought by the store tenant. Other tenant purchases have been made there and still others are understood to be in course of negotiation. The West Side Club, after leasing the dwelling, 270 West Eighty-fourth street, for a number of years, recently bought it. The most notable farthest north buying in Manhattan was that of six store tenants who bought the 2-story brick apartment and store building, 110-120 Dyckman

street. Each bought the particular part of the building he uses.

One of the big deals uptown was the purchase by the Gotham National Bank of the leasehold comprising part of the site of its new building at the northwest corner of Broadway and Fifty-ninth street, from the estate of Amos R. Eno. A few weeks ago a firm of tenant warehousemen bought the 12-story warehouse at Park avenue and 125th street and another large warehouse in the western part of 125th street which they had leased. The large boarding garage at 310-312 West 144th street was recently bought by the lessee. A florist who for thirty-two years had leased from the estate of William Waldorf Astor the vacant plot, 99.1 x 191.8, at the northeast corner of Lenox avenue and 129th street, bought the property in order to insure the permanency of his hothouse there. Because of its growing strength as a traffic center, the southwest corner of Broadway and Cathedral Parkway, containing a 2-story business building, was sold a few days ago to the tenant, the Du Barry Pastry Shop. At a price said to be \$400,000 the 5-story business building, 213-217 West 125th street, was recently bought by the principal tenant.

Emulating some of its taxpayers, the City of New York recently became the owner of the 9-story concrete building covering a Concord-street block, from Duffield street to Flatbush avenue extension, in Brooklyn. And the lessee of the Ostend Hotel, at Far Rockaway, bought that property in preference to signing a new lease for it.

Aluminum Shingles the Latest Type of Roofing

A NEW type of roofing has recently appeared on the market in the form of aluminum shingles. This metal has been made available by the recent reduction of production cost and as it is a metal that will not corrode, rust, dry out, crack, peel, curl or otherwise deteriorate it makes a good roofing material.

Special features of the new shingle obviate the use of solder, yet afford absolutely water-tight joints. Another feature of interest to contractors is that this design makes it possible to work from the ridge down, eliminating all scaffolding, and damage to the laid

shingles from the weight of the workmen. The shingle is secured to the sheathing by aluminum nails, which are completely covered by the tile below. Each shingle is designed to be securely locked in place at both sides and ends and have ample corrugations to allow the circulation of air.

The exposed surface of each shingle is 12 by 14 inches, 86 to the 100 square feet. The weight is about 40 pounds to the 100 square feet, being 4 per cent. that of tile and 7 per cent. that of slate. This will allow lighter roof construction and a corresponding saving in cost. The shingles cost about the same as tile

Modern Bank and Office Building on Grand Union Hotel Site

S. W. Straus & Co. Underwrote \$6,000,000 Serial Bond Issue on Pershing Square
Project From Designs by York & Sawyer and John Sloan

FOUNDATION work is now under way for the twenty-four story bank and office building being erected at the southeast corner of Park Avenue and Forty-second Street, directly opposite the Grand Central Terminal. This structure is being built by the Charles T. Wills Company, Inc. under a general contract, and it is planned for completion by March 1, 1923.

The construction of this project was made possible by S. W. Straus & Co., investment bankers, who recently underwrote a first mortgage serial bond issue of \$6,000,000 on the land and building. The plans for the structure were prepared by York & Sawyer and John Sloan, associate architects, and the structural steel frame will be erected by Post & McCord.

The Pershing Square Building, as this structure will be known, will occupy the site made famous by the old Grand Union Hotel, and it will be unique among the recent office structures in New York City, being designed without setbacks as required in the Zoning Law for new buildings over definite heights. It was possible to proceed in this case without the usual setbacks because the foundation footings were laid prior to the enactment of the law.

The site comprises a Park-Avenue frontage of 197.6 feet, between Forty-first and Forty-second Streets, with a depth on each of these streets of 125 1/2 feet. The plans call for a large restaurant in the basement, with a T arcade and shops on the first floor. A monumental banking room, 190 x 120 feet, with a ceiling height of 29 feet, will occupy the second third floors, above which there will be twenty-one office floors. There will be a direct entrance through the basement to the Grand Central Terminal and three stairways from the street level will lead to the subway.

The Forty-second Street crosstown subway will have its new station in the sub-basement of this building. The plans call for the installation of fifteen high-speed electric elevators of the traction type, arranged in two banks, for local and express service.

The facade will be constructed of granite face brick and polychrome terra cotta, after the pre-Renaissance period of Northern Italy. The Bowery Savings Bank's Grand Central Branch, now under construction, adjoins the Pershing Square building on the east.

The financing for the Pershing Square Building was arranged by the Mandel-Ehrich Corporation. Seward N. Ehrich is sec-



C. T. Wills Co., Inc., Builders

York & Sawyer & John Sloan, Architects

NEW PERSHING SQUARE BUILDING ON PARK AVENUE

retary and treasurer of the Pershing Square Corporation, owner of the new building. Although the structure will not be ready for occupancy for nearly a year several leases for office space already have been signed, including one by the Royal Indemnity Company, who have taken the fourth, fifth and sixth floors. The Royal Baking Powder Company also has leased an entire floor, and several important leases are now under negotiation with corporations for portions of the 400,000 square feet of space in the building available as high class offices.

Cement Output Is Steady

STATISTICS prepared by the United States Geological Survey show cement production for the first quarter of 1922 at 15,254,000 bbl., as against 15,240,000 bbl. for the same period in 1921. Shipments totaled 13,218,000 bbl., as compared with 12,091,000 bbl. for the first three months of 1921. Although the production rate for the first three months of 1922 is practically the same as that for the first quarter of last year, increased shipments over last year indicate growing demand. Stocks on hand at the end of March, 1922, aggregated

13,824,000 bbl., as compared with 12,000,000 bbl. inventoried on March 31, 1921.

Department of Commerce reports show imports of hydraulic cement in March amounting to 1,597 bbl., valued at \$4,308. The total for 1921 was 122,317 bbl., worth \$388,828. March imports were from Mexico, 902 bbl.; France, 322 bbl.; Japan, 253 bbl.; other countries, 120 bbl. Total exports of hydraulic cement in 1921 amounted to 1,181,014 bbl., which were valued at \$4,276,986.

Everybody Needs Hot Water

This Tells How to Get It

*For the greater convenience of our
customers we have just organized a*

WATER HEATING & HOUSE HEATING DIVISION

at No. 130 East Fifteenth Street

OUR experts will give prompt attention to those who are considering the use of Gas either for Heating Water or the Heating of a House, Apartment, Loft or Large Building.

Architects and Builders, with advantage to themselves and their clients, should ask for the services of one of our highly qualified Experts. His services are *gratis*.

As to Gas Water Heating: There are Gas Water Heaters for use in the Home, Office or Factory. Then again we install a Gas Water Heating System that will furnish a large building with an instantaneous, uninterrupted, Summer or all-year-round supply of hot water. The Gas Boiler installed requires no attention. It regulates itself automatically.

Many private houses are using this System, as well as many large buildings. One of the latter requires nearly 40,000 gallons of hot water every week. Another large building requires nearly 6,000 gallons a day, every drop of which is Gas heated.

Every person interested in a newly constructed building, or one under construction or contemplated, or in a building being or about to be remodeled, should consider the advantages of Gas Water Heating.

Consolidated Gas Company of New York

GEO. B. CORTELYOU, *President*

Telephone Stuyvesant 4900

Review of Real Estate Market for the Current Week

Fifth Avenue Sales and Large Apartment Houses Throughout City as Well as Big Leases Were the Strongest Features

FIFTH AVENUE led the real estate market this week, while some of the blocks adjacent to it contributed interesting transactions. The tall and modern Connick building at 244 Fifth avenue, which was acquired some time ago by well known operators, was turned over at a good profit to them. The late Andrew J. Connick, who laid the foundations of his fortune as a first-class tailor on the avenue and who augmented it largely in operations on Washington Heights and elsewhere during the boom days, built the Fifth avenue structure just sold and had his tailoring business there. While customers were being measured for new suits by his assistants, Mr. Connick would sit near a big front window of the second floor and negotiate sales and purchases of property. He died only a few years ago. A large vacant corner at Fifth avenue and 109th street was sold by operators to builders who will improve it with fine apartment houses. Fifth avenue and the Murray Hill section of Madison avenue were long bones of contention between private house owners and apartment house builders. It looks now as if the latter are to have their own way except as to the height of apartment buildings. The large and costly residence of J. Henry Dick, at 20 East 53d street and near Fifth avenue, was leased for a term of 21 years for business purposes.

Max Natanson bought a good parcel near Fifth avenue.

Large apartment houses in the upper West and upper East sides, the aggregate values of which runs into several millions of dollars, changed hands during the week. There were some large apartment houses in the Bronx sold as well. In both boroughs corner apartment houses formed a notable feature of the dealing. In the Bronx, too, there were good sales of river front parcels for mercantile uses. Throughout the city there was an abundance of dealing in all kinds of multi-family houses, taxpayers, private dwellings and mercantile buildings. There was some buying of properties by tenants who had long occupied them. Brooklyn contributed some important sales. In the Bronx one investor bought five apartment houses on Webster avenue, while a taxpayer containing 14 stores at Jerome avenue and Fordham road passed to new hands.

Large leases formed a strong phase of the week's business. The Wendel estate leased a Lexington avenue corner for 42 years; a market property on a Madison avenue corner was leased, net, for 21 years; the Samuel J. Tilden estate leased a building on West 38th street, net, for 21 years; and there were other leases that show increment of New York real estate as well as those cited.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week was 89, as against 85 last week and 90 a year ago.

The number of sales south of 59th st was 40, as compared with 30 last week and 31 a year ago.

The number of sales north of 59th st was 49, as compared with 55 last week and 59 a year ago.

From the Bronx 52 sales at private contract were reported, as against 48 last week and 27 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 562.

Sale on Rockefeller Block

M. & L. Hess sold for Mrs. Frances N. Wulff to the Life Holding Corporation, N. J. Hess, president, 31 West 54th st, a 4-sty and basement stone dwelling, on a lot 20x100.5. It is two doors west of the residence of Chauncey M. Depew and on the same block with John D. Rockefeller's town house and other Rockefeller holdings. For some years the block has been under the special protection of John D. Rockefeller and his son, who now control the majority of the houses in the vicinity of their mansions, it having been their aim to protect the block against invasion by business interests.

However, 31 West 54th st is one of the few houses in the block now available for business purposes, owing to the fact of its having been used for business occupation before the Zoning Law went into effect. The premises will be extensively altered for occupancy by the fine arts exclusively.

Sell Judge Scott's Home

The 4-sty and basement stone residence of the late Justice Francis M. Scott at 42 Park av, adjoining the northwest corner of 36th st, has been sold. It is on a lot 24x105. It was held at \$100,000. It is separated from the library garden of the J. P. Morgan family by the home of Louise P. Satterlee at 37 East 36th st.

Old Tenant Buys Park Pl. Parcel

Horace S. Ely & Co. sold 34 Park pl, an altered 5-sty stone and brick loft building, on lot 25.9x75, for the de Rham estate. The purchaser is Max Brook, who has been a tenant in the building for 30 years. The property has been under one ownership since 1849.

L. I. City Site for Motion Picture Firm

Film Storage and Forwarding Corporation sold the northeast corner of Harris and Van Alst avs, Long Island City, a plot containing 14,000 square feet and located close to the Queensboro Bridge Plaza, which property was assembled from Emeline B. Lott, T. M. Galbreath and others. The purchasers will improve the property with a 2-sty and basement building of the highest type of modern construction, the larger part of which will be occupied by film storage vaults, film projection

and development rooms, and the balance to be used as a laboratory. Plans and specifications have already been approved, and the construction work will be done by the Wharton-Green Co. of Manhattan. Long Island City is already the home of the Famous Players studio and laboratory, the G. M. laboratory and the contemplated Selznick studios, which, with the above enterprise, is a long stride towards centralizing the location of the moving picture industry in the East.

Resale of a Penn Zone Site

Another deal for the site at 255-265 West 33d st, originally bought by the "Evening Post" for a new home and sold by it a couple of months ago, is forecast by the recent formation at Albany of the 255 West 33d Street Corporation. The company was formed by Davis, Wagner, Heater & Holton, attorneys, who refused any information concerning the transaction. The property measures 125x98.9. It is located just east of Eighth av, opposite the Pennsylvania Station. Title was taken in February by Arthur H. Springer.

Connick Building Bought

F. R. Wood & Co. sold for Mandelbaum & Lewine to John Markel, a coal operator, 244 Fifth av, an 11-sty stone building, on a plot 31.4 x100, adjoining the southwest corner of 28th st. It was held at \$475,000. It is rented under an old lease at \$55,000 a year.

The late Andrew J. Connick, merchant tailor and real estate operator, built the building for his own occupancy. It is known as the Connick Building.

New Operator in New York Realty

Haggstrom-Callen Co. sold for Adolph Weiss to Nathan Polak, president of the Pull Worth 5 and 10 Cent Stores, the 5-sty triple apartment house 157 West 66th st, on a plot 30.93x100.5. The property was held at \$60,000. This is the first purchase by Mr. Polak in New York. He intends to operate in high class realty in this city.

Good Deal in Fourth Ave.

The 7-sty Aldine Hotel at 429 and 431 Fourth av, which was purchased last month by the 126th Street Holding Co., has been resold to Jerome C. and Mortimer G. Mayer, who have leased it to the newly formed 431 Fourth Avenue Holding Co., which will continue to operate it as a hotel.

The structure stands on a site 31.4x100, between 29th and 30th sts, and has been leased for 42 years at an annual rental of about \$18,000. A. A. and S. Levine and A. Pelkes are the directors of the leasing company, which is represented by Jacob L. Holtzmann as attorney. The 12th Street Holding Co. acquired the property from the Harry C. Hallenbeck estate, which held it at \$155,000.

Big Sale in East 52d Street

Combined Real Estate Interests, Inc., sold through George V. McNulty and Paul D. Saxe to the 114 East 52d Street Corporation 114-122 East 52d st, five 4-sty stone flats, each on a

lot 18x100.5, between Park and Lexington avs. It adjoins an annex to Public School 18 and abuts the main school building.

On the site the new owner will build a 15-sty fireproof apartment hotel containing suites of from 1 to 3 rooms each. The heads of the purchasing company are William L. O'Connell, vice-president of the Gurney Elevator Co. and J. Axelrod & Son.

The operation is being financed by the Columbia Mortgage Co., who have arranged a first mortgage serial bond issue of \$925,000.

Estate Sells West Side Corner

The William K. Thorne estate sold the four 5-sty tenement houses with stores and one dwelling, at the northeast corner of Eighth av and 20th st, which had been in the selling family for a number of years. The property is known as 198 to 204 Eighth av and 263 and 265 West 20th st, and has a frontage of 83.10 feet on the avenue and 95.9 feet on the street. It was held at about \$175,000.

Fifth Ave. Parcel in New Hands

The Oceanic Investing Co. bought from Van Horne Norrie the 4-sty and basement stone dwelling, on a lot 19x100, at 585 Fifth av. The buying company is a large owner of realty in that section. The sale is recorded.

"Murray's" Goes for Office Purposes

Dunmore Realty Co., Victor M. Earle, president, sold 228-233 West 42d st, a 6-sty brick and stone building, on a plot 75x98.9, between Seventh and Eighth avs. It is occupied by Murray's Restaurant. The assessed valuation is \$450,000. The buyers will remodel the structure into an office building.

Natanson Buys Near Fifth Ave.

Max N. Natanson purchased from the United States Trust Co. of New York, executor of the estate of the late Edmund Randolph, 6 East 48th st, a 4-sty and basement stone dwelling, on a lot 25x100.5, 150 feet east of Fifth av. The property was held at \$175,000 and was purchased for all cash. Brown, Wheelock Co. was the broker.

Fine Dwelling Sold

Douglas L. Elliman & Co. sold for E. Dimon Bird, of Tiffany & Co., to a buyer, for occupancy, 22 East 63d st, a 5-sty brick American basement dwelling, on a lot 18.9x100.5, adjoining the southwest corner of Madison av. It was held at \$90,000.

Woman Buys Fifth Ave. Plot

The former Peter Cooper Hewitt property at the northeast corner of Fifth av and 109th st, adjoining the property purchased by the city for a "Circle" at Fifth av and 110th st, has been purchased by a woman who, it is said, plans to bring about an improvement which will aid materially in improving that particular section of Fifth av, which at present, being unrestricted, is dotted with low buildings used principally for automobile service stations.

Sobel Bros., who purchased the property last

Douglas L. Elliman & Co.
Real Estate Brokers
 Fifth and Park Avenue Districts
 Efficient Property Management
 Plaza, 9200 15 East 49th St.

JAMES BOYD
 Member Real Estate Board, N. Y.
Real Estate—Mortgage Loans

135 BROADWAY
 Phone: Rector 8658-8659

BROOKS & MOMAND

Member of Real Estate Board
Real Estate Mortgages

115 BROADWAY Phone 2267 Rector
 2268

CHARLES B. VAN VALEN, INC.

Member Real Estate Board of N. Y.
REAL ESTATE
MORTGAGE LOANS—INSURANCE
 110 WILLIAM STREET
 Phone: 6000 Beekman

FREDERICK BROWN

Real Estate Operator
OFFERINGS SOLICITED
FROM BROKERS

565 5th Ave. Phone Vanderbilt 8725

WALTER KRASLOW

Real Estate Operator
Brokers' Offerings Solicited
 190 Montague St. Brooklyn, N. Y.

BENJAMIN WINTER

BUY AND SELL HIGH-CLASS
MANHATTAN PROPERTY

BROKERS ARE INVITED TO SUBMIT
PROPOSITIONS—Quick Decision Given.

Lansing Building
 2299 BROADWAY, AT 62nd STREET
 Suite 6 Phone: Schuyler 2897

SAMUEL BRENER

REAL ESTATE OPERATOR
 50 EAST 42nd STREET
 Vanderbilt 3918-19

BENENSON REALTY CO.

BUY and SELL

HIGH CLASS BRONX AND
MANHATTAN PROPERTY

Columbia Trust Bldg., 509 WILLIS AVE.
 Phone: Mott Haven 5212-5213

HARRY CAHN

Real Estate Operator and Builder
Offerings Solicited
Brokers Protected

406 EAST 149th ST., at 3rd AVE.
 Melrose 2312

December from the Hewitt heirs, are the sellers. The new owner is a client of J. Wallace Page of Marston & Co., who were the brokers in the sale to Sobel Bros. The land, which at present is used for an automobile service station, measures 100x100 feet. It was held at \$175,000.

Big Deal in Heights Apartments

Golding Bros., builders, sold the two 6-sty and basement elevator apartment houses covering the block front on the east side of Fort Washington av, between 170th and 171st sts, to the 331 Central Park West Corporation. The plot is 195.2x133.10x195x125. G. & E. Blum are the architects of the buildings, which were completed last August, and were all rented before completion and show a gross rental of about \$150,000 a year. They were held at \$900,000.

Sells Dyckman Tract Block

Frank Volz sold for Col. John Unger the block front on the west side of Sherman av between Dyckman and Thayer sts, size 200x100, to the Ruthie Realty Co., Inc. The buyers will improve the site.

Fine Apartment Houses Sold

The Admaston and the Evanston apartment houses, both 12-sty structures, on the upper West Side, have been purchased by the Winter Realities, Inc., Benjamin Winter, president, from the Morewood Realty Holding Co., which has been holding them at about \$3,000,000. The Admaston, at the northwest corner of Broadway and 89th st, covers a plot 150x100.8. The Evanston, at the southwest corner of West End av and 90th st, covers a plot 162.6x100.8. The Admaston contains 70 suites and 7 stores on Broadway. The Evanston contains 50 suites, 22 of which are of the duplex type.

The houses were purchased by the sellers when completed by the late George F. Johnson and his associates on ground purchased from Robert E. Dowling, who had secured the block from the Evans estate. Dr. Evans bought the block in 1873, title coming to him through some of the oldest families in New York, including the De Lanceys, Apthorps, Howlands, &c, while William B. Astor bought several blocks in this immediate vicinity at about the same period.

The Evans estate was founded by Thomas W. Evans, the American dentist, who built up a large practice in Paris, and who purchased properties in this city and Philadelphia, which he left to establish the "Thomas W. Evans Museum and Institute Society of Philadelphia."

The corner adjoining the Admaston was purchased by Robert Goetel from Mr. Dowling. Upon it was erected a low theatre building, which favors the abutting houses with excellent light. James C. Ewing, vice-president of the Morewood Realty Holding Co., represented the sellers in the negotiations.

Investor Buys Sixth Ave. Corner

The 1-sty building at the northeast corner of Sixth av and 9th st, on a plot 40.4x93, in which is a station of the Hudson tube line, has been sold through Joseph P. Day to Enrico Fasani, an investor, who conducts a restaurant on West 11th st. The seller was represented by A. N. Gitterman, as broker, who sold the property to him 4 years ago.

Tenant Buys from George J. Gould

George J. Gould, as executor, sold the 3-sty and basement stone dwelling, on a lot 16x100.3, at 177 East 64th st, to May Wilson Preston, the present occupant. The recorded purchase price is \$35,000.

A Water-Front Street Deal

Charles F. Noyes Co. sold for Lurie & Feinberg to James S. Reardon and Daniel L. Reardon the 5-sty loft building 271 Water st through to 250 Front st, containing 20,000 square feet of space and with frontages of 21.7 feet on Water st and 19.3 feet on Front st. In part payment Lurie & Feinberg took the vacant plot at the northeast corner of 169th st and Gerard av. 64x101x126. The deal involved about \$75,000. Negotiations are pending by Lurie & Feinberg to resell the plot to a builder, with a loan. The Messrs. Reardon are associated in the management of the U. S. Trucking Corporation and are extensive owners of realty on the lower East Side. Max Sheinart represented them as attorney.

\$800,000 Apartment Deal

Claremont View and Tieman Hall, two 6-sty elevator apartment houses, 611 to 619 West 127th st, valued at \$800,000, have been sold by Sol Friedman for a client to Jacob Sternstein. The structures adjoin Riverside dr, each on a plot 100x150. Each house contains 60 apartments, the two returning an annual rental of about \$125,000.

Beaumont Apartments Bought

The Beaumont, an 11-sty apartment house at the northeast corner of Riverside dr and 150th st, has been purchased by the Crauspol Construction Co. (Bernard Crausman and Joseph Polsky). It was valued at \$850,000 and returns a rental of \$95,000 a year. The house, erected in 1914, has an avenue measurement of 103.9 feet and a street frontage of 96.10 feet.

Buyers West Side Loft Building

Charles G. Keller sold for Morris Block to Alfred M. Rau 152-156 West 25th st, a 12-sty loft and store building, on a plot 56x98.9. It was held at \$400,000.

Lessee Buys Apartment House

Julius Ruff and Albert Hochster sold the 6-sty brick walk-up apartment house at 199 and 201 West 10th st to Frank A. Perrotty, who was the lessee of the premises for a number of years. The building is 50x96, and has 21 rooms on a floor. The sale is recorded.

Lexington Ave. Corner Sold

The five 4-sty stone flats 1435 to 1443 Lexington av, southeast corner of 94th st, have been purchased by Jerome C. and Mortimer G. Mayer from Lottie Lemle. Hendrick Suydam was the broker. The properties occupy a plot 100 feet on Lexington av and 85 feet on the street. They return a rent roll of \$18,000, and were held at \$165,000.

Schoolmaster Buys Apartments

George A. Kohut, head of the Kohut School for boys, purchased for investment the 12-sty and basement apartment house, on a plot 62x102.2, at 159-165 East 79th st, from the Lomax Corporation, headed by Max Loewenthal, which acquired it last month from I. Randolph Jacobs, Everett Jacobs and S. Morril Banner, who built it in 1915. The property rents for \$85,000 and was held at \$600,000. It was sold subject to a mortgage of \$395,000.

Large Apartments Sold

The Abbottsford apartment at 411 West End av, southwest corner of 80th st, has been sold to Joseph Shenk by the Abbottsford Realty Corporation through Byrne & Bowman. The house is 10 stories high and covers a plot 102.2x100. There are three suites of 10 rooms each on a floor. The annual rental is about \$90,000 and the property was held at \$600,000. The buyer will probably alter the property into smaller suites.

Buyers Duplex Apartment

Culver & Co. sold for the Joint Ownership Construction Co., Inc., Frederic Culver, president, a duplex apartment in the new building which will be erected at the northeast corner of Lexington av and 69th st, to Archibald M. Brown of Peabody, Wilson & Brown. Mr. Brown is a son of Charles S. Brown of the old firm of Douglas Robinson, Charles S. Brown & Co.

Buyers Nathan Hale Apartments

The Nathan Hale, a 6-sty and basement elevator apartment house, at the southeast corner of Fort Washington av and 181st st, has been sold by the Leichter Realty Corporation to the Marjay Realty Co. It measures 140.6x173.10x irregular, and was disposed of subject to mortgages aggregating \$429,225. The sale is recorded.

Windsor Court Resold

H. T. Wood sold for Maxros Realty Co. Windsor Court, at 580 West 161st st, southeast corner of Broadway, a 6-sty elevator apartment house, with stores, on a plot 99.11x100, renting for about \$50,000 and held at \$300,000.

Resell Huntington Apartments

The Stebbins Realty & Construction Co. resold to Joseph Steinberg and David Joseph for investment the Huntington at 234 to 238 West 21st st, a 7-sty elevator apartment house, on plot 58.2x108.2, with 5 suites on a floor. Herman Reinheimer and the Pierre & Golden Co. were the brokers.

Buy Madison Ave. Leasehold

Jerome C. and Mortimer G. Mayer have purchased the 33-year leasehold on Madison Chambers, at 601 and 603 Madison av between 57th and 58th sts, a 5-sty building devoted to stores, doctors' offices and apartments, and held at \$100,000. Herbert Hecht & Co. were the brokers.

Sale of Bronx Business Corner

The taxpayer building, 304x304, containing 14 stores at the northwest corner of Jerome av and Fordham rd, which is now in course of construction, has been sold by the Realty Managers, Inc., Frank Bessrich, president, to the A. S. Westerfeldt Realty Corporation through D. H. Weisker. The property was held at \$400,000, and many of the stores have already been leased to prominent merchants. The broker has been appointed agent of the property.

Bronx Shore Front Sold

McLernon Bros., in conjunction with Floyd S. Corbin, sold for the Gilboa Realty Co., to a client, for improvement, the water front property, located at 138th st and Harlem River, on the Bronx side, consisting of 36,000 square feet. The purchaser contemplates the erection of a 6-sty warehouse on this property.

Judge Wendel Buys in Bronx

State Senator John J. Boylan and S. & J. H. Albert as brokers, sold the two 6-sty and basement apartment houses 2084 to 2094 Creston av., on a plot 159.5x100x irregular, northeast corner of 180th st. to City Court Judge Louis Wendel, Jr. The seller was the E. W. Holding Co., J. Reiss, president, which valued it at \$450,000. In part payment Judge Wendel gave ten lots, extending from First to Second av., about 500 feet east of Broadway, Astoria, which are to be improved with 5-sty apartment houses.

Prominent Brooklyn Brokers Move

Burling & McCurdy, Inc., long at 185 Montague st., have removed to larger offices in the ground floor of 158 Remsen st., Brooklyn. Mr. Burling was formerly president of the Brooklyn Real Estate Board.

Sale at Dongan Hills

Bracher & Hubert sold for the Central Union Trust Co. a 2-sty house with about an acre and a half of land, near the Richmond County Country Club, at Dongan Hills, Staten Island, to Delafield Du Bois.

Dealing at Long Beach

The Lewis H. May Co. sold for Joseph E. Marx a plot of lots on the south side of Park st., adjoining National boulevard, at Long Beach, L. I., to Joseph Gordon, who will improve the plot with a modern apartment house with stores.

MORTGAGE LOANS

The Lewis H. May Co. placed the following mortgages at Far Rockaway, Queens: \$25,000 for the Jarvis Lane Park Corporation on property east side of Jarvis lane; \$20,000 for Barney Goldberg covering property corner of Grove and Cornaga avs.; at Edgemere, Queens: \$22,000 for the Lorraine R. & C. Co. covering property west side of Rochester av.; \$23,000 for H. Harris, covering property on Beach 34th st.; \$18,000 for Lorraine R. & C. Co. covering property east side of Rochester av.

Lawrence, Blake & Jewell placed for the Third Church of Christ, Scientist, with the Title Guarantee & Trust Co. a loan of \$400,000 on the northeast corner of Park av and 63d st., being in size 100x100. This site is being improved with a new church edifice from plans by Delano & Aldrich. It is expected that the church will be completed in the fall. The total operation will involve more than \$1,000,000.

Charles B. Van Valen, Inc., obtained for David H. Jackson a loan of \$50,000 on the 5-sty apartment house 752 West End av. The building occupies a plot 40.11x100, and rents for \$15,000 per annum.

Edwards, Dowdney & Richart arranged a permanent mortgage of \$80,000 with the Title Guarantee & Trust Co. on the building now being completed at Claremont av and La Salle pl. The same brokers arranged a mortgage of \$18,000 on the new garage at the southwest corner of Ninth av and 210th st.

The Shea Theatre Corporation obtained from Bertha Steuer a loan of \$500,000 on the Thomashefsky Theatre property, at the southwest corner of Chrystie and East Houston st., sold recently for conversion into apartment houses and stores.

Lawrence, Blake & Jewell placed for Bertha Kahn with an institution a first mortgage of \$270,000 for 5 years, on 101-105 East 74th st., a 9-sty elevator apartment house, bringing in an annual rental of more than \$100,000.

A building loan of \$240,000 has been obtained by the Boston Holding Corporation from the Title Guarantee and Trust Co. on the property, 75x100.5, at 150-154 East 49th st., near Third av.

MANHATTAN SALES**South of 59th Street**

BROOME ST.—Estate of Joseph Cohen sold through S. Crager to Peterfreund & Arondoff 123 Broome st., southeast corner of Pitt st., a 5-sty brick tenement house with stores, on a lot 25x80.

MONTGOMERY ST.—Estate of Alfred R. Conkling sold through Folsom Bros., Inc., to Irving Miller 30 Montgomery st., northwest corner of Madison st., a 5-sty brick tenement house with stores, on a plot 67.10x45.24.

OLIVER ST.—Butler & Baldwin, Inc., sold for James R. Nash and others 74 Oliver st., a 5-sty and basement brick tenement house, on a lot 26.8x100.6; also, in conjunction with Frank Sullivan, sold 77 Oliver st., a 5-sty and basement brick tenement house, on a lot 25.4½x100.3. It adjoins Public School No. 114, which is one of the largest public school houses in the city, covering a plot 203x200.

4TH ST.—Duroso Co. sold for the estate of Paul Hoffman the two 5-sty brick apartment houses 285-289 West 4th st and 253 West 11th st., northeast corner of the two streets. The West 11th st parcel is on a lot 25x56 and the West 4th st parcel is on a plot 44x50.

12TH ST.—Former District Attorney Edward Swann resold to the newly organized 135 West Twelfth Street, Inc., with A. H. Man, A. B. Hodges and C. E. Kelley as directors, a 4-sty dwelling, 22x103, at that address.

15TH ST.—Street & Smith, whose publishing house is at the northeast corner of Seventh av and 15th st., purchased the adjacent 3-sty buildings, on plot 60x103.3, at 147 to 151 West 15th st. The seller was the Andrew Nelson Co.

25TH ST.—George W. Mercer & Son sold for Julia I. O'Hara 438-440 West 25th st., two 4-sty and basement brick cold water tenement houses, each on a lot 20x98.9.

27TH ST.—The John P. Peel Co. sold for the estate of Samuel S. Van Saun to the 515 West 29th Street Co. the 3-sty and basement brick dwelling at 354 West 27th st., on a lot 22x98.9. This is the first sale of the property since 1851.

31ST ST.—The Twenty-eight West 31st Street Holding Co., with L. Kovner, R. Levy and W. G. MacLean, as directors, has been formed to

take over the 4-sty building with stores, 25x98.9, at that address. The new company is represented by J. L. Holtzmann, attorney.

38TH ST.—Folsom Bros., in conjunction with the Brown-Wheelock Co., sold for the U. S. Trust Co. as trustees for H. C. Mayer to William M. Seabury for occupancy, 142 East 38th st., a 3-sty and basement stone dwelling, on a lot 20x98.9.

40TH ST.—Jacob J. Tabolt sold for James J. Raisbeck 263 West 40th st., a 5-sty brownstone tenement house, on a lot 25x98.9. It is the first sale of the parcel in 35 years.

47TH ST.—Incorporation of the 21 West 47th Street Corporation (S. L. Nauhaus, A. Brown and M. D. Cowan) has been made to take over the 5-sty building 27.6x100.5, at that address.

49TH ST.—Pierre Johnson sold through Paul D. Saxe to the Grosvenor Neighborhood House, Inc., 321-323 East 49th st., two 3-sty and basement brick dwellings, on a plot 37.8x100.5. Arthur Holden is preparing plans for alterations.

51ST ST.—Philip Neustadt sold for the McDanten Realty Corporation, D. H. Jackson treasurer, the dwelling 72 West 51st st., on a lot 16.8x100.5, to Isidore Golub.

56TH ST.—The Sanford estate sold the 4-sty and basement stone dwelling 29 West 56th st., on a lot 25x100.5.

United Electric Service

is supplied to the



HIDE & LEATHER BUILDING
100 GOLD STREET

The tallest concrete building in the country—a newly constructed eighteen-story model loft and office building in lower Manhattan.

The owners are the Hide & Leather Realty Co., Inc.; the consulting architects, Starrett & Van Vleck; the engineers and contractors, Thompson & Binger, Inc., and the electrical contractors, Hatzel & Buehler, Inc.

When in need of Electric Light or Power Service, call Stuyvesant 4980. Your requirements, whether large or small, will receive the prompt attention of our Commercial Department representatives.

The United Electric Light and Power Co.
130 East 15th St., New York.

MONEY TO LEND ON BOND & MORTGAGE

LAWYERS MORTGAGE CO.

Capital and surplus \$9,000,000

59 Liberty Street, New York
184 Montague St., Brooklyn
4 Herriman Avenue, Jamaica

CO-OPERATION OF RELIABLE BROKERS INVITED OFFERED

Storage Bldg., 20,000 s. f., W. 50's (R)
\$30 acres Ocean Front, Suffolk Co., L. I. (S)
200,000 s. f. Plot, Rail Siding, Jamaica, \$150,000 (S)
25 acres Sand and Gravel, Waterfront, L. I. (S)
Residence, Van Cortlandt Park, Yonkers, \$50,000 (S)
3,000 acre Orange Grove, Osceola Co., Fla., \$100,000 (S-E)
Loft Bldg., vic. Mercer-Spring Sts., \$87,500 (S)
6-sty. Apt. House, Elev. 130's, \$350,000 (S-E)

WANTED

Apt. Hs. with Stores, up B'way or St. Nich. Av. (B)
Explanation: B—Buy; E—Exchange; R—Rent;
S—Sell.

AMERICAN BUREAU OF REAL ESTATE

All About Real Estate Everything—Everywhere
MODERN "A B C" SYSTEM
18-20 W. 34th St. (Astor-Court Bldg.), New York
Telephone: 0246-0377 Pennsylvania
ALL ITEMS TREATED STRICTLY CONFIDENTIAL
(See Previous Weekly Ads.)

Philip A. Payton, Jr., Company

REAL ESTATE AGENTS AND BROKERS

New York's Pioneer Negro
Real Estate Agents

127 West 141st Street

Between Lenox and Seventh Avenues
Telephone: Audubon 0945

HEIL & STERN

Member of Real Estate Board, N. Y.
Real Estate

Business Property Specialists

1165-1167 BROADWAY (n. w. cor. 27th St.)
Telephone: Watkins 4280

DANIEL H. JACKSON REAL ESTATE OPERATOR

OFFERINGS INVITED

135 BROADWAY

Rector 3569

SPECIALISTS IN PENN. TERMINAL SECTION REAL ESTATE

AGENTS—BROKERS—APPRAISERS

H. M. Weill Co.

Tel. Longacre 2290-2817 221 West 33rd St.

BROADWAY.—The 380 Broadway Co. has been formed at Albany for the purpose of taking over the 5-sty loft building with stores, 31x175.11, at the northeast corner of Broadway and White st, through to Cortlandt alley. The directors of the new company are H. Aronson, P. Ronginsky and F. Levy.

SECOND AV.—A. E. Karscher sold for George Dotzauer to William Rubin 10-12 Second av, a 5-sty loft building, on a plot 34.8x95x irregular. The new owner will remodel it for his business use.

North of 59th Street

65TH ST.—Douglas Gibbons & Co. sold for Mrs. Henry A. Alexander 130 East 65th st, adjoining the southwest corner of Lexington av, a 4-sty and basement stone dwelling, on a lot 20x100.5.

72D ST.—William B. May & Co. sold for the Bolton Realty & Construction Co., represented by William R. Rose, attorney, the 5-sty American basement dwelling, 18.3x80, at 28 East 72d st, which has been recently rebuilt. The property was held at \$85,000.

73D ST.—Slawson & Hobbs sold for Judge John B. Moore 267 West 73d st, a 4-sty and basement stone dwelling, on a lot 19x102.2, to a client for occupancy.

75TH ST.—E. H. Clark Realty Co. and the Houghton Co. sold for Alice C. Hotchkiss 315 West 75th st, a 4-sty and basement brick dwelling, on a lot 22x102.2, to Chester W. Cathell.

76TH ST.—O'Reilly & Dahn resold for Norman S. Reisenfeld and Joseph F. A. O'Donnell 345-347 East 76th st, two 4-sty stone flats, each on a lot 25x102.2. They were recently taken in trade.

78TH ST.—Estate of Joseph J. Mackey sold through Bracher & Hubert to a buyer, for occupancy, 151 West 78th st, a 3-sty and basement stone dwelling, on a lot 20x102.2.

80TH ST.—Pease & Elliman sold the two 3-sty and basement brick and stone dwellings 154 and 156 East 80th st, on a plot 38.3x102.2, for Dr. Jacob Heckmann. The properties are 50 feet from the southeast corner of Lexington av and were sold six years ago by the same brokers to Dr. Heckman. They were held at \$75,000.

81ST ST.—Harris, Vought & Co. sold for Mrs. Sophie A. Wolf to Giles Whiting, 22 East 81st st, a 4-sty and basement stone dwelling, on a lot 20.5x102.2.

81ST ST.—William B. May & Co. sold for F. F. Neuman the 4-sty and basement stone dwelling, on a lot 20x102.2, at 52 East 81st st to a client who will occupy at the expiration of the present lease.

84TH ST.—Daniel H. Jackson bought from Jessie M. Kirk 305 West 84th st, a 5-sty American basement brick dwelling, on a lot 17x102.2, adjoining the northwest corner of West End av. George Ranger was the broker.

101ST ST.—Leon S. Altmayer sold for the Henry Meinhard Memorial to Richard W. Elliott 102 East 101st st, a 3-sty brick dwelling, on a lot 15.1x100.11, adjoining the southeast corner of Park av. The buyer is assembling a plot at this point.

102D ST.—Leroy Coventry sold for Emil Busch 207 West 102d st, a 5-sty brick flat, on a plot 32.6x100, held at \$55,000. This property has been in one ownership for many years. A few months ago the same broker sold 206 West 103 st, abutting.

107TH ST.—B. Schildhaus sold for Max Weingarten to Harry Kramitz and Isaac Rosen, 62 East 107th st, a 5-sty brick tenement house, on a lot 25x100.11.

109TH ST.—Louis F. Sommer resold for the Manport Realty Co. to Carrie P. Sager 204-206 West 109th st, two 6-sty walk-up apartment houses, known as Emrose Court, on a plot 80.6x100.11, adjoining the southwest corner of Amsterdam av.

118TH ST.—Ralph Russo sold for Louis Hirschowitz to Francesco Gallo 153-155 East 118th st, a 6-sty and basement brick tenement house with stores, on a plot 50x100.11.

123D ST.—The Ahl Co., A. H. Levy president, resold the 6-sty and basement brick elevator apartment house 449-453 West 123d st, on plot 75x100.11, between Broadway and Amsterdam avenue. The new owner is the Memmore Realty Co., M. Racolin president. The sellers recently bought it from the Manning-Bernhard Co.

132D ST.—John H. Pierce sold for Annie S. Greacen 253 West 132d st, a 3-sty and basement stone dwelling, on a lot 18x99.11, to Susan L. Fletcher, of Washington, D. C., for investment, for \$10,000. This is the first sale of the property in 23 years.

133D ST.—L. Covert sold for the estate of Harry Klnzner to the Hampton Realty Corporation, Michael Maier, president, 47 East 133d st, a 4-sty brick tenement house, on a lot 25x99.11. The structure will be remodeled.

161ST ST.—Norman Denzer sold for Clarence Meyer to a buyer, for occupancy, 566 West 161st st, a 3-sty and basement stone dwelling, on a lot 16x99.11.

163D ST.—Adolph and Aaron Weiss pur-

chased from M. A. Cramer 436 West 163d st, a 5-sty brick flat, on a lot 25x112.6.

170TH ST.—Rockville Holding Co., Inc., Charles Kimmelman, president, sold to Reuben and Samuel Oesterweil 515 West 170th st, a 6-sty apartment house, 65x100, showing an annual rental of \$24,000 and held at \$135,000. The seller took back four mortgages aggregating \$21,500. John Kimmelman was the broker.

173D ST.—Louis Mintz sold the two 5-sty brick apartment houses, on a plot 75x100, at 567-569 West 173d st, to a client of Samuel Bitterman. Samuel Grossman was the broker.

178TH ST.—J. J. Martin sold for the Mitchell estate 595 West 178th st, a 5-sty brick flat, on a lot 25x100, held at \$40,000.

179TH ST.—Samuel Brenner, operator, bought from Mabel A. Dreyer the 5-sty apartment house 506 West 179th st, on plot 50x100. O'Reilly and Dahn were the brokers.

184TH ST.—Bessart Developing Co. sold for the 647 West 184th Street Corporation the 3-sty and basement brick single flat 647 West 184th st, on a lot 25x99.11, to Thomas J. Nicholls.

AMSTERDAM AV.—Samuel Brenner, operator, purchased from the 501 West 178th Street Co. the 6-sty elevator apartment house with stores, on a plot 100x100, at the northwest corner of Amsterdam av and 178th st. It has a gross rental of about \$40,000. In part payment the buyer gave a plot, 100x150, on west side of Wadsworth av, between 185th and 187th sts, and the plot 56x154, on the west side of Harrison av, 90 feet south of Burnside av, Bronx. Wood, Dolson Co. were the brokers.

AUDUBON AV.—Bernard S. Deutsch, attorney, purchased 255 Audubon av, a 5-sty and basement brick apartment house, on a plot 40x100x46.5, adjoining the southeast corner of 178th st.

BROADWAY.—Samuel Mondschein resold two 6-sty brick apartment houses with stores at 3409-3415 Broadway, each on a plot 40x100.

MADISON AV.—Sherman & Kirschner sold for Fred L. Hildebrand 1699 Madison av, a 5-sty brick flat with store, on a lot 25x75.

ST. NICHOLAS AV.—N. Lowenstein sold to the Harburn Holding Corporation the vacant plot, 89.9x50, at the southeast corner of St. Nicholas av and 190th st.

ST. NICHOLAS AV.—Ernest T. Bower sold for Mrs. E. C. Brown to a buyer, for occupancy, the northwest corner of St. Nicholas av and 147th st, a 4-sty American basement dwelling, on a lot 20x75.

THIRD AV.—George W. Bretell & Son sold for Mrs. Minnie Fisher to Harris Sussman 2096 Third av, a 5-sty stone tenement house with stores, on a plot 31.8x100. The buyer owns 2094, adjoining, a similar building.

WEST END AV.—Edward J. Welling, in conjunction with E. K. Van Winkle, sold for Jacob Hamburger to a buyer, for occupancy, 896 West End av, adjoining the southeast corner of 104th st, a 3-sty and basement stone dwelling, on a lot 20x67.

BRONX SALES

FREEMAN ST.—Real Estate Mortgage Company of New Jersey sold 999 Freeman st, at junction of West Farms rd and Longfellow av, a 5 and 6-sty brick flat with stores, on a plot fronting 88.8 feet on Freeman st, 56.4 feet on West Farms rd and 54.7 feet on Longfellow av, with a rear line of 137 feet.

HOFFMAN ST.—D. A. Trotta sold for Michael Carlos 2387 Hoffman st, a 2-sty and basement frame dwelling, on a lot 25x94.9.

HOME ST.—Starzer Realty Corporation sold through Joseph Blackner 1071-1075 Home st, two 5-sty and basement brick apartment houses, each on a plot 50x100. Each house contains 25 apartments.

SIMPSON ST.—Goldner & Blackner sold for the W. C. P. Realty Co. to Bernard S. Deutsch, attorney, 906 Simpson st, a 5-sty and basement brick apartment house, on a plot 50x105.

SIMPSON ST.—Bernard S. Deutsch resold for Harry Cahn 906 Simpson st, a 5-sty and basement brick apartment house, on a plot 75x105.

TIFFANY ST.—Joseph L. Lefkowitz, attorney, purchased 916 Tiffany st, a 5-sty and basement brick apartment house, on a plot 50x110, containing 25 suites. It rents for \$13,000 annually and was held at \$75,000. Abraham Wertheim was the broker.

135TH ST.—The Harlem & Bronx Co. sold for the Hale Realty Co. 306 East 135th st, a 5-sty and basement brick flat, on a lot 25x100, to J. Spanos.

136TH ST.—Ilona Bentz purchased from William Ebling 700 East 136th st, southeast corner of Southern boulevard, a 4-sty brick flat with stores, on a plot 28.9x70.8x irregular.

137TH ST.—William F. Kurz sold for Melchior Seidler two 5-sty and basement brick apartment houses, each on a lot 25x100, at 359 and 361 East 137th st to Delco Holding Co., Inc.

168TH ST.—Robert Foley sold for I. N. Sezeis to F. A. Sirst 193 West 168th st, a 2-sty and basement frame dwelling, on a lot 25x84;

and for the same seller to William L. Marcy 195, adjoining, a similar dwelling.

175TH ST.—Robert Foley sold the new 2-family house, brick and stucco, on lot 25x100, on the north side of West 175th st, 108 feet west of Grand av, for J. J. Gloster Co. to George Schanker.

175TH ST.—Charles Thorn sold to Sigmund Sachs the plot, 50x101.11x irregular, on East 175th st, the north side, 68.10 feet west of Southern Boulevard.

183D ST.—Poe Construction Co. sold to Frederick Mohrman 103 West 183d st, northwest corner of Andrews av, a 5-sty and basement brick apartment house, on a plot 100x75. Morris Saxe was the broker.

187TH ST.—D. A. Trotta sold for H. F. Hackett 753 East 187th st, a 5-sty and basement brick apartment house, on a plot 32.7x 98.8x25x99.4.

224TH ST.—L. H. Wier sold through Hugo Wabst the lot, 25x109, on the north side of 224th st, 145 feet east of Paulding av.

BAILEY AV.—Eugene L. Larkin sold for William F. and Henry S. Garland the plot, 2Tx 92, on the east side of Bailey av, through to Bailey pl, 392 feet north of the intersection of those thoroughfares. The buyer is Nicholas Ventarolo, whose house adjoins.

BROOK AV.—J. Clarence Davies sold for Lowenson & Holzman to E. Horowitz 1498 Brook av, a 4-sty and basement brick flat with stores, on a lot 25x100.7.

CARPENTER AV.—R. R. Ragette sold for Henry F. A. Wolf the vacant plot, 112x105, at the southwest corner of 226th st and Carpenter av to Patrick C. Cullinan, who will erect five 2-family houses.

CAULDWELL AV.—Louis Mondsheim, operator, purchased from Weil & Mayer 692 to 704 Cauldwell av, four 5-sty and basement apartment houses, 199x106, accommodating 110 families and renting for about \$43,000. They were held at \$275,000. Michael Bonn was the broker. The same broker resold No. 692 for Mr. Mondsheim to Louis Silverman of Brooklyn.

CONCOURSE.—August Lauter sold for Kathryn Fendrick the 3-sty and basement brick flat, on a lot 26.4x61.9x irregular, at 2169 Grand Boulevard and Concourse to Chris. Herrlich, an undertaker.

CROTONA AV.—D. A. Trotta sold for A. Celentano the southwest corner of Crotona av and 187th st, a 5-sty brick apartment house with stores, on a plot 70x50.

DECATUR AV.—D. A. Trotta, in conjunction with George H. Janss, sold for George and Charles Ade, executors, the northwest corner of Decatur av and 209th st, a vacant plot 50x100.

DECATUR AV.—Robert Foley sold for Thomas J. Doylan to Jacob Blanz 3289 Decatur av, a 2½-sty and basement frame 2-family house, on a lot 25x100.

FAIRMOUNT PL.—Morris Pressen sold to Harry Glass the 5-sty and basement brick apartment house, on a plot 50.1x127.10, at 892 Fairmount pl.

FORDHAM RD.—A. Blumenthal sold for Handy Bros. to the Daily Realty Co. the vacant plot, 59x133, on the south side of Fordham rd, 70 feet west of Loring pl. It will be improved with a 1-sty taxpayer.

FRANKLIN AV.—Walter E. Brown sold for Letitia M. Steiger and others 1096 Franklin av, a 3-sty and basement frame dwelling, on a lot 25.2x166.8.

GERARD AV.—Shaw, Rockwell & Sanford sold for Gaines & Roberts the southeast corner of Gerard av and 167th st, a 1-sty taxpayer, on a plot 100x100. The buyer is an investor.

GRAND AV.—Shaw, Rockwell & Sanford sold for Leo M. Freud the vacant plot, 50x100, on the south side of Grand av, 41 feet west of 174th st.

HUGHES AV.—Angelo L. Frumento sold for H. Levy to Horowitz & Co. the southwest corner of Hughes av and 180th st, a vacant plot, 100x 136, which will be improved with apartment houses and a 1-sty taxpayer containing stores.

JEROME AV.—Charles F. Noyes & Co. resold for Lurie & Feinberg to Daniel B. Freedman the northeast corner of Jerome and Gerard avs, a frame taxpayer, on a plot 61x100.

JEROME AV.—Henry T. F. Johnson sold for the Regas Realty Co., Joseph Sager, president, to an investor, the 1-sty taxpayer with 5 stores, on plot 60x160, on the east side of Jerome av, 100 feet south of Kingsbridge rd, held at \$50,000.

LA FONTAINE AV.—The Leo H. Aronds Co. sold for Fliegenman & Kasselman 2029 La Fontaine av, a 5-sty and basement brick apartment house, on a plot 37.5x100.

LEGGETT AV.—The Bot-Dorf Realty Corporation resold to Abraham Martz the 5-sty brick apartment house with store, on a plot 56x105, at 990 Leggett av, northwest corner of Fox st.

LEGGETT AV.—B. Schildaus sold for Lewia & Sherer to M. Pogestin 956 Leggett av, a 4-sty and basement brick apartment house, on a lot 25x107.5, adjoining the northwest corner of Beck st.

LONGWOOD AV.—Alexander Selkin and Carl Jaffe sold to an investor for Joseph G. Abramson 921 Longwood av, northwest corner of Dawson st, a 5-sty brick apartment house with stores, on a plot 41x107.4.

MARION AV.—Armstrong & Bros. resold for John J. MacMaster 2487 Marion av, a 2½-sty and basement frame detached dwelling, on a lot 25x77, adjoining the northwest corner of 188th st.

MARTHA AV.—William J. Sherry sold for Mrs. Eva Hofman 4372 Martha av, Woodlawn Heights, a 2½-sty and basement frame 2-family house, on a lot 25x100, held at \$13,000.

MOSHOLU PARKWAY.—A client of Otterbourg, Steindler & Houston purchased from William N. Niles the vacant plot, 100x100, on the north side of Mosholu parkway, 205 feet west of Bainbridge av.

OGDEN AV.—A. Blumenthal sold for Margaret McCormick to the Daily Realty Co. (Benjamin Benenson) the northwest corner of Ogden

av and 164th st, a vacant plot 75x90. A 1-sty taxpayer will be built on the plot.

OTIS AV.—Murphy & Murphy sold the southeast corner of Otis and Logan avs, a vacant plot, 50x105, for H. C. Hollinghurst.

PERRY AV.—Armstrong Bros. sold for Cath-

J. CLARENCE DAVIES

Incorporated

Member Real Estate Board, N. Y.

BRONX, REAL ESTATE

AUCTIONEER—BROKER

APPRAISER—MORTGAGE LOANS

Main Office: 149th St. and Third Ave.

BRANCHES:

32 Nassau Street

51 East 42nd Street

Phone Connections

Keep A Bank Balance

ONE of Wall Street's greatest financiers, in talking to some young men, recently said:

"Start a bank account and maintain a decent balance. I base my success on the fact that I have always looked to my bank balances.

"With a bank balance, which incidentally draws regular interest, you are always in a position to take advantage of an opportunity to make a good investment. Your money is always ready when you need it."

Start small—if you have to—but start.

You are cordially invited to consult

LAWYERS TITLE & TRUST CO.

188 Montague Street, Brooklyn

160 Broadway, New York

44 Court Street, Brooklyn

367 Fulton Street, Jamaica, N. Y.

383 East 149th Street, New York

1354 Broadway, Brooklyn

160 Main Street, White Plains, N. Y.

MONEY TO LOAN

on-Mortgages

Building Alterations

Leaseholds

Building Loans

BROKERS PROTECTED

Sterling Mortgage Company Inc.

135 Broadway, New York

TELEPHONE RECTOR 1228-3447

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 25c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

PROPOSAL

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., April 29, 1922.—SEALED PROPOSALS will be opened in this office at 3 p. m., June 1, 1922, for the construction complete of the United States Post Office at Pittsburg, Tex. Drawings and specifications may be obtained from the custodian of site at Pittsburg, Tex., or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

SITUATIONS OPEN

WE HAVE an opening for an energetic renting broker of good appearance, familiar with business properties from Canal to 42d streets. Drawing account. Write full qualifications. Replies will be kept confidential. Adams & Company, 170 Fifth Avenue.

WANTED: In long established downtown real estate office young man as clerk, with knowledge of real estate and insurance. Box 898, Record & Guide.

WANTS AND OFFER

FOR SALE: Seventeen volumes well bound Record & Guides, including index July, 1902, to December, 1911. Any reasonable offer accepted. Willis, 2033 Seventh Avenue.

FOR SALE: Bound volumes Record & Guide for 1903, 1904, 1905, 1912, 1913, and then up to date. John E. Weiss, 365 5th Avenue. Tel. Murray Hill 8753.

PARTNERSHIP PROPOSITION.

REAL ESTATE firm, small in members but long established, specializing in business property Canal to 59th streets, are open to consider consolidating with similar firm, or to take in as partners one or two active, experienced brokers of proven worth and good reputation, to expand business; wonderful opportunity; communicate confidentially. High-grade, Box 897, Record & Guide.

WANTED RECORD & GUIDE ANNUALS FOR THE YEAR 1918. STATE PRICE AND CONDITION. ADDRESS BOX C, RECORD & GUIDE.

erine Guinon to a buyer, for occupancy, 3323 Perry av, a 2-sty frame semi-detached 2-family house, on a lot 24x90.

PROSPECT AV.—Gruddin & Sawitch sold for I. Olnick the 5-sty and basement brick apartment house 2312 Prospect av, on a plot 50x109, to L. Lubinsky.

FAIRMOUNT PL.—Edward Polak, Inc., sold for Mary Wolpert the vacant lot, 25x100, on the north side of Fairmount pl, 250 feet west of Marmion av.

RYER AV.—Joseph P. Day sold for J. Popkin to Jacob J. Smith the southwest corner of Ryer av and 181st st, a vacant plot 43x161.

SEDGWICK AV.—Eugene L. Larkin sold for Frederick Plump the plot, 50x103, at the northwest corner of 238th st and Sedgwick av, which the buyer will improve with a brick dwelling.

SHERMAN AV.—Florence Nassoit sold to the 190 Sherman Avenue Building Co. the vacant plot, 100x100, at the northwest corner of Sherman av and 204th st.

SOUTHERN BOULEVARD.—Trask Building Co. sold to I. Schleifstein 1661 Southern boulevard, northwest corner of 173d st, a 5-sty and basement brick apartment house, on a plot 40x 80.4.

SOUTHERN BOULEVARD.—Henry Greenspan sold 911 Southern Boulevard, a 5-sty brick apartment house with stores, 75x105, to M. Salant. The property is adjacent to the former tennis courts of the Hunts Point private apartment house, which has been recently sold and upon which a taxpayer is being erected.

STEBBINS AV.—Edward Polak, Inc., sold for L. Brill to Isaac Papick 1020 Stebbins av southeast corner of 165th st, a 3-sty frame flat with store, on a lot 20x77.6.

ST. ANNS AV.—H. Cordes bought from Carl Barth 300 St. Anns av, a 5-sty brick flat with store, on a lot 27x103.8.

THERIOT AV.—M. M. Reynolds sold for Katherine Hannon 1240 Theriot av, a 2-sty and basement frame 2-family house, on a lot 25x 100.

THIRD AV.—David I. Vogel sold to Charles Weitz the 6-sty brick apartment house with stores at 3748 Third av, on a plot 39.9x100.

THIRD AV.—B. Schildhaus resold for S. Horowitz to J. J. Menne 3344-46 Third av and 1046 Franklin av, at the intersection of the two streets, a 4-sty brick apartment house with stores, on a plot 68.7x102.8x irregular.

TIEBOUT AV.—Monner Realty Co. sold through Henry T. F. Johnson the northwest corner of Tiebout av and 188th st, a 5-sty apartment house, on a plot 42.6x103.

TRINITY AV.—Samuel Mondschein purchased from Weil & Mayer the two 5-sty and basement apartment houses 748 to 752 Trinity av, each on a plot 50x97.8, renting for about \$24,000.

WEBSTER AV.—T. W. Stemmler, Jr., Inc., sold the five 5-sty and basement brick apartment houses 2350-2368 Webster av, on a plot 250.6x 100, to an investor for all cash above the first mortgages. They were held at \$350,000. The houses were built by T. W. Stemmler, Jr., Inc., in 1917 and held by them as an investment. M. M. Ringler was the broker.

WESTCHESTER AV.—For the erection of taxpayers the newly formed Murad Building Corporation, I. D. Cohn, J. Levkov and A. Gress, directors, purchased the plot, 37x74, at the southwest corner of Westchester and Cauldwell avs.

WHITE PLAINS AV.—I. Dickert sold through Hugo Wabst the 3-sty business building on the west side of White Plains av, 89 feet south of 220th st.

BROOKLYN SALES

DEAN ST.—Bulkley & Horton Co. sold for S. M. Meeker to Mrs. L. V. Hall 1365 Dean st, a 3-sty and basement dwelling, on a lot 20x107; and sold for S. J. Harding 960 Dean st, a 2-sty and basement brick and frame dwelling.

SULLIVAN ST.—Realty Associates sold to J. S. Corwin 156 Sullivan st, Crown Heights, a new brick semi-detached dwelling with garage.

32D ST.—Realty Associates sold to G. Giordano, through Jas. J. Astarita, the vacant plot, 36x100, on the north side of 32d st, 244 feet east of Fourth av.

75TH ST.—Bulkley & Horton Co. sold for Mrs. J. Williamson to a buyer, for occupancy, 45 75th st, Bay Ridge, a semi-detached stucco dwelling and a garage.

EAST 7TH ST.—J. Lacov sold for the Art Building Corporation, Inc., to H. Halpurn a detached 2½-sty dwelling with double garage, on a plot 40x120.6, on the east side of East 7th st, 220 feet south of Av J.

SOUTH 9TH ST.—B. F. Knowles Co. resold 149 to 153 South 9th st, three 4-sty single flats,

to the L. Z. Realty Corporation for investment.

CLINTON AV.—Bulkley & Horton Co. sold 178 Clinton av, a 4-sty detached dwelling, on a lot through to Vanderbilt av, with a large 2-sty stone garage, for the estate of W. Wall Chase.

CONEY ISLAND AV.—William Liss, Inc., sold for Supreme Housing Corporation, Isidore Solomon, president, to S. Barken three new houses, each consisting of store and two apartments, on a plot 60x100, on the east side of Coney Island av, 100 feet south of Av J. This property was held at \$45,000.

GRAHAM AV.—E. V. Pescia & Co. sold for the estate of A. M. Silver to Onofrio Barbara the 4-sty brick building with stores at 181 Graham av, on a plot 25x100. The property was held at \$21,000.

KINGS HIGHWAY.—William Liss, Inc., sold for Otto Hentzleemann the northwest corner of Kings Highway and East 9th st, 105x82x irregular, to a client, who will improve with a business building. The property was held by the owner for 33 years.

OCEAN AV.—The John Morrissey Gray mansion at Ocean av and Av T, built by James McLaughlin, the jockey, about 25 years ago, and occupied by him until it was taken over by the late Robert Furey, has been purchased by the Roman Catholic Diocese as a temporary church for the new parish of St. Edmund, of which the Rev. Denis A. Maloney is founder-rector.

OCEAN AV.—A 9-sty apartment house is to be built on the west side of Ocean av between Beverley and Albemarle rds by J. William Mengel, who has just purchased the site from the Tyler heirs. The plot measures 150x150 feet. It is in a highly restricted section and for years has remained unimproved on account of restrictions against apartment houses. These restrictions were recently removed by court action in behalf of the owners, represented by Howard Wood, attorney.

NOSTRAND AV.—The 4-sty flat with stores, 25x80, at the southeast corner of Nostrand and Park avs, has been sold by S. Leibmann Sons to an investor. The property was held at \$16,000. George Ganze was the broker. The same broker sold for Mrs. Elizabeth Williams to Joseph Kelly a 2-sty dwelling with extension at 131 Rutledge st. The property has not been transferred in 40 years.

OCEAN PARKWAY.—J. Lacov sold for the Kensington Homes Corporation to J. Hastie a

MEMBERS REAL ESTATE BOARD OF NEW YORK

ADAMS & CO., INC.

Real Estate
170 5TH AVE. Tel. Gramercy 1092
SPECIALIST IN BUSINESS PROPERTY

ALEX. BALTER, INC.

REAL ESTATE & INSURANCE
Management of Property a Specialty
152 W. 42nd St., Knickerbocker Bldg. Bryant 2942-3

CUSHMAN & WAKEFIELD, INC.

RENTING AND MANAGEMENT OF
BUSINESS BUILDINGS

50 EAST 42d ST. Murray Hill 7820

ALFRED P. COBURN

Real Estate—Appraisals—Insurance
Management of Estate a Specialty
159 W. 72nd ST. Phones: Columbus 4356-2548

CUSACK COMPANY

Real Estate and Insurance Brokers
Specialists in West Side Properties
176 WEST 72nd STREET
Telephones: Columbus 6947-8179

CHAS. A. DUBOIS

REAL ESTATE
3551 BROADWAY
At 146th St. Established 1884

DUNLAP & LLOYD

Incorporated
Real Estate—Insurance
80 GROVE STREET Phone: Spring 5518

ROYAL SCOTT GULDEN

REAL ESTATE, FIFTH AVE. SECTION
680 FIFTH AVENUE Phone: Circle 8315

CHARLES G. KELLER

Real Estate and Insurance
109 WEST 23RD STREET
Watkins 5336

ALBERT E. KELLY

Successor to Fredk. A. Booth
REAL ESTATE AND INSURANCE
50 Union Square Tel. Stuyvesant 1125

T. H. KELLEY

Specialist in Fordham Heights Property
158 East 188th St., at Grand Concourse
Phone: Fordham 2509

J. P. & L. A. KISSLING

Sales—Management—Appraisals
896 8TH AVE., NEAR 54TH ST.
Established 1870 Circle 0591 to 5

H. C. KOPP & COMPANY

Specialists in Retail Store Locations
MANAGEMENT and BROKERAGE
402 Madison Avenue Vanderbilt 4900

ROBERT LEVERS

Real Estate—Insurance
THE KNICKERBOCKER, 152 West 42nd Street
Uptown Office: 376 Lenox Avenue. Phone Connections.

JOSEPH MILNER CO., Inc.

Real Estate
505 FIFTH AVE., NEW YORK
Vanderbilt 3607

HIRAM RINALDO

Specializing in the Sale and Leasing of
East Side Property
230 GRAND ST. Bowery Bank Bldg.

GEORGE S. RUNK

REAL ESTATE BROKER
Mortgage Loans—Management
1252 LEXINGTON AVENUE

SCHINDLER & LIEBLER

Real Estate and Insurance
1393 THIRD AVE., at 79th St.

SEAMAN & PENDERGAST

RENTALS — SALES — MANAGEMENT
RESIDENTIAL PROPERTIES
542 FIFTH AVENUE Vanderbilt 1309

Manhattan Office
1 WEST 125th STREET
Tel. Harlem 8400

Bronx Office
1972 JEROME AVENUE
Bingham 2700

SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE

Successors to
SHAW & CO.

COMMERCIAL PROPERTY MANAGEMENT

Rentals—Sales—Appraisals—Insurance
Industrial Locations

Spear & Lee
REAL ESTATE

840 BROADWAY 1261 BROADWAY
Stuyvesant 0627

JACOB J. TABOLT

REAL ESTATE
670 EIGHTH AVE. Phone
Above 42d St. Bryant 7081

JAMES P. WALDEN

REAL ESTATE
Specialist in West Side Dwellings
200 West 72nd St. Columbus 9006

plot, 40x151, on the west side of Ocean Parkway, 60 feet north of Av J. The purchaser will erect a 10-room house with double garage to cost \$35,000.

PROSPECT PL.—Bulkley & Horton Co. sold for Katherine Clark 783 Prospect pl, a 2-sty 2-family house, on a lot 20x100.

SEVENTH AV.—Henry Pierson & Co., Inc., sold the 3-sty dwelling, 20x100, at 69 Seventh av, for Morard Realty Corporation, to a client for occupancy.

WESTMINSTER RD.—Bulkley & Horton Co. sold for P. O. Hicks to a buyer, for occupancy, 564 Westminster rd, a large detached Colonial dwelling and a garage.

QUEENS SALES

ASTORIA.—Louis Gold & Co. bought the south east corner of Ditmars and Second avs, Astoria, a vacant plot, which the new owners will improve with a 1-sty taxpayer containing 12 stores.

ASTORIA.—Louis Gold & Co. sold to David Binder, of Brooklyn, a tract of 20 lots on Fourth av, near Ditmars av, Astoria, being part of the property recently acquired from the American Real Estate Co., upon which he will immediately commence the erection of twenty brick 2-family houses.

FAR ROCKAWAY.—The Lewis H. May Co. sold for Helen R. Decker the 2½-sty brick Colonial dwelling at 67 John st, Far Rockaway, to Morris Jones, for all year occupancy.

FAR ROCKAWAY.—Lewis H. May Co. sold for David Karp to the Ostend Development Corporation (Jacob Dorf, president,) a plot of lots on the west side of Fulton st, running through to Ostend pl, Far Rockaway, for the erection of all-year dwellings.

FAR ROCKAWAY.—H. Frankfort sold for Irving B. Asiel to Julius Lichenstein his home on the northwest corner of Healy av and Nenagh terrace, Far Rockaway. The entire contents of the dwelling were included in the sale. The property was held at \$27,000. The new owner will occupy.

LONG ISLAND CITY.—J. Arthur Fischer sold for Joseph Liquori 53 Prospect st, Long Island City, a 2-sty building, on a lot 25x100.

LONG ISLAND CITY.—William D. Bloodgood & Co., Inc., sold the vacant plot, 50x100, on the west side of Academy st, about 105 feet north of the Queensboro Plaza, for the Hope Hampton Productions, Inc. The plot was purchased for the erection of their office building, but was disposed of on account of insufficient size.

RECENT LEASES.

Dick Residence Under Long Lease

The 5-sty fireproof brick and stone American basement dwelling, on a plot 39.6x100, at 20 East 53d st, adjoining the southwest corner of Madison av, has been leased by the estate of J. Henry Dick through the Cruikshank Co. to the 20 East 53d Street Corporation, a holding company of Senior & Allen, for a term of 21 years, with renewal privilege, at an aggregate rental for the term of \$375,000. The house was built 20 years ago after designs by Charles Buck.

The lessee will rebuild the structure, which improvement will include two additional stories. It will be offered as a professional building for the exclusive use of physicians, surgeons and dentists.

Sublease of Fifth Avenue Corner

The Fifth Avenue & 32d Street Corporation subleased through Henry Shapiro & Co. and Harris, Vought & Co. to the Schulte Cigar Stores Co. the southwest corner of Fifth av and 32d st, a 6-sty mercantile building, on a lot 24.84x100, for a long term of years.

The new sublessee will enlarge the entrance hall to the property and remodel some of the interior, beside reserving the ground floor space for a new link in its chain of cigar stores.

Hamilton Bank in 42d Street

Bush Terminal Co. leased through Cross & Brown Co. to the Hamilton National Bank the ground floor of the Bush Building, 130 West 42d st, for a term of 21 years. The floor runs through to West 41st st, and included in the lease are the mezzanine floor and basement.

Corn Exchange Bank Makes Lease

The Corn Exchange Bank leased the corner store at 40 Rector st, northwest corner of Washington st, in the new 17-sty Barrett Building, for a term of 10 years at an annual rental of from \$10,000 to \$15,000. The lease also carries an option of renewal for a similar period.

West Side Lease for Gymnasium

Oliver Lakin Co. leased four floors in 917 Eighth av and in addition the rear building at 301 West 54th st to Lou Stillman of the Stillman Athletic Club of 125th st. The entire space comprises 10,000 square feet. Mr. Stillman will, after making extensive alterations, conduct

the largest gymnasium in the city. The lease is for a long term and the total rental approximates in the neighborhood of \$250,000. The same brokers rented the building at 10 Stuyvesant st, now under course of construction, stores to the Misses Benson & Ericson for a tea room.

\$250,000 Rental for Ballroom

Richard L. Lee leased to a Philadelphia Corporation the second floor of the Hilton Building, at 1595 Broadway, for a ball room. The lessees will pay a total rental of \$250,000.

New Lease in Vesey St.

Samuel H. Stone, who recently bought at auction the 4-sty building, 25x100, at 64 Vesey st, adjoining the northeast corner of West Broadway, has leased the property to Joseph S. Costa for a term of 15 years at an annual rental of from \$6,600 to \$7,500.

From Fifth to Madison Avenues

A lease that is arousing interest in the retail shoe trade has been closed by the firm of Brady & Bowman, which arranged a deal whereby French, Shriner & Urner are to forsake Fifth for Madison av. The shoe concern has its present Fifth av store in the Bristol Building at 42d st. Through Brady & Bowman it is securing a store 19x19 in the Borden Building at 350 Madison av for a term of 7 years. It is subleasing the space from the Eastman Kodak Co., which several months ago took over the entire ground floor of the building for a period of 21 years.

New Lease of Tyson Market

The Tyson market property at the southeast corner of Madison av and 49th st is passing to other interests, who have agreed to pay for 21 years an annual net rental of \$18,000 to the owners, Dr. H. H. Tyson, his sister, and a Mrs. Benjamin, who owned the property since 1902. It is a 4-sty structure with a 2-sty extension, originally built as a residence.

Long Lease by Wendel Estate

The newly formed 61st Street Holding Corporation, with E. Goldstein, Z. and A. Weissmann as directors, leased from the Wendel estate the 3- and 4-sty dwellings, on plot 40x100, at the southwest corner of Lexington av and 61st st, for a term of 42 years. The company will pay an annual rental of \$9,000 during the first 21 years and \$15,000 yearly throughout the balance of the term.

MANHATTAN BROKERS

ORVILLE B. ACKERLY & SON
Brokers and Appraisers
LONG ISLAND REAL ESTATE
Phone: Longacre 2280
243 West 34th St., New York City

ERNEST N. ADLER
Upper East Side Property a Specialty
1506 FIRST AVE., at 79th St.
Established 1903 Phone: Rhineland 6125

ARMSTRONG & ARMSTRONG
Real Estate Agents and Brokers
212 ST. NICHOLAS AVE.—Near Eighth Ave. and 121st Street
Phone: Morningside 1276

GEORGE H. CORTH & CO.
ECONOMICAL and EFFICIENT
MANAGEMENT OF PROPERTIES
342 MADISON AVENUE, NEW YORK
Telephone: Vanderbilt 9494

JAMES A. DOWD
Real Estate—Insurance
Renting—Management
874 SIXTH AVENUE, above 49th Street

JACOB FINKELSTEIN & SON
Real Estate—Mortgages
Specialists in the Bowery Section
42 BOWERY Phone: Franklin 1810

HOLT & MERRALL, Inc.
Industrial Real Estate
342 MADISON AVE. Tel. Vanderbilt 4699

J. & E. REALTY CORPORATION
SELLING—LEASING—MANAGEMENT
5 COLUMBUS CIRCLE Columbus 7094

LEONARD MORGAN CO.
Real Estate—Insurance—Estates Managed
Gotham Bank Building, Columbus Circle
Suite 504-5 Phone: Columbus 1646

ARTHUR G. MUHLKER
Real Estate—Insurance
1112 PARK AVE., NEAR 90TH ST.
Phone: Lenox 2335

FRED. OPPENHEIMER
Real Estate—Mortgage Loans
540 Bergen Av., at 149th St.
Phone: MELROSE 5907

ABRAHAM SAFFIR
REAL ESTATE
1472 BROADWAY, LONGACRE BLDG.
Phone Bryant 6944

F. P. SANSONE CO.
Real Estate Insurance
Selling Leasing Management
Tel. Vanderbilt 4218
320 EAST 34th STREET, NEW YORK

JOHN CONSTABLE MOORE
REAL ESTATE
15 EAST 40th ST. Vanderbilt 8189

ARTHUR L. SHAW
Washington Heights Specialist
4032 BROADWAY, ABOVE 169TH STREET
Wadsworth 4150-4151

SHERMAN & KIRSCHNER
Real Estate and Insurance
54 E. 109th STREET
NEW YORK
Tel. Harlem 9028-5863

JAMES B. SPEYERS & CO., Inc.
Real Estate
CANADIAN PACIFIC BUILDING
342 Madison Ave. Suite 814-816

TANKOOS, SMITH & CO.
REAL ESTATE
11 JOHN STREET, CORNER BWAY
Cortlandt 6938-2372-1306

WILLIAMS-DEXTER CO., INC.
Greenwich Village Real Estate
Insurance
72 GREENWICH AVE. Chelsea 8096

WHITNEY-FOSTER CORP.
Real Estate Administrator
150 WEST 72nd ST. Columbus 6409

Leases Harlem River Shore Front

Shaw, Rockwell & Sanford leased to a client, for a long term of years, the water front property on the Harlem River, running through the north side of East 129th st and along the east side of the Third av bridge approach. The plot has a valuable water frontage of 90 feet and depth of 228 feet to 129th st. The Austin, Nichols & Co. building adjoins the plot. It is understood that the tenant will build a garage upon part of the plot, while the water front will be used by a building material concern. The owner is the Payne estate.

Long Lease of Fine Dwelling

Alice Hoffman leased to Emil Fraad for a term of 21 years from July 1, 1922, the 5-story stone American basement dwelling 17 East 54th st, on a lot 20.10x100.5.

Net Lease by Tilden Estate

The Samuel J. Tilden estate leased the antique dwelling at 38 West 38th st for use as a restaurant. It had been in possession of the Tilden family for several generations and was

leased through Judge Charles F. MacLean to a realty corporation in a 21 year net ground lease at \$10,000 per annum.

JOSEPH T. MULLIGAN, broker and appraiser, has moved his offices from 30 Broad st to 165 Broadway.

ADOLPH and AARON WEISS, real estate operators, have removed their offices from 154 Nassau st to the Canadian Pacific Building, 344 Madison av.

FROMAN & TAUBERT were the brokers in the recent sale of the northwest corner of Lexington av and 87th st for the Markwin Realty Co. to Emanuel Ornstein. The purchase comprises flats and dwellings.

NEW YORK TITLE & MORTGAGE CO. stockholders, at a special meeting on April 20, authorized an additional issue of \$1,000,000 capital stock, par value \$100 per share. This raises the capitalization of the company from \$3,000,000 to \$4,000,000. The new shares are offered for subscription to the stockholders pro rata, one share for each three shares of their holdings on April 20, at a price of \$100 per share.

REAL ESTATE STATISTICS**CONVEYANCES**

	MANHATTAN		BRONX		BROOKLYN	
	1922 Apr. 26 to May 2	1921 Apr. 27 to May 3	1922 Apr. 26 to May 2	1921 Apr. 27 to May 3	1922 Apr. 25 to May 1	1921 Apr. 26 to May 2
Total No.....	351	295	271	242	942	911
Assessed Value.....	\$25,135,000	\$20,054,500	.....	.....	.....	.....
No. with consideration	31	37	17	18	34	49
Consideration	\$2,050,050	\$1,349,700	\$118,690	\$269,000	\$410,650	\$392,107
Assessed Value.....	\$2,007,000	\$1,225,500	.....	.....	.....	.....
	Jan. 1 to May 2	Jan. 1 to May 3	Jan. 1 to May 2	Jan. 1 to May 3	Jan. 1 to May 1	Jan. 1 to May 2
Total No.....	4,090	3,597	3,960	2,655	13,225	10,811
Assessed Value.....	\$283,040,750	\$203,904,299	.....	.....	.....	.....
No. with consideration	381	373	379	178	567	646
Consideration	\$18,678,120	\$21,256,402	\$3,515,944	\$1,630,884	\$8,084,355	\$7,712,650
Assessed Value.....	\$18,673,950	\$17,436,000	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Apr. 26 to May 2	1921 Apr. 27 to May 3	1922 Apr. 26 to May 2	1921 Apr. 27 to May 3	1922 Apr. 25 to May 1	1921 Apr. 26 to May 2
Total No.....	256	224	223	151	1,012	794
Amount	\$10,046,370	\$6,634,696	\$2,530,214	\$1,151,470	\$4,934,271	\$5,489,274
To Banks & Ins. Co.	42	34	16	7	182	126
Amount	\$6,018,750	\$1,391,000	\$433,500	\$104,000	\$1,347,591	\$2,581,000
No. at 6%	206	188	195	128	975	748
Amount	\$5,025,720	\$5,639,618	\$2,358,039	\$951,250	\$4,766,581	\$5,085,374
No. at 5%	5	5	2	2	23	31
Amount	\$187,000	\$66,083	\$21,500	\$7,000	\$81,740	\$213,500
No. at 5%	5	8	3	5	6	7
Amount	\$221,250	\$523,500	\$7,200	\$83,100	\$68,000	\$54,925
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
Unusual Rates.....	1	.....	1	1	4	.....
Amount	\$3,500,000	.....	\$2,300	\$1,400	\$14,000	.....
Interest not given..	39	23	22	15	4	8
Amount	\$1,112,400	\$405,495	\$141,175	\$108,720	\$3,950	\$135,475
	Jan. 1 to May 2	Jan. 1 to May 3	Jan. 1 to May 2	Jan. 1 to May 3	Jan. 1 to May 1	Jan. 1 to May 2
Total No.....	3,298	2,672	3,215	1,565	13,622	8,75
Amount	\$106,258,850	\$85,409,310	\$36,587,489	\$12,077,805	\$76,811,034	\$48,209,47
To Banks & Ins. Co.	470	443	252	96	2,668	1,351
Amount	\$34,022,758	\$34,156,150	\$4,987,180	\$1,880,995	\$21,536,833	\$14,492,26

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922 Apr. 26 to May 2	1921 Apr. 27 to May 3	1922 Apr. 26 to May 2	1921 Apr. 27 to May 3
Total No.....	80	73	14	17
Amount	\$3,602,300	\$6,020,550	\$562,500	\$336,300
To Banks & Ins. Companies...	45	50	5	9
Amount	\$2,362,000	\$5,293,400	\$271,500	\$265,500
	Jan. 1 to May 2	Jan. 1 to May 3	Jan. 1 to May 2	Jan. 1 to May 3
Total No.....	990	818	343	254
Amount	\$67,480,048	\$68,011,491	\$9,800,050	\$5,069,771
To Banks & Ins. Companies...	662	514	209	124
Amount	\$50,177,925	\$57,032,139	\$6,703,900	\$3,014,000

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 Apr. 26 to May 2	1921 Apr. 28 to May 3	1922 Apr. 26 to May 2	1921 Apr. 28 to May 3	1922 Apr. 26 to May 2	1921 Apr. 28 to May 3	1922 Apr. 26 to May 2	1921 Apr. 28 to May 3	1922 Apr. 26 to May 2	1921 Apr. 28 to May 3
New Buildings...	14	22	95	52	317	218	345	295	63	18
Cost	\$924,380	\$8,304,110	\$1,271,700	\$1,424,100	\$2,345,975	\$2,416,725	\$1,358,596	\$1,573,649	\$178,375	\$60,250
Alterations	\$700,537	\$816,035	.....	\$18,500	\$215,450	\$175,010	\$4,348	\$36,170	.....	\$2,715
	Jan. 1 to May 2	Jan. 1 to May 3	Jan. 1 to May 2	Jan. 1 to May 3	Jan. 1 to May 2	Jan. 1 to May 3	Jan. 1 to May 2	Jan. 1 to May 3	Jan. 1 to May 2	Jan. 1 to May 3
New Buildings...	314	265	1,831	558	4,988	2,495	7,985	2,849	775	542
Cost	\$49,281,626	\$34,120,720	\$50,879,888	\$15,726,145	\$49,670,630	\$27,610,030	\$50,135,083	\$15,538,363	\$2,796,901	\$1,626,993
Alterations	\$9,271,153	\$8,221,432	\$1,287,150	\$651,569	\$2,192,030	\$3,002,525	\$1,390,388	\$1,062,042	\$152,485	\$125,182

Bronx Brokers**A. G. BECHMANN**

Real Estate and Insurance
Tel. Intervale 556 1065 SO. BOULEVARD
One block from Simpson Street Subway Station

WILLIAM J. FREY

Real Estate and Insurance
370 EAST 149th ST.
George J. Frey Mott Haven 5409

WM. F. KURZ CO.

Bronx Real Estate
370 EAST 149TH STREET
Established 1897 Phone: Mott Haven 4916-4911

OTTO LACKMAN

Management of Properties my Specialty
2514 Grand Concourse, near Fordham Road
Phone: Fordham 5799

L. G. LOSERE

REAL ESTATE
Entire Charge Taken of Property
871 Brook Ave., at 161st St. Established 1898

JOHN F. PENDERGAST, Jr.

Real Estate—Estates Managed
340 WILLIS AVENUE
Phone Melrose 7223

ALBERT D. PHELPS

BRONX REAL ESTATE
554 Melrose Ave., near 149th St. and 3rd Ave.
PHONE MELROSE 4371

HENRY SCHWIEBERT

Real Estate—Insurance
261 EAST FORDHAM ROAD
Near Valentine Avenue Fordham 9345

Brooklyn Brokers**BROOKLYN PROPERTY MANAGED**

During the past 50 years we have built up one of the largest management clientelles in Brooklyn.

BULKLEY & HORTON CO.

"Established Over Half a Century"
585 Nostrand Avenue, near Dean Street
414 Myrtle Avenue, near Clinton Avenue
7520 Third Avenue, near 76th Street
1214 Flatbush Avenue, near Ditmas Avenue
BROOKLYN
Bank of Manhattan Bldg., Jamaica, L. I.

BURLING & McCURDY

Incorporated
ANNOUNCE THEIR REMOVAL
MAY 1st, 1922
TO THEIR NEW BUILDING
158 REMSEN STREET
At Your Service For Real Estate

Davenport Real Estate Co.

FULTON & SO. OXFORD STREETS
AND
FLATBUSH & LINDEN AVENUES
Established 1853 Phone Connections

JAMES B. FISHER

Member of Brooklyn Real Estate Board
REAL ESTATE
174 MONTAGUE ST. Main 7267

QUELL & QUELL

REAL ESTATE INVESTMENTS
MANAGEMENT
318 Patchen Avenue Brooklyn, N. Y.
Telephone: Decatur 4981

BUILDING SECTION

April Construction Totals Break All Previous Records

Monthly Statistics Tabulated by F. W. Dodge Company Indicative of Predicted Building Boom in Twenty-Seven Northeastern States

ALL previous records for the number and value of new building and engineering operations started were broken during the month of April and the period now stands out in construction history as an era of steady progress toward the long predicted building revival. According to statistics tabulated by the F. W. Dodge Company it is shown that contracts awarded in the twenty-seven Northeastern States during the past month amounted to \$353,192,000. The previous high record was established during the month of July, 1919, the total for that period having been \$317,698,000.

The April, 1922 total represents an increase of 20 per cent. over the previous month and of 60 per cent. over April, 1921. The first four months of the current year have rolled up a total figure that is just under a billion dollars and is 65 per cent. greater than the total of commitments for the first four months of last year.

There was a decided increase in the showing of every important classification of building projects during April, even in the industrial work, which has been the last group to respond to the noticeable trend toward renewed activity. Residential building continues to maintain its lead over all other types of construction and in April this work amounted to \$132,478,000 or 37 per cent. of the total for the month. Public works and utilities represented a total expenditure of \$75,251,000 or 21 per cent. of the total commitment; business buildings, \$58,711,000, or 17 per cent., a notable increase over the total for the previous month; educational projects, \$36,718,000 or 10 per cent. and industrial construction, including factories, warehouses, etc., \$24,312,000 or 7 per cent.

April building contracts in New England amounted to \$44,510,000, which is five millions greater than the previous high record for the district, reached in March, 1920. The April total was 60 per cent. ahead of the previous month and two and a half times the figure for April, 1921.

The total amount of contracts awarded in this district during the first four months of this year has been two and a quarter times the amount for the corresponding period of 1921.

Last month's total included: \$14,485,000, or 32 per cent., for residential buildings; \$14,379,000, or 32 per cent., for business buildings; \$4,606,000, or 10 per cent., for educational buildings; and \$4,204,000, or 9 per cent., for industrial buildings.

Contemplated new work reported in April amounted to \$51,873,000.

Contracts awarded during April in New York State and Northern New Jersey exceed the previous high record for the district by nearly 27 million dollars. The April total was \$115,502,000, which was 30 per cent. greater than the March figure, and two and a quarter times the figure for April, 1921.

Study of the recent work released shows an important gain in commercial and industrial construction but residential building still maintains a healthy lead over all other classifications. There is no indication of a recession of activity in the Metropolitan district despite the fact that labor is not plentiful and there is a developing scarcity of certain basic materials.

Construction started in this district in the first four months of this year was two and a half times as great as in the first four months of 1921.

Last month's total included: \$52,717,000, or 46 per cent., for residential buildings; \$28,307,000, or 24 per cent., for public

works and utilities; \$17,113,000, or 15 per cent., for business buildings; and \$8,572,000, or 7 per cent., for educational buildings.

Contemplated new work reported during the month amounted to \$135,932,000.

April building contracts in the Middle Atlantic States (Eastern Pennsylvania, Southern New Jersey, Delaware, Maryland, District of Columbia, Virginia and the Carolinas) amounted to \$48,663,000, which was an increase of 9 per cent. over the preceding month and of 78 per cent. over April, 1921.

On the volume of construction started from January 1 to April 1, this district is 72 per cent. ahead of last year.

Last month's total included: \$20,299,000, or 42 per cent., for residential buildings; \$9,598,000, or 20 per cent., for public works and utilities; \$6,980,000, or 15 per cent., for business buildings; and \$6,409,000, or 13 per cent. for educational buildings.

Contemplated new work reported during the month amounted to \$79,902,000.

April building contracts in Western Pennsylvania, West Virginia, Ohio, Kentucky and Tennessee amounted to \$46,478,000. This figure was 23 per cent. greater than that for the previous month and 10 per cent. greater than the total for April, 1921.

Total construction contracts let during the first four months of this year have amounted to 6 per cent. more than in the first four months of last year.

The April, 1922, total included: \$18,220,000, or 39 per cent., for residential buildings; \$7,367,000, or 16 per cent., for business buildings; \$6,891,000, or 15 per cent., for public works and utilities; and \$4,885,000, or 10 per cent., for industrial buildings.

Contemplated new work reported during the month amounted to \$65,758,000.

Contracts awarded during April in the Central West (comprising Illinois, Indiana, Iowa, Wisconsin, Michigan, Missouri and portions of Eastern Kansas and Nebraska) amounted to \$90,023,000, the largest monthly total for this district since April, 1920. Last month's total was 6 per cent. ahead of the previous month and 20 per cent. ahead of the corresponding month of last year.

During the first four months of this year the amount of contracts awarded in this district was 37 per cent. greater than for the first four months of 1921.

The April, 1922 total included: \$25,828,000, or 29 per cent., for public works and utilities; \$23,081,000, or 25 per cent., for residential buildings; \$12,767,000, or 14 per cent., for educational buildings; and \$12,143,000, or 13 per cent., for business buildings.

Contemplated new work reported during the month amounted to \$147,975,000.

April building contracts in Minnesota, the Dakotas and Northern Michigan amounted to \$7,986,000. This total was 20 per cent. under that of the preceding month and 4 per cent. over that of April, 1921.

From January 1 to April 1 the total amount of contracts awarded in this district was 14 per cent. greater than in the corresponding period of last year.

Last month's total included: \$3,675,000, or 46 per cent., for residential buildings; \$1,547,000, or 19 per cent., for public works and utilities; \$955,000, or 12 per cent., for educational buildings, and \$729,000, or 9 per cent., for business buildings.

Contemplated new work reported during the month amounted to \$10,586,000.

Local Building Retarded by Chaotic Material Situation

Coal Strike Causes Scarcity and High Prices for Certain Basic Commodities, While Curtailed Demand Lowers Levels on Other Products

CONTRACTING interests in the Metropolitan District are somewhat concerned over a developing situation which threatens to retard building operations in this territory during the next few months. The shortage of bricklayers and carpenters is already affecting the production of needed buildings and the residential construction boom, which is now well under way, in all probability will be restricted because of the lack of skilled labor to complete the work in time for the autumn renting season.

There is another and even more important retardant, however, now confronting general contractors and speculative builders alike. The scarcity of certain basic building materials is already being felt throughout this city, and, although both dealers and manufacturers are confident that the work now under way will be supplied, they are definite in their statements that the sources of supply, as now operating, will be unable to fill the requirements of the local industry if much additional work is undertaken.

The growing shortage of materials has affected prices and during the past week or ten days there has been a well-defined trend toward higher prices on some materials, while others, for which the demand has not been so keen, are holding their former positions in the price scales or are softening to some extent. The price situation is very uncertain at present and as a consequence contractors are experiencing considerable difficulty in preparing their estimates, as they have to guess largely about future material and labor costs.

Last week a very decided shortage developed in the supply of common brick. There was none available in the wholesale market and the yards of the dealers were absolutely cleaned out. The demand was intense, as the speculative work in this territory is now at the season's height, and builders were competing keenly for common brick to keep their jobs going. The dealers, who had contracted to deliver in the aggregate many millions of brick, were scouring the market for available brick, and the dealers in second-hand brick were very popular with the building community when they had anything for sale and were able to get almost any prices they asked.

During the past week the demand for common brick has been even more insistent. There has been considerable brick sent down from the up-river plants, however, which has been allocated to the jobs and made to go as far as possible so that practically no work has been actually held up, although progress on the brickwork has been slowed down to a considerable extent. The manufacturers are co-operating to the limit of their abilities, are sending brick into the local market with all possible speed, and there is little doubt that within the next three weeks at most the supply will be regular and sufficient to meet all requirements. The majority of the Hudson River brick plants will have new brick ready for shipment before the end of this month, and just as soon as this product can be taken out of the kilns the building industry will be relieved of its worries about the common-brick supply.

As a result of the scarcity of brick the price has strengthened and the market is very firm today at \$18.00 a thousand, wholesale, to dealers in cargo lots. There are some who believe that common-brick prices will advance during the coming months to the \$20-a-thousand level or even higher. According to the best information THE RECORD AND GUIDE has been able to obtain this hardly seems likely. Prices may advance somewhat above the level ruling at present and undoubtedly the price will be very firm throughout the summer, but there is no necessity for anticipating that brick prices will advance to a prohibitive level.

Brick manufacturers feel that they will be in a position to supply all demands for their product. The only factors that will operate against an adequate supply will be a fuel famine,

brought about by the coal strike, or a strike of labor in their plants for higher wages than are being paid at present. The fuel situation is causing the producers some worry at this time, not because they have no coal at present but on account of the likelihood of their being unable to get more as the season progresses. The majority of the manufacturers along the Hudson River have sufficient fuel for burning at least two kilns of brick each. This will be used up within the next few weeks, however, and after that the production will depend largely upon the settlement of the coal strike.

Brick manufacturers state that although the remaining brick in their yards is limited in quantity they are of the opinion that it will be sufficient to supply the now active jobs until the time new brick can be taken from the kilns and shipped to the city. There is some doubt, however, as to the future supply, and this will only be dispelled by a steady supply of fuel, at reasonable prices, and labor, satisfied with its wages, in adequate volume to maintain the operation of the plants at full capacity.

The coal situation is also affecting the production of Portland cement, lime and terra cotta. Manufacturers of these materials are confronted with the possibility of greatly curtailing production or shutting down their plants entirely if the fuel question grows more aggravating. The demand for these commodities is steadily growing, along with that for brick and other basic commodities, and as a result prices are firm and indicating tendencies toward advances. Last week the price of Portland cement was increased 20 cents per barrel by local dealers, and there is not much available at any price at present. A persistent trade rumor exists to the effect that some of the important cement manufacturers have practically determined to use their present supplies of coal in the production of cement and then close down their plants until the fuel supply is assured by the settlement of the strike.

Structural steel is another material which has been affected considerably both by the increasing demand and the scarcity of fuel for manufacturing purposes. Steel prices, fabricated and erected, have advanced strongly during the past two weeks. Only about two weeks ago contracts were being made for the supply and erection of structural steel at prices averaging \$65 per ton. Today the average is from \$5 to \$7 per ton higher, and a prominent steel engineer and contractor stated openly that it is unsafe today to take contracts for the supply and erection of structural steel at any figure that is much under \$75 per ton.

Because of the slowing down of active building projects in the Metropolitan District on account of the difficulties experienced by builders in getting adequate supplies of common brick, there has been a softening in the prices of several materials the production of which is not dependent upon coal in large quantities. The lumber market is in an easier position than it has been for some time past, with stocks in excellent shape and prices slightly lower on the average than they were only a week or so ago. Building stone is another material for which prices are softer, and, although the demand is good, dealers are in a position to handle considerably more business than they have on their books at present at prices attractive to the most careful buyers.

Plaster blocks and plaster boards are also among the commodities for which prices have been lowered recently, and there is an easier price trend all along the line in the commodities not affected by fuel scarcity and prohibitive prices. This condition, however, is largely only a temporary matter, and if the building situation is soon able to proceed without further hindrance by labor troubles or material shortages there is little doubt that the prevailing slack in the prices for certain materials will rapidly be taken up and the market get back to a sound and firm basis.

Many New Building Projects Reported in New York City

Weekly Construction Figures, Tabulated by F. W. Dodge Company, Show Consistent Gains in Practically All Types of Operation

ACCORDING to the volume of new building and engineering work now being planned the construction industry of New York State and New Jersey, north of Trenton, will be rushed to full capacity throughout the remainder of the current year. Construction statistics, tabulated by the F. W. Dodge Company, show that during the seventeenth week of this year there were 837 new building and engineering operations announced in this territory which will require a total expenditure of \$42,272,900. During the same period there were 505 contracts awarded, at a total valuation of \$21,736,200, of which nearly fifty per cent. was for residential building of one type or another.

During the past week there has been a decided jump in the volume of active construction within the boundaries of New York City. All boroughs have been effected by the increased amount of work to be accomplished before the autumn season and contractors, sub-contractors and material manufacturers and dealers are rushed with orders.

The new construction reported by architects and engineers

for Greater New York is well diversified but naturally residential work predominates. The report for the week of April 22 to 28, inclusive, shows plans under way for 64 business projects of various types, \$1,858,000; 7 educational buildings, \$150,000; 5 hospitals and institutions, \$173,000; 16 industrial projects, \$835,500; 6 public works and public utilities, \$653,800; 2 religious edifices, \$70,000; 231 residential operations such as apartments, flats and tenements and one and two-family dwellings, \$12,917,000 and 6 social and recreational buildings, \$2,868,000.

Among the operations for which contracts were awarded during the seventeenth week of 1922, scheduled for locations in Greater New York, were 42 business projects of various types, \$1,905,500; 4 educational buildings, \$510,000; 4 hospitals and institutions, \$434,900; 10 factories and industrial plants, \$839,000; 2 public works and public utilities, \$200,000; 2 religious and memorial buildings, \$65,000; 96 residential operations, \$7,561,000 and 4 social and recreational projects, \$90,000.

PERSONAL AND TRADE NOTES.

G. A. & H. Bohem, architects, who for nineteen years have been located at 7 West Forty-second street, have moved their offices to 587 Fifth avenue.

F. D. Hyde, Inc., organized to conduct a general contracting business, has established offices at 246 Fifteenth street, Jersey City, N. J.

Shampan & Shampan, architects, announce the removal of their offices from 50 Court street to larger quarters in the Lawyers' Title & Trust Company Building, 188-190 Montague street, Brooklyn.

Casper V. Gunther, formerly cashier of the Ridgewood National Bank, is now treasurer of the Gustave Rader Company, dealer in building materials, 1105 Metropolitan avenue, Brooklyn.

Barber Asphalt Paving Company recently changed its name to the Barber Asphalt Company. The change is merely in name, and there is no change in the organization or activities of the company.

Kelly & Devine, heating and plumbing contractors, have established a shop and office at 468 to 476 Market street, Newark, N. J., and desire catalogues and price lists of materials and supplies in their line.

Homestead Lumber & Manufacturing Company, dealer in lumber and trim, Utica avenue near Kings Highway, Brooklyn, announces that the business has been completely reorganized and is now ready to supply the retail demand.

Wm. F. Babor and John F. Comeau, formerly with Leddy & Moore, building contractors, announce the formation of Babor-Comeau & Company, Inc., for the purpose of engaging in general building construction. This firm has established offices at 132 East Fortieth street. Telephone: Murray Hill 5168.

Knickerbocker Slate Corporation, E. J. Johnson, president, has leased for a term of years the four-story business building at 153 East Thirty-eighth street, where they will make extensive improvements to accommodate their rapidly increasing business in the manufacture and fabrication of slate products of every description.

C. W. Hunt Co., Inc., West Brighton, S. I., announces the re-establishment of its New York office at 143 Liberty street. It has taken over all the sales and engineering work which has heretofore been carried on by its subsidiary company, the C. W. Hunt Engineering Corporation, for the past eighteen months, as the business of the later corporation has now been consolidated with the C. W. Hunt Co., Inc.

Charles Glass, who for more than sixteen years has been associated with the J. D. Johnson Company, manufacturers of steam fittings and plumbing supplies, Brooklyn, has been made manager of the Long Island Plumbing & Steam Supply Company, with headquarters at 34 North Main street, Freeport, L. I.

Canton Foundry & Machine Company, Canton, O., have established a New York sales office at 203 East Fifteenth street, under the joint management of L. Wechsler and H. B. Bergere. This firm manufactures automobile turntables, alligator shears and sheet metal machinery, as well as mechanical accessories for contractors and builders. L. Wechsler is also the sole proprietor of the International Metal Works, at the same address, manufacturer and contractor for skylights, cornices and metal roofing, blower systems, stoves, ranges, etc.

LeBrun Scholarship Awarded.

Lionel H. Priest, an architect of Philadelphia, has been announced as the winner of the LeBrun traveling scholarship for 1922 by the American Institute of Architects. Mr. Priest is a graduate of the University of Pennsylvania and has done post-graduate work under Dr. Paul Cret at the University. He is an associate in the office of Edgar V. Seeler. Formerly he was under the City Architect of Philadelphia. The scholarship was founded by Napoleon LeBrun some years ago and provides \$1,400 to be applied to six months' study abroad. The problem in the competition was the elevation of railroad tracks in a town of 300,000 population to eliminate all grade crossings and improve the appearance of the city.

Watson Elevator Co., Inc., Is Busy

Among the recent contracts obtained by the Watson Elevator Company, Inc., are included an electric traction elevator for combined passenger and freight service, for the D. P. Harris Hardware Company, at 99 Chambers street, J. Odell Whitenack, general contractor; a similar installation at 247 Center street for the A. Trenkmann Estate, Inc.; a freight elevator for the Morse Boulder Destructor Company, to be installed in the Mt. Vernon incinerating plant; one freight elevator for the Phillips Estate, Inc., at 447 West 49th street, Thomas Golding and Brutus Gundlach, architects; a combined passenger and freight elevator for the Valkhaam Realty Company, at 39-41 East 28th street, Lustig & Weil, general contractors; an electric passenger and freight elevator for Fred. Nordhorn, 507 Third avenue, O. Reissmann, architect, and an electric passenger elevator at 22 Greenwich street, for John Booras.

TRADE AND TECHNICAL SOCIETY EVENTS.

Building Managers' and Owners' Association of New York will hold its regular monthly dinner meeting at the Advertising Club, 47 East Twenty-fifth street, Tuesday evening, May 9. Hon. Murray Hulbert will be the speaker.

New York Building Superintendents' Association will hold its regular monthly dinner meeting in the Garden Room of the Hotel Martinique, Wednesday evening, May 10.

Illuminating Engineering Society will hold its annual convention in Boston, September 25 to 28 inclusive. This will be the sixteenth annual gathering of the society, and the convention arrangements are in the hands of a committee of which C. L. Edgar, president of the Edison Electric Illuminating Company of Boston, is chairman; H. F. Wallace, vice-chairman, and J. Daniels, secretary.

American Iron, Steel and Heavy Hardware Association will hold its annual convention in Washington, D. C., May 23 to 25 inclusive. Headquarters will be located at the Hotel Washington. Secretary, A. H. Chamberlain, 1328 Broadway.

American Society for Testing Materials will hold its twenty-fifth annual meeting at the Chalfonte-Haddon Hall Hotel, Atlantic City, June 26 to July 1, inclusive.

National Association of Heating and Piping Contractors will hold its annual convention at the Hotel Statler, Buffalo, N. Y., May 31 to June 3, inclusive.

National Association of Sheet Metal Contractors will hold its annual convention at the Cadle Tabernacle, Indianapolis, Ind., May 16 to 19, inclusive.

New Jersey State Building Council will hold its annual meeting and convention at Asbury Park, May 23 and 24, inclusive. Secretary, Henry Sands, 346 Sussex avenue, Newark.

National Fire Protection Association will hold its twenty-sixth annual meeting at the Chalfonte-Haddon Hall Hotel, Atlantic City, May 9 to 11 inclusive. The program of this meeting will be announced later. Franklin H. Wentworth, Secretary, 87 Milk Street, Boston, Mass.

New Jersey State Association of Master Plumbers will hold its twenty-first annual convention at Achtel-Stetter's 842 Broad street, Newark, N. J., May 23 and 24, inclusive. Ira K. Morris, 222 Market street, Newark, is in charge of the program and arrangements for this convention.

CURRENT BUILDING OPERATIONS

ALTHOUGH there is a developing shortage in the supply of certain basic building materials no construction is being actually held up because of the lack of essential commodities. Both manufacturers and dealers are doing their utmost to increase the supply so that all active work will be taken care of without undue delay. The common brick situation, while serious in certain aspects, is not causing any delay in building as yet and there is every likelihood that all requirements will be met by the manufacturers who are speeding work in their plants.

The rush of active construction in this territory has also caused some concern about the supplies of lime and Portland cement, and while the local dealers are not carrying large stocks of these commodities, there is said to be adequate reserves at production points. The coal strike is the most important factor in the building material supply situation today and just as soon as this is settled the material markets will be easier, both as to supply and prices.

Common Brick—Demand is extremely active and manufacturers report that their incoming barges are being disposed of immediately upon arrival. The price for Hudson River common brick was strengthened and the low figure is now \$18.00 a thousand. Manufacturers are generally of the opinion that there is sufficient brick in reserve in their up-river plants to supply all demands that may arise before the newly burned brick is ready for the market. Production is under way at present in particularly all of the Hudson River plants and brick of this season's make will probably be ready to ship within the next two weeks. After the arrival of the first shipments of new brick the manufacturers state the supply will be regular and adequate.

Summary—Transactions in the North River common brick market for the week ending Thursday, May 4, 1922. Condition of market: Demand good; prices are sharply advancing. Quotations: Hudson Rivers, \$18.00 to \$20.00 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 40; sales, 41. Distribution: Manhattan, 15; Bronx, 1; Brooklyn, 18; New Jersey points, 6; Astoria, 1.

Structural Steel—Business in this line has dropped off to some extent in the local market during the past week, but there are indications of a quick recovery very soon as there is a large amount of new construction work in prospect. Recent inquiries are indicative of an early

release of a large percentage of the projected building. Shape prices are firm and slightly higher than they were a week or so ago, and structural steel, fabricated and erected, is now ranging from \$68 to \$75 per ton erected with the higher quotations more frequent.

Lumber—Both wholesale and retail dealers in lumber are fairly well satisfied with current market conditions. The demand is quite keen and shows marked signs of increasing steadily. Supplies are adequate and no work is being held up on account of failure of lumber deliveries.

Retail yards are carrying heavy stocks, but are moving them rapidly, and as a result the wholesale demand is greatly improved. Prices are very firm and show a slight tendency to stiffen an advance.

Window Glass—Demand is steadily increasing for both plate and window glass and with the volume of new construction that has recently been started there is every likelihood that local jobbers will be far busier throughout the next few months than they have been for many seasons past. At present local stocks are plentiful and there is little delay in job

BUILDING COMMODITY PRICES

CURRENT prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York.

Note—Price changes are indicated by bold-face type.

Brick (Wholesale, on Dock, N. Y.), per thousand:

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

Hudson River best grades.. \$18.00 to —
 Raritan to —
 Second-hand brick, per load
 of 3,000, delivered..... \$47.00 to —

Face Brick—Delivered on job in New York:

Rough Red..... \$45.00 to —
 Smooth Red..... 45.00 to —
 Rough Buff 50.00 to —
 Smooth Buff 50.00 to —
 Rough Gray 53.00 to —
 Smooth Gray 53.00 to —
 Colonials 45.00 to —

Cement—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Domestic Portland cement, per bbl.. \$3.00
 Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd. \$4.25
 Bronx deliveries 4.25
 ¾-in., Manhattan deliveries..... 4.25
 Bronx deliveries 4.25

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water front, in which case prices will be slightly higher.

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries \$3.50
 Bronx deliveries 3.50

Hollow Tile—

Exterior—Not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring..... \$0.12 per sq. ft.
 3x12x12 0.12 per sq. ft.
 4x12x12 0.17 per sq. ft.
 6x12x12 0.19 per sq. ft.

Note—For deliveries north of 125th st., Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens \$10.50 per 1,000

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Finishing Lime (Standard in 300-lb. barrel) \$4.50 per bbl.
 Common Lime (Standard 300-lb. barrel) 3.75 per bbl.

Finishing Lime (Standard in Hydrate Finishing, in paper bags 24.00 per ton
 Hydrate Common, in paper bags 19.50 per ton

Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth bags \$21.00 per ton
 Brown Mortar, in cloth bags. 18.00 per ton
 Lath Mortar, in cloth bags... 18.00 per ton

Finishing Plaster, in cloth bags 24.50 per ton
 Rebate for returned bags. 15c. per bag

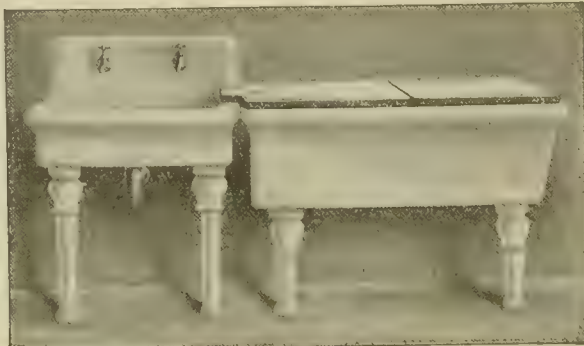
Finishing Plaster (250-lb. barrel) \$4.00 per bbl.

Finishing Plaster (320-lb. barrel) 5.35 per bbl.

Plaster Blocks—

2-in. (solid) per sq. ft. \$0.10½ to \$0.12
 3-in. (hollow) per sq. ft. ... 0.10½ to 0.12

COMBINATION DRAINBOARD and WASH TRAY COVER



Made to fit Porcelain, Soapstone and Cement wash trays. This porcelain enamel steel COMBINATION DRAINBOARD and WASH TRAY COVER will prevent the water from dripping on the floor between the sink and wash trays, when dishes, etc., are being washed. Sanitary, durable and attractive.

For Sale by Plumbing Supply Dealers

MARIETTA HOLLOW-WARE & ENAMELING CO.
 MARIETTA, PENNA.

Sash Weights—Sash Chain Castings and Forgings

Grate Bars

SPECIAL IRON WORK

Pencoyd Steel and Iron Co.

Cort. 1372

206 Broadway, New York

SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



F. J. KLOES

Established 1872

269 Canal St., New York

Telephone: Canal 4072

MATERIALS AND SUPPLIES

deliveries, but there is likely to be a much tighter market situation along towards fall when the mass of construction now starting is nearing the final stages and owners are rushing work so as to get occupancy before the winter sets in. Prices are firm and unchanged.

Cast Iron Pipe—A decided increase in demand has been noticeable during the past week or so and activity is about evenly divided between private and municipal business. Plans now in progress indicate a large volume of new business to be released within a few

weeks, and according to all accounts the manufacturers will all have their plants in operation at full capacity before long in order to keep abreast of orders. Cast iron prices are exceedingly firm and there is no immediate prospect of a break. New York quotations are as follows: 6 in. and larger, \$48.80 per net ton; 5 in. and 4 in., \$53.80; 3 in., \$63.80, with Class A and gas pipe \$4 extra per ton.

Roofing Papers—The vast amount of small house construction in the outlying districts of this city and in the suburban sections has created an excellent demand

for roofing and building papers. Dealers report a steadily increasing interest in this line and prices are firm and unchanged.

Builders' Hardware—This line is extremely active and all signs point to a steady increase in the demand during the coming months. The large program of speculative construction is to a great extent responsible for the growing hardware demand, and all current signs point to a continuation of this form of building throughout the remainder of the year. Prices are firm and no changes of consequence have been reported.

Electrical Supplies—Trade is quite brisk and there are strong indications of a steadily increasing demand during the next three or four months. Wiring supplies are moving rapidly and there is also a more lively interest in specialties. Building activity is decided on the increase throughout the Metropolitan district and as a result the electrical supply trade anticipates a steady flow of business this summer. Stocks are adequate for all demands and prices are firm and steady with the exception of rigid iron conduit, on which manufacturers recently announced an increase.

Building Stone—Local dealers in this material state that the market is in a better position to supply the demand than it has been for a long time past. There is no delay in getting deliveries on the job and although the demand is active and steadily increasing the market is easy. Michael Cohen, one of the principal dealers in building stone, stated this week that stone prices are now extremely favorable and prospective builders might well afford to take advantage of the situation. No radical changes have been announced in the wholesale prices of building stone, and until railroad freight rates are lowered the prevailing levels are likely to continue.

Nails—The market is fairly active and all signs point to increased demand during the remainder of the year. The large program of speculative construction now practically under way has improved the nail situation materially. Prices are very firm and New York quotations are \$3.25 base, per keg, on wire nails, and \$3.90 to \$5 base, per keg, on cut nails.

Linseed Oil—The demand for this commodity has improved during the past week or so and consequently the market is in a better position than it has been for some time. Prices are very much firmer than they were and jobbers are hopeful about the future for their line.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.
27x48x½ in. \$0.34 each
32x36x¼ in. 0.20 each
32x36x½ in. 0.22 each
32x36x¾ in. 0.28 each

Sand—

Delivered at job in
Manhattan \$1.80 to — per cu. yd.
Delivered at job in
Bronx 1.80 to — per cu. yd

White Sand—

Delivered in Manhattan.... \$5.00 per cu. yd.

Broken Stone—

1½-in., Manhattan delivery. \$4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.
¾-in., Manhattan delivery.. 4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.

Building Stone—

Indiana limestone, per cu. ft. \$1.62
Kentucky limestone, per cu. ft. 2.27
Briar Hill sandstone, per cu. ft. 1.63
Gray Canyon sandstone, per cu. ft. 1.65
Buff Wakeman, per cu. ft. 1.90
Buff Mountain, per cu. ft. 1.80
North River bluestone, per cu. ft. 1.85
Seam face granite, per sq. ft. 1.20
South Dover marble (promiscuous mill block), per cu. ft. 3.25
White Vermont marble (sawed) New York, per cu. ft. 3.00

Structural Steel—

Plain material at tidewater; cents per pound:
Beams and channels up to 14 in. 1.60c. to —
Beams and channels over 14 in. 1.60c. to —
Angles, 3x2 to 6x3..... 1.60c. to —
Zees and tees..... 1.60c. to —

Lumber—

Wholesale prices, New York.
Yellow pine, merchantable 1905, f. o. b., N. Y.

3x4 to 14x14, 10 to 20 ft. \$40.00 to \$52.00
Hemlock, Pa., f. o. b., N. Y., base price, per M. 37.50 to —
Hemlock, W. Va., base price, per M. 37.00 to —
(To mixed cargo price add freight, \$1.50.)
Spruce, Eastern, random cargoes, narrow (delivered) .. 28.50 to —
Wide cargoes 31.50 to —

Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.

Cypress Lumber (by car, f. o. b., N. Y.):
First and seconds, 1-in. \$105.00 to —
Cypress shingles, 6x13, No. 1 Hearts 15.00 to —
Cypress shingles, 6x13, No. 1 Prime 13.00 to —
Quartered Oak to \$166.00
Plain Oak to 126.00

Flooring:

White oak, quart'd sel. \$97.50 to —
Red oak, quart'd select.. 97.50 to —
Maple No. 1..... 71.00 to —
Yellow pine No. 1 common flat 56.50 to —
N. C. pine flooring Norfolks 62.50 to —

Window Glass—

Official discounts from manufacturers' lists:
Single strength, A quality, first three brackets 85%
B grade, single strength, first three brackets 85%
Grades A and B, larger than the first three brackets, single thick..... 85%
Double strength, A quality..... 85%
Double strength, B quality..... 87%

Linseed Oil—

City brands, oiled, 5 bbls. lot. \$0.97 to —
Less than 5 bbls. 0.99 to —

Turpentine—

Turpentines \$0.87 to \$0.90



Face
Enameled
Fire

BRICK

As manufacturers of BRICK for thirty years, we have a record of repeat orders that affords you a 100% guarantee of satisfactory service. To the service given by our Face, Enameled and Fire BRICK, is added the service we render in shipment and delivery. Prompt shipments on any size contracts in any range of shade or texture, at fair prices and of first-class quality.

We are BRICK SPECIALISTS. We do nothing else but make brick and ship brick. Consequently we are able to assure you absolute satisfaction on every order, whether large or small. FACE BRICK in Buffs, Reds, Ironspots, Browns and Mingled Effects. High grade FIRE CLAY. ENAMELED BRICK in White and Mottled Effects, first and second quality for interiors, exteriors and courts. Write or phone for immediate attention.

American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 6787-6788

POMEROY

**Solid Iron and Hollow
Metal Windows**

Built in the belief that the best metal window is the only safe window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

282-96 East 134th Street NEW YORK
Phone: Mott Haven 5220

H. W. BELL CO.

**Gypsum Blocks
Terra Cotta Blocks
Plaster Boards
Dumbwaiter Blocks
Flue Pipe
Firebrick**

Park Ave. & 139th St.

Phone—Mott Haven 3134

BROOKLYN

KENT AVENUE & MORTON STREET

J. P. Duffy Co.

**Flue Pipe
Terra Cotta Blocks
Gypsum Blocks
Masons' Materials**
138th Street and Park Avenue

BROOKLYN

50th-51st Streets and 2nd Avenue

QUEENS

Jackson Avenue and Madden Street

HOUSE MOVERS and SHORERS

House Moving, Shoring and Jobbing
Promptly Attended to

Christian Vorndrans Sons

412 E. 147th St., Bronx Tel. Melrose 456

BUILDERS

LITTLE CASH REQUIRED

We can subordinate entire purchase price of several well-located plots and obtain liberal building and permanent loans.

S. Osgood Pell & Co. 15 & 17 West 44th St.
Tel. Vanderbilt 5610

**FOR
PAINTING, DECORATING
and PLASTERING**

Consult

LESCH & JOHNSON

261 East Fordham Road New York
Telephone: Fordham 9345

CONTEMPLATED CONSTRUCTION.

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

11TH ST.—J. M. Felson, 1133 Broadway, has completed plans for a 9-sty brick, steel and limestone apartment house, on plot 80x100 ft, at 13-19 West 11th st, for Wacht Construction Company, Jacob Wacht, president, 805 Fairmont pl, owner and builder. Cost, \$600,000. Owner will take bids about May 20.

CHURCHES.

161ST ST.—Sommerfeld & Steckler, 31 Union sq, have completed plans for a 1-sty terra cotta synagogue, 75x88 ft, at 605-607 West 161st st, for Hebrew Tabernacle Association, Louis Auster, president, 558 West 158th st, owner. Cost, \$150,000.

HALLS AND CLUBS.

48TH ST.—Helmle & Corbett, 113 West 42d st, have preliminary plans in progress for a 10-sty brick and steel club house, 100x100 ft, with stores, at 2-8 West 48th st, for Advertising Club of New York, M. Brown, secretary, 47 East 25th st, owner. Cost, \$1,800,000.

HOTELS.

52D ST.—Geo. F. Pelham, 200 West 72d st, has completed preliminary plans for a 15-sty brick and steel apartment hotel, 90x100 ft, at 114-122 East 52d st, for a syndicate, Wm. L. O'Connell, Robt. R. O'Connell, Wm. J. McKenna and J. Axelrod & Son, 200 West 72d st, owner and builder. Cost, \$1,500,000. J. Axelrod & Son will take bids on separate contracts.

STABLES AND GARAGES.

10TH AV.—Euell & Euell, 125 Sherman av, have plans nearing completion for a 2-sty fireproof brick garage, 109x100 ft, on 10th av, between 202d and 203d sts, for Lampert Estates, Inc., Moses Lampert, president, owner, care of architect. Cost, \$100,000. Architect will take bids on separate contracts.

ST. NICHOLAS AV.—A. J. Simberg, 1133 Broadway, has completed preliminary plans for a 2-sty and basement brick and steel garage, 88x149 ft, at 225-229 St Nicholas av, for Michael Kaufman, 276 5th av, owner and builder. Cost, \$100,000.

THEATRES.

23D ST.—Geo. and Edw. Blum, 505 5th av, have plans in progress for alterations to the 4-sty brick theatre, 275x197 ft, with offices, on 5th av, 23d to 24th sts, for Morris M. Glaser, 1133 Broadway, owner. Cost, \$500,000. Architects will take bids on general contract about May 10.

MISCELLANEOUS

40TH ST.—Lockwood Green Co., 101 Park av, have plans nearing completion for a 7-sty and basement, reinforced concrete and limestone newspaper printing building, 150x100 ft, at 219-229 West 40th st, for New York Tribune, Mr. Rogers, in charge, 154 Nassau st, owner. Cost, \$400,000. Architect will take bids on general contract about May 6.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

CROTONA PARK EAST.—Goldner & Goldner, 47 West 42d st, have plans in progress for a 6-sty brick apartment house, 98x102 ft, at the southeast corner of Crotona Park East, south of Crotona Park North, to cost about \$200,000. Owner will take bids on separate contracts.

DWELLINGS.

OTIS AV.—Plans have been prepared privately for a 2½-sty frame dwelling, 34x38 ft, with 1-sty garage, 21x21 ft, on the west side of Otis av, 55 ft north of Hollywood av, for John Wahn, 3144 Fairmount av, owner. Cost, \$11,000.

HOMES AND ASYLUMS.

GRAND CONCOURSE.—Jos. H. Freidlander, 681 5th av, has plans in progress for a 3-sty stone home on the west side of Grand Concourse, between 166th and McLennan sts, for Andrew Freidman Home, owner. Donor, Andrew Freidman, care B. Altman & Co., 5th av and 34th st. Architect will take bids on general contract about June 1.

SCHOOLS AND COLLEGES.

SIMPSON ST.—Buchman & Kahn, 56 West 45th st, have plans in progress for a 4½-sty brick and stone school and community house, in the east side of Simpson st, about 100 ft south of 163d st, for Hunts Point Talmud Torah Educa-

SPRINKLER

**SUPERVISORY SERVICE
AUTOMATIC SPRINKLER
VALVE ALARM SERVICE
INTERIOR FIRE ALARM
EQUIPMENT**

**INSTALLED AS A LOCAL SYSTEM
OR FOR CENTRAL OFFICE SERVICE**

**AUTOMATIC
FIRE ALARM SERVICE
SPECIAL BUILDING
SIGNAL SERVICE**

Automatic Fire Alarm Co.
416 Broadway New York City
CANAL 5138

tional Centre, 900 Hunts Point av, care Rabbi Smollovitz, 916 Southern blvd, owner. Cost, \$300,000. Architects will take bids on general contract about June 1.

STORES, OFFICES AND LOFTS.

BURNSIDE AV.—Gronenberg & Leuchtag, 450 4th av, have plans in progress for twenty-two 1-sty brick taxpayers, 190x80x195 ft, on the south side of West Burnside av, between Grand and Harrison avs, for Jos. Silverson, 342 Madison av, owner and builder. Cost, \$150,000.

THEATRES.

TREMONT AV.—Geo. and Edw. Blum and Samuel Katz, 505 5th av, have plans in progress for a 1-sty brick theatre, with taxpayer, on Tremont, Webster and Valentine avs, for Meltzer, Rheinborn & Silverman, 1440 Broadway, owner. Cost, \$175,000. Architects will take bids on general contract about May 8.

Brooklyn

BANKS.

COURT ST.—McKenzie, Voorhees & Gmelin, 43 Madison av, Manhattan, have plans nearing completion for a bank, 140x150 ft, at the southwest corner of Court st and Atlantic av, for South Brooklyn Savings Institute, 160 Atlantic av, owner. Cost, \$500,000. Heating and ventilating engineer, Meyer, Strong & Jones, 101 Park av, Manhattan. Vault engineer, F. S. Holmes, 2 Rector st, Manhattan. Architect will take bids on general contract about May 20.

DWELLINGS.

MIDWOOD ST.—Silverstein & Infanger, 188 Montague st, have plans in progress for four 3-sty brick dwellings, 18x50 ft, with garages, in the north side of Midwood st, 74 ft west of Bedford av, for F. B. Norris Co., 21 Rutland rd, owner. Cost, \$60,000.

MANHATTAN BEACH.—Geo. and Edw. Blum, and Samuel Katz, 505 5th av, Manhattan, have plans in progress for a 2½-sty stucco on lath dwelling at Manhattan Beach, for M. B. Martin, 105 West 75th st, Manhattan, owner. Cost, \$15,000. Architect will shortly take bids on general contract.

HOTELS.

OCEAN AV.—Andrew J. Thomas, 137 East 45th st, Manhattan, has been retained to prepare plans for a 14-sty brick apartment hotel at the corner of Ocean av and Caton av, for Oscar Palmleaf, 768 Rogers av, owner and builder.

STABLES AND GARAGES.

FULTON ST.—De Rose & Cavalieri, 370 East 149th st, Manhattan, have plans in progress for a 1-sty brick and limestone garage, 150x105 ft, with stores, at the southwest corner of Fulton st and Waverly pl, for Victoria Garage, Inc., care John Giannattassie, 2338 Beaumont av, owner. Cost, \$30,000.

Queens

APARTMENTS, FLATS AND TENEMENTS.

ROCKAWAY BEACH, L. I.—J. P. Powers, Hammels, has completed preliminary plans for a 3-sty brick apartment house, 90x54 ft, at the northwest corner of Amstel blvd and Remington av, Rockaway Beach, for Arverne Homestead Co., Inc., M. Lazarowitz, 375 Fulton st, Brooklyn, owner. Cost, \$45,000.

DWELLINGS.

LONG ISLAND CITY, L. I.—Selig & Finkelstein, 44 Court st, Brooklyn, have plans in progress for thirty 2-sty brick dwellings, 20x54 ft, on the east and west side of 4th av, near Ditmars av, L. I. City, for David Binder, 44 Court st, Brooklyn, owner and builder. Cost, \$300,000. Owner will take bids about May 8.

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phone: { 1370
Mott Haven { 1371

Office and Factory: River Ave. and East 151st St.

MILL NECK, L. I.—Harrie T. Lindeberg, 2 West 47th st, Manhattan, has plans in progress for a 2½-sty stucco dwelling on Station Road, Mill Neck, for Dr. Samuel McCullough, 17 East 38th st, Manhattan, owner. Cost, \$75,000. Details will be announced later.

JAMAICA, L. I.—L. Danancher, 328 Fulton st, Jamaica, has plans in progress for ten 2-sty frame dwellings, 22x26 ft, at the northeast corner of 90th av and 180th st, Jamaica, for Geo. Gross, 181st st and Jamaica av, Jamaica, owner and builder. Cost, \$5,000 each.

FOREST HILLS, L. I.—Preliminary plans have been privately prepared for seventeen brick dwellings, 20x44 ft, at corner of Burns and Eye sts, Foerster Hills, for Slocum-Crescent Homes, Inc., Guyon C. Earle, in charge, Room 707, 358 5th av, owner. Cost, \$380,000. General contract will be awarded shortly without competition.

FLORAL PARK, L. I.—S. Person, Floral Park, has completed plans for a 2-sty frame dwelling, 20x29 ft, at Tulip av and Popular st, Floral Park, for J. Hefferman, 553 Academy st, Astoria, owner and builder. Cost, \$10,000.

HALLS AND CLUBS

JAMAICA, L. I.—The Ballinger Co., 1328 Broadway, Manhattan, has plans in progress for a golf club and course, on Black Stump rd, near Union Turnpike, Jamaica, for Fresh Meadow Country Club, B. C. Ribman, president, 27 Cedar st, Manhattan, owner. Cost, \$200,000. Landscape architect, Lewis & Valentine, 47 West 34th st, Manhattan. Architect will take bids on general contract shortly.

STORES, OFFICES AND LOFTS.

NORTHPORT, L. I.—Plans are being prepared privately for a contemplated 2-sty hollow tile and concrete office building, 32x55 ft, at Main st and Woodbine av, Northport, for Charles T. Sammis, Northport, owner and builder. Lessee, U. S. Post Office Dept., Washington, D. C.

MISCELLANEOUS.

ROCKAWAY, L. I.—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, have completed plans for a 3-sty brick telephone building at Rockaway (Hammels Exchange), for the N. Y. Telephone Co., Union N. Bethell, president, 15 Day st, Manhattan, owner.

Westchester

DWELLINGS

YONKERS, N. Y.—W. P. Katz, 2 Hudson st, Yonkers, has plans in progress for a 2½-sty brick and limestone dwelling, 32x50 ft, with garage, at 205-209 Valentine Lane, Yonkers, for Max Fleischer, 74 Elliott av, Yonkers, owner. Cost, \$25,000.

YONKERS, N. Y.—W. P. Katz, 2 Hudson st, Yonkers, has plans in progress for a 2½-sty brick dwelling, 28x35 ft, on Bayley av, Yonkers, for H. A. Reich, 26 Bayley av, Yonkers, owner. Cost, \$15,000. Architect will take bids about May 15.

SCARSDALE, N. Y.—Chas. B. Platt, 128 So. Broadway, White Plains, has completed plans for a 1½-sty frame and fieldstone dwelling, 28x60 ft, at Scarsdale, for W. B. Gambee, 169 Main st, White Plains, owner and builder. Cost, \$18,000.

NEW ROCHELLE, N. Y.—A. Sundberg, 236 Huguenot st, New Rochelle, has completed plans for a 2½-sty frame and brick veneer dwelling, 25x36 ft, with garage, on Argyle av, New Rochelle, for Mrs. A. Sundberg, 236 Huguenot st, New Rochelle, owner. Cost, \$12,000.

NEW ROCHELLE, N. Y.—A. Sundberg, 236 Huguenot st, New Rochelle, has completed plans for a 2½-sty brick veneer dwelling, 30x34 ft, on Webster av, New Rochelle, for H. G. MacWilliam, 9 Watkins st, New Rochelle, owner. Cost, \$13,000.

NEW ROCHELLE, N. Y.—A. Sundberg, 236 Huguenot st, New Rochelle, has completed plans for a 2½-sty brick veneer dwelling, 44x66 ft, at Beechmont Park, New Rochelle, for Fred Relistab, 31 North av, New Rochelle, owner. Cost, \$20,000.

NEW ROCHELLE, N. Y.—Plans have been prepared privately for four 2½-sty frame and brick veneer dwellings, 28x46 ft, at New Rochelle, for J. E. Gardner, 40 Hemingway av, New Rochelle, owner. Cost, \$12,000 each.

WHITE PLAINS, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling, 27x27 ft, with garage, on De Kalb av, White Plains, for Bernard Hopp, 62 So. Lexington av, White Plains, owner and builder. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—B. G. Werner, Proctor Bldg., Yonkers, has plans nearing completion for a 2-sty brick storage building, 40x100 ft, in Morgan st, Yonkers, for Costa Bros, 19 School st, Yonkers, owner. Architect will soon take bids on general contract.

HOSPITALS.

YONKERS, N. Y.—I. E. Ditmars, 111 5th av, Manhattan, has plans in progress for an addition to the 4-sty brick hospital at 127 So. Broadway, Yonkers, for St. Joseph's Hospital, Mother Superior in charge, owner, on premises. Cost, \$125,000.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—G. Howard Chamberlien, 18 So. Broadway, Yonkers, has preliminary plans in progress for a brick high school on Shonard pl, Yonkers, for Board of Education of Yonkers, Benj. Stilwell, president, So. Broadway, Yonkers, owner. Cost, \$500,000.

NORTH TARRYTOWN, N. Y.—Adolph H. Knappe, King st, Ardsley, has plans in progress for a 2-sty and basement, brick grade school, 110x54 ft, to be known as "Thornwood School," at North Tarrytown, for Town of Mount Pleasant, Board of Education, Mrs. A. Frees, president, Thornwood, owner and builder. Cost, \$80,000. Bids will be called for soon on separate contracts.

New Jersey

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Geo. and Edw. Blum and Samuel Katz, 505 5th av, Manhattan, have plans in progress for a 5-sty brick apartment at the northwest corner of Fairmont av and Britton st, Jersey City, for Daniel Woldstein, 10 Britton st, Jersey City, owner and builder. Cost, \$100,000.

NEWARK, N. J.—M. B. Silberstein, 119 Springfield av, Newark, has completed plans for a 3-sty frame and clapboard flat, 24x67 ft, at 251 Avon av, Newark, for Horn & Fishman, owner and builder, care of architect. Cost, \$20,000.

NEWARK, N. J.—Romolo Botelli, 207 Market st, Newark, has completed plans for a 4-sty and basement, common and tapestry brick apartment, 50x128 ft, at 3 Johnson av, Newark, for Isadore Portnoff, 82 Rose terrace, Newark, owner and builder. Cost, \$100,000.

BANKS.

RAHWAY, N. J.—Thos. M. James Co., 342 Madison av, Manhattan, has plans in progress for a 1-sty brick and limestone bank building, 60x70 ft, at Rahway, for Rahway Trust Co., D. S. Joseph, president, Rahway, owner. Architect will take bids on general contract about May 12.

DWELLINGS.

MAPLEWOOD, N. J.—Edward Wurth, 207 Market st, Newark, has completed plans for a 2½-sty brick dwelling with garage and chauffeur's quarters, in Prospect st, Maplewood, for H. Eberhardt, Chancellor av, Irvington, owner. Cost, \$40,000-45,000.

NEWARK, N. J.—Frank Grad, 245 Springfield av, Newark, has completed plans for a 2½-sty tapestry brick dwelling, 31x54 ft, with garage, 20x20 ft, at the southeast corner of Baldwin and Madison avs, Newark, for David N. Popik, 790 Broad st, Newark, owner. Cost, \$25,000.

NEWARK, N. J.—Plans have been prepared privately for a 2½-sty frame and clapboard dwelling, 25x47 ft, at 138 Pomona av, Newark, for Frederick W. Settee, 55 Williamson av, Hillside, owner and builder. Cost, \$12,000.

ENGLEWOOD, N. J.—J. T. Simpson and Brown Rolston, 31 Clinton st, Newark, have plans in progress for twelve 2-sty frame and stucco dwellings, 80x120 ft, on Huguenot, Grand and Broad avs, Englewood, for Broadacres, Inc., D. S. Beebe, president, Englewood, owner. Cost, \$120,000.

MORRISTOWN, N. J.—Scopes and Feustmann and Chas. C. Grant, 15 West 38th st, Manhattan, have plans in progress for a 2½-sty frame dwell

Manhattan College

The new Manhattan College which will cover thirteen acres on Spuyten Duyvil Parkway opposite Van Cortlandt Park will use Edison Service

The group of eight buildings will include a high school, administration hall, gymnasium, chapel science hall, college and two dormitories

The whole college will be supplied by Central Station Service. For lighting purposes 7000 lamps will be required. The power installation will be for the operation of elevators, heating pumps, ventilating apparatus and refrigerating outfits

Big Buildings Use Edison Service

The New York Edison Company

At Your Service

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



ing, 32x26 ft, on Gorgian rd, Morristown, for P. B. Meyers, Western av, Morristown, owner. Cost, \$12,000.

HALLS AND CLUBS.

PLAINFIELD, N. J.—Roger Bullard, 4 East 53d st, Manhattan, has been retained to prepare plans for a 2-sty country club, at Plainfield, for Plainfield Country Club, Plainfield, owner. Cost, \$130,000. Architect will take bids on general contract about July 1.

HOSPITALS.

NEWARK, N. J.—Jas. S. Piggot, 665 Broad st, Newark, has been retained to prepare plans for a 3 or 4-sty brick wing addition to the city hospital on Fairmount av, Newark, for City of Newark, Dept. of Parks & Public Property, Chas. P. Gillen, director, City Hall, Newark, owner. Cost, \$300,000.

SCHOOLS AND COLLEGES.

NEWARK, N. J.—Jas. J. V. Gavigan, Grand Central Terminal, Manhattan, has preliminary plans in progress for a 2 or 3-sty and basement brick parochial school in South 9th st, Newark, for St Antoninus R. C. Church, Rev. Father John A. Hinch, pastor, 337 So. Orange av, Newark, owner.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Chas. Herman, 52 Vanderbilt av, has the general contract for alterations to the 5-sty brick tenement, 27x95 ft, with store, at 821 Park av, for Henry F. Holtorf, 152 Summit av, Mt. Vernon, owner, from plans by Schwartz & Gross, 347 5th av, architects. Cost, \$30,000.

ST. GEORGE, S. I.—Thos. J. Steen, 8 East 41st st, Manhattan, has the general contract for a 6-sty brick and terra cotta apartment, 100x150 ft, on Central av, St. George, for Pentz Re-

alty & Construction Co., 26 Bay st, New Brighton, owner, from plans by Electus D. Litchfield & Rogers, 477 5th av, Manhattan, architect. Cost, \$400,000.

CHURCHES.

BRONX.—John B. Roberts 1170 Broadway, has the general contract for a 1-sty brick and limestone church, 43x50 ft, with Sunday School, on Walton av, near Tremont av, for Third Reformed Presbyterian Church, Rev. S. M. Foster, pastor, 111 East 177th st, owner, from plans by N. Serracino, 534 West 124th st, architect. Cost, \$50,000.

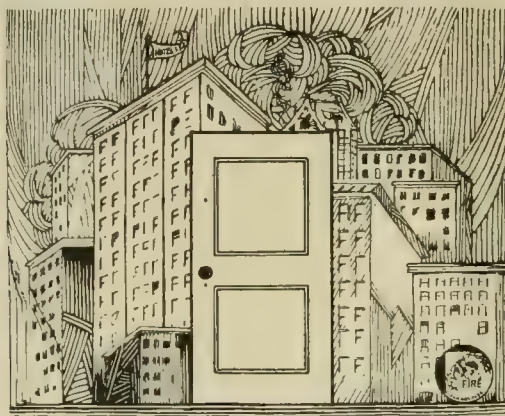
LAKE DELAWARE, N. Y.—Jacob & Youngs, 116 West 32d st, Manhattan, have the general contract for a 1-sty stone church, a 2½-sty fieldstone and frame rectory, 30x71 ft, and 1-sty and basement parish house, 50x69 ft, at Lake Delaware, for St. James Congregation of Lake Delaware, Rev. Octavus Edgelow, P. O., Delhi, owner, from plans by Cram & Ferguson, 258 Boylston st, Boston, architect.

SCARSDALE, N. Y.—Martello Mazzullo, 128 Pearl st, Portchester, has the general contract for a 2½-sty native stone parish house, 25x40 ft, at Scarsdale, for St. James the Less, Rev. Alan R. Chalmers, rector, Rectory Lane, Scarsdale, owner, from plans by Hobart B. Upjohn, Grand Central Terminal, Manhattan, architect. Cost, \$40,000.

DWELLINGS.

BROOKLYN.—Minter Homes Co., Inc., 200 5th av, Manhattan, have the general contract for ten 2-sty frame dwellings, 16x32 ft, on the south side of Bay Ridge av, 217 ft east of 5th av, for Realty Associates, Frank Bailey, president, 162 Remsen st, owner, from plans by Magnuson & Kleimert, 52 Vanderbilt av, Manhattan, architects. Total cost, \$70,000.

FLUSHING, L. I.—Rogers & Blydenburgh, Carl av, Babylon, have the general contract for a 2-sty brick dwelling, 62x31 ft, on the north side of Sandord av, 300 ft west of Percy st, Flushing, for Wm. J. Hamilton, 215 So. Parsons av, Flushing, owner, from plans by Roger H. Bullard, 4 West 53d st, Manhattan, architect. Cost, \$40,000.



Chesley Doors are not expensive. Yet they are used in the highest class of construction and afford absolute protection from fire.

Chesley Doors are not expensive. Yet they are beautiful—easily painted or grained.

Chesley Doors are not expensive. Yet they are superior in construction. No bolts, rivets, or open joints. Moldings an integral part of the door.

Chesley Doors are not expensive. They are standardized and shipped from stock. Ask us to prove the advantage of using them in your next building.

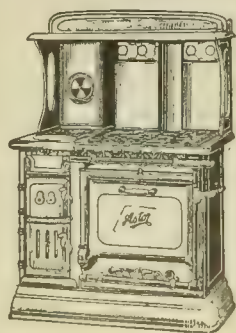
See Sweet's and Write

A. C. CHESLEY CO., Inc.

5704 East 133d Street

New York

Phone: Melrose 2452 and 2453



The UNION STOVE WORKS

Headquarters for Builders for

Kitchen Ranges for Coal or Gas, Standard or
Pipeless Furnaces, Heating Boilers, Laundry
Apparati

THE GREAT "ASTOR" LINE

70 BEEKMAN STREET

Established 88 Years

Telephone: Beekman 2490

KEW GARDENS, L. I.—W. G. Anderson, Forest Hills, has the general contract for a 2½-sty frame dwelling, 26x67 ft, at the southwest corner of Park av and Abingdon rd, Kew Gardens, for Walter Mordecai, 52 Duane st, Manhattan, owner, from plans by Slee & Bryson, 154 Montague st, Brooklyn, architects. Cost, \$30,000.

WHITE PLAINS, N. Y.—H. L. Muller, 72 Waller av, White Plains, has the general contract for a 1½-sty frame dwelling, 27x50 ft, on Park dr, White Plains, for Harry W. Hustis, Grand View av, White Plains, owner, from plans prepared privately. Cost, \$9,000.

MAMARONECK, N. Y.—Rye Construction Co., Rye, has the general contract for two 2½-sty frame dwellings, 32x28 ft, Mamaroneck, for William J. Kuddler, Prospect av, Mamaroneck, owner, from plans by Phillip Resnyk, 152 West 42d st, Manhattan, architect. Cost, \$13,000 each.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Commonwealth Eng. Corp., 103 Park av, Manhattan, has the general contract for a 6-sty concrete lace factory, 46x121 ft, at the northwest corner of So. 5th st and Driggs av, for Williamsburg Holding Co., M. Silberstein, 175 Hewes st, owner, from plans by Philip Steigman, 26 Court st, architect.

BROOKLYN.—Commonwealth Eng. Corp., 103 Park av, Manhattan, has the general contract for a 4-sty concrete flat slab construction factory, 80x200 ft, at Flushing and Wyckoff av, for B. Firinsky, owner, care of general contractor, from plans prepared privately.

HOMES AND ASYLUMS.

BRONX.—J. W. Bishop Co., 101 Park av, has the general contract for three 2-sty brick and frame dwellings, 210x140 ft, with central kitchen on Pelham Parkway and Stillwell av, for Kingsland Avenue Children's Home, A. S. McClain, member of Board, 463 Hawthorne av, Yonkers, owner, from plans by Walter D. Blair, 154 East 61st st, architect.

SCHOOLS AND COLLEGES.

BROOKLYN.—Burke Bros. Construction Co., 1480 Broadway, Manhattan, has the general contract for a 4-sty brick parochial school, 72x121 ft, in the east side of Hicks st, 199 ft north of Degraw st, for Church of Sacred Hearts of Jesus and Mary, Rev. Bishop Thos. O. Molloy, in charge, 500 Hicks st, owner, from plans by N. Serracino, 534 West 124th st, Manhattan, architect. Cost, \$300,000.

AMSTERDAM, N. Y.—Oscawana Bldg. Co., 101 Park av, Manhattan, has the general contract for a 3-sty brick, reinforced concrete and stone grade school, 61.4x103 ft, at the northeast corner of Main and Schuyler sts, Amsterdam, for Bd. of Education of Amsterdam, Dr. Simpson, president, High School Bldg., Amsterdam, owner, from plans by Howard F. Daly, East Main st, Amsterdam, architect. Cost, \$250,000.

STORES, OFFICES AND LOFTS.

BRONX.—Post & McCord, 101 Park av, has the general contract for alterations and an addition to the 2-sty brick and limestone office building, 32x60 ft, at 43 Westchester sq, for The Bronx Gas & Electric Co., Eugene H. Rosenquest, president, 4859 Broadway, owner, from plans by W. W. Knowles, Bridge Plaza, architect.

THEATRES.

BRONX.—Stanold Co., Inc., 507 5th av, has the general contract for a 2-sty brick and terra cotta theater and office building, 190x200 ft, at Brown pl and Brook av, 137 and 138th sts, for Laurence S. Bolognino, 623 8th av, owner, from plans by Eugene De Rosa, 110 West 40th st, architect. Cost, \$500,000.

MISCELLANEOUS.

MANHATTAN.—Hegeman & Harris, 185 Madison av, have the general contract for a brick and stone library buildings and power plant in 120th st, between Broadway and Amsterdam av, for Teachers' College, Columbia University, Jas. E. Russell, dean, Morningside Heights, owner, from plans by Allan & Collins, 49 Central st, Boston, architect. Consulting engineer, Clyde B. Place, 70 East 45th st.

MANHATTAN.—G. A. Zimmerman, 18 East 41st st, has the general contract for a 3-sty reinforced concrete laundry building, 95x100 ft, at the southwest corner of 144th st and Concord av, for N. Y. Wet Wash Co., J. Moses, president, owner on premises, from plans by J. J. Gloster Co., 110 West 40th st, architect. Cost, \$100,000.

BRONX.—P. J. Carlin Construction Co., Room 1951, Grand Central Terminal Bldg, has the general contract for a 4-sty brick and stone publication building, 181x54 ft, on the north side of Fordham rd, 25 ft west of Bathgate av, for Fordham University, Rev. J. P. O'Rourke, president, owner, on premises, from plans by Robt. J. Reiley, 477 5th av, architect. Cost, \$250,000.

ENGLEWOOD, N. J.—Eyrich & Ward, 105 West 40th st, Manhattan, has the general contract for a 2-sty and basement brick municipal building and annex, 80x101 ft, at Palisades and Van Brunt av, Englewood, for City of Englewood, Robt. Jameison, clerk, City Hall, Palisades av, Englewood, owner, from plans by King & Eagle, Room 969, 50 Church st, Manhattan, architects.

BUILDING LOANS

We are in the market for construction loans in the form of first mortgage bond issues in New York and other large cities. We prefer loans of \$500,000 upward.

Owners, builders, and architects should write for booklet describing the STRAUS PLAN. Ask for

Booklet G

S.W. STRAUS & CO.

Established 1882

Incorporated

STRAUS BUILDING
565 Fifth Ave., at 46th St., NEW YORK

Offices in 15 Principal Cities
Telephone—Vanderbilt 8500

**40 Years Without Loss
to Any Investor**

Copyright, 1922, by S. W. Straus & Co.

PLANS FILED FOR NEW CONSTRUCTION IN ALL BOROUGHES OF NEW YORK CITY

Manhattan CHURCHES.

161ST ST, 605-7 W, 1-sty bk synagogue, 75x88, slag rf; \$150,000; (o) Hebrew Tabernacle Assoc., 558 W 158; (a) Sommerfeld & Steckler, 31 Union sq (255).

DWELLINGS.

65TH ST, 123 E, 4-sty bk dwg, 40x63, slag rf; \$60,000; (o) Wm. B. Parsons, 35 E 50th; (a) W. Bosworth, 527 5 av (261).

STABLES AND GARAGES.

133D ST, 101-105 E, 1-sty metal garage, 12x38, metal rf; \$600; (o) N. Y. C. R. R. Co., Grand Cent. Term; (a) Truscon Steel Co, 110 W 40th (262)

PRESCOTT AV, 67, 1-sty metal garage, 18x18, metal rf; \$100; (o) Chas. Fairburn, 63 Prescott av; (lessee) Jas. D. Malcolmson, 63 Prescott av (265).

STORES, OFFICES AND LOFTS.

37TH ST, 148-152 W, 1-sty metal str, 18x12, metal rf; \$380; (o) Matz Holding Co., 1170 Bway; (a) Maurice Silverstein, 145 W 41st (256).

37TH ST, 218 W, 7-sty bk str & factory, 25x104, tar & gravel rf; \$60,000; (o) Dorcoe Rlty. Co., 10 E 33d; (a) Geo. Fred Pelham, 200 W 72d (259).

BOWERY, 54-6-8, CANAL ST, 150, 2-sty bk bank bldg, 75x84x100, tile, t. c. & vault lights rf; \$400,000; (o) Citizens Savings Bank, 58

Bowery; (a) Clarence W. Brazer, 1138 Bway (260).

5TH AV, 1323, 1-sty bk str, 25x50x100x150, Barrett spec rf; \$10,000; (o) The Aristocrat Holdg. Corp., 119 Nassau; (a) Ralph H. Segal, 56 W 46th (264).

11TH AV, 823-5, 6-sty bk lofts, 44x100, tar & slag rf; \$100,000; (o) Anna M. Theurer, 50 Columbus ter, Weehawken, N. J.; (a) Frank A. Rooke, 15 E 40th (257).

MISCELLANEOUS.

17TH ST, 38 W, 1-sty bk transformer station, 25x18, copper shingle rf; \$3,000; (o) The N. Y. Edison Co., 130 E 15th; (a) P. P. (262).

120TH ST, 505-19 W, 7-sty bk reference library, college offices & power plant, power plant, 195x66x28, library, 195x76, tar & slag slate & tile on conc slab rf; \$1,200,000; (o) Teachers College, 500 W 121st; (a) Allen & Collins, 75 Newberry st, Boston, Mass. (258).

Bronx

APARTMENTS, FLATS AND TENEMENTS

CLARK PL, s w c Grand Concourse, 5-sty br tnt, 96.4x147.7, plastic slate rf; \$350,000; (o) M. & B. Const. Co., Max Greenberg, 1235 Vyse av, pres; (a) Nathan Rotholz, 3295 Bway (1153).

168TH ST, s e c, Grand Concourse, 5-sty br tnt, 101.2x90, slag rf; \$200,000; (o) Klarman Const. Co., Jacob Klarman, 1475 Bway, pres; (a) Margou & Glaser, 2804 3d av (1158).

190TH ST, s w c, Morris av, 5-sty br tnt, 99.7x92.3, pitch felt rf; \$150,000; (o) M. S. C. Holding Corp., Jas. E. R. Carpenter, 598 Madison av, pres; (a) Andrew J. Thomas, 137 E 45th st (1136).

BRIGGS AV, w s, 122.7 s 194th st, 5-sty br tnt, 100x90, slag rf; \$145,000; (o) M. & K. Bldg. Corp., Max Mirmskoff, 945 E 163d st, pres; (a) Margon & Glaser, 2804 3d av (1157).

BRYANT AV, w s, 275 n Spofford av, 2-sty br tnt, 50x65, slag rf; \$22,000; (o) Isaac Kranter, 326 E 91st st; (a) Julius Farb, 326 E 91st st (1139).

MORRIS AV, w s, 221.9 n Kingsbridge rd, 5-sty br tnt, 73.5x78, slag rf; \$75,000; (o) B. Peter Carussl, 2486 Davidson av; (a) Margon & Glaser, 2804 3d av (1156).

PLYMPTON AV, w s, 181.6 s 172d st, 5-sty br str and tnt, 75x57.7, plastic slate rf; \$100,000; (o) Thos. Dwyer, 216th st and Bway; (a) Chas. Schaefer, Jr., 394 E 150th st (1165).

PROSPECT AV, n e c 178th, 5-sty bk tnt, 110.10x140.2, slag rf; \$275,000; (o) Gordon Silverson Const. Co., Abraham Silverson, 302 W 79th, Pres; (a) Geo. G. Miller, 1482 Bway (1471)

ASYLUMS AND HOSPITALS.

STILWELL AV, s s, 150 e Pelham pkway, 2-sty bk home, 313.8x39.8, slate rf; \$190,000; (o) Kingsland Av. Children's Home, Inc., Mrs. Geo. Shraday, 501 5 av, Pres; (a) Walter D. Blair, 154 E 61st (1476).

FACTORIES AND WAREHOUSES.

3D AV, s s, 57.5 w Brook av, 4-sty bk factory & str, 50x149.9, slag rf; \$55,000; (o) 3d Av. Holding Co., Herman Kuepper, 3 av & 161st, Pres; (a) Moore & Landsiedel, 3 av & 148th (1349).

DWELLINGS.

DITMARS ST, s s, 137 e City Island av, 1-sty fr dwg, 20x36, shingle rf; \$5,000; (o & a) Jas. A. Malloy, 413 City Island av (1170).

196TH ST, n s, 348 w Continental av, 2-sty br dwg, 27x45, slag rf; \$10,000; (o) Nicholas Macaluso, 1237 Belmont av; (a) Geo. J. Fisher, 406 21th av (1138).

202D ST, n s, 45 e Grand Concourse, 2½-sty fr dwg, 28x43, shingle rf; \$12,000; (o) Anna M. McCarthy, 882 Faile st; (a) Wm. Koppe, 2310 Waterbury av (1140).

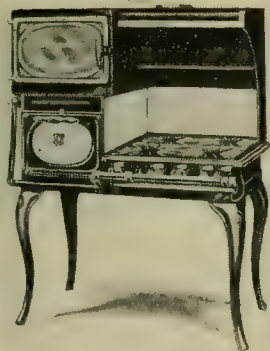
220TH ST, s s, 246 w White Plains av, 1-sty fr dwg, 20x30, shingle rf; \$2,500; (o) Julia O'Connor, 3424 Olinsville av; (a) John B. Clermont, 29 Amackassin ter, Yonkers (1143).

223D ST, s s, 173.9 e Eastchester rd, 1-sty fr dwg, 21x28.6, conc rf; \$4,200; (o) F. C. Werner, 200 Cleveland st, Bklyn; (a) B. C. Laferty, 3135 Bway (1145).

225TH ST, s s, 315.03 e Barnes av, 2-sty and attic fr dwg, 24x50, asphalt slate rf; \$9,500; (o) Christine Rosenbecher, 1738 2d av (a) R. J. Marx, 3525 Eastchester rd (1152).

263D ST, s e c Lubig av, 2-sty fr dwg, 22x36, shingle rf; \$5,000; (o) Pierre Merrique, 3270 Perry av; (a) John B. Clermont, 29 Amackassin ter, Yonkers (1141).

BARKLEY AV, s e c Tremont av, 1-sty fr dwg, 22x38, shingle rf; \$4,000; (o) Max Sonnerfeld, 966 Amsterdam av; (a) W. M. Husson, 135 Westchester Sq (1151).



A-B Gas Ranges Headquarters for LANDLORDS AND BUILDERS

Own your own ranges and don't pay rent for them forever. A-B Ranges are the best bakers, save gas and are finished in sanitary porcelain Enamel. Rustproof.

**40 Different Styles & Sizes at Lowest Prices
Guaranteed to Give Satisfaction**

J. ROSE & CO., 114 W. 39th St., N. Y.

Downtown Store and Service Branch: 63 Orchard Street
Tel. Fitzroy 3466 Est. 36 Years

TELEPHONE: MANSFIELD 2300

RETAIL LUMBER CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street

BROOKLYN, N. Y.

NIEWENHOUS COMPANY, INC.

We specialize in Financing, Planning and Erecting Legitimate Building Operations on a 60% Loan Basis.

Commission Moderate. 316-318 East 161st Street
Telephone: Melrose 1694-1695 New York City

BURKE AV, n s, 50 e Ten Bronck av, 2-sty fr dwg, 15.2x28.6, conc rf; \$4,200; (o) Pedro Vargas, 49 Manhattan av; (a) R. C. Lafferty, 3135 Bway (1144).

EDISON AV, n s, 100 w Randall av, 1-sty fr dwg, 18x10, shingle rf; \$3,000; (o) Wm. W. Prescott, 1983 Crotona av; (a) Chas. A. Coutts, 897 E 176th st (1166).

EDISON AV, n s, 125 w Randall av, 1-sty fr dwg, 18x10, shingle rf; \$3,000; (o) Michael Stener, 618 St Anns av; (a) Chas. A. Coutts, 891 E 176th st (1167).

FOWLER AV, w s, 250 n Rhinelander av, 2-sty fr dwg, 21x50, rubberoid rf; \$9,000; (o) Chas. Tulman, 1832 Holland av; (a) T. J. Kelly, 707 Morris Park av (1150).

FOWLER AV, w s, 225 n Rhinelander av, 2-sty fr dwg, 21x50, rubberoid rf; \$9,000; (o) Chas. R. Suchy, 1832 Hubbard av; (a) T. J. Kelly, 707 Morris Park av (1149).

LELAND AV, w s, 100 s Tremont av, 2-sty fr dwg, 21x50, rubberoid rf; \$9,000; (o) A. Pearlman, 1728 Victor st; (a) T. J. Kelly, 707 Morris Park av (1148).

MAHAN AV, w s, 175.02 s Buhre av, 2-sty fr dwg, 16x28, conc rf; \$5,000; (o) Anna Brile, 102a 54th st; (a) R. C. Lafferty, 3135 Bway (1147).

MINNIFORD AV, e s, 100 e Beach st, two 1-sty fr dwgs, 18x24, shingle rf; \$3,000; (o & a) Mrs. Mary A. Franklin, 813 E 140th st (1155).

PALMER AV, e s, 100 n Stilwell av, 2-sty stone dwg, 32x28, shingle rf; \$5,000; (o) Paul C. Krueger, 1529 Glover st; (a) B. Ebeling, 1372 Zenza av (1164).

PLYMOUTH AV, e s, 125 s Roberts av, 2-sty fr dwg, 19x38, asphalt shingle rf; \$5,000; (o) Emil Gathenberg, 1350 Odell st; (a) Geo. Dannenfeler, 2211 Chatterton av (1160).

SEYMOUR AV, w s, 150 s Burke av, 1-sty fr dwg, 24x32, shingle rf; \$3,500; (o & a) Thos. Lamb, Jr., 344 E 204th hst (1168).

WILLIAMSBRIDGE RD, w s, 251.4 n Pierce av, 2-sty fr dwg, 28.6x28.6, conc rf; \$8,500; (o) E. De Nicholas, 301 E 111th st; (a) R. C. Lafferty, 3135 Bway (1146).

WILLET AV, w s, 166 s 219th st, three 2-sty fr dwgs, 22x36, shingle rf; \$15,000; (o) Eugene L. Brisach, 3777 Willett av; (a) John B. Clermont, 29 Amackassin ter, Yonkers (1142).

STABLES AND GARAGES.

AMETHYST ST, e s, 201.9 n Rhinelander av, 1-sty bk garage, 22x40, slag rf; \$2,000; (o) Thos. J. Larkin, on prem; (a) John J. Dunnigan, 394 E 150th (1443).

167TH ST, s s, 149.3 e Park av, 1-sty bk garage, 25x100, plastic slate rf; \$9,000; (o) Minnie Schwarzer, 458 E 167th; (a) Chas. Schaefer, Jr., 394 E 150th (1343).

CRUGER AV, w s, 94.4 n Allerton av, 4-1-sty bk garages, 19x19.10, rubberoid rf; \$12,000; (o) Allerton Bldg. Corp., 233 Bway; (a) Louis I. Zagoren, 233 Bway.

SEYMOUR AV, w s, 300 n s Allerton av, 1-sty stone garage, 22x40, slag rf; \$2,000; (o & a) Vincent Belizzi, 12 Verandah pl, Bklyn (1154).

STORES AND DWELLINGS.

HUGHES AV, n e c 186th, 2-sty bk str & dwg, 25x56, plastic slate rf; \$16,000; (o) Caterina Pristigione, 601 E 186th; (a) M. A. Cardo, 61 Bible House (1339).

WEEKS AV, w s, 51 n 174th, 3-sty bk str & dwg, 50x31.2, compo rf; \$23,000; (o) Louis Zarelsky, 501 E Tremont av; (a) Meisner & Ullner, 501 E Tremont av (1472).

STORES, OFFICES AND LOFTS.

DAWSON ST, w s, 101.10 s 163d, 1-sty bk str, 80x60, tar & gravel rf; \$18,000; (o) Dawson Const. Corp., Wm. B. Evans, 80 Maiden la, Pres; (a) Abraham Brooks, 26 Court, Bklyn (780).

EVELYN PL, n s, 99.9 w Grand av, new plumbing, new partitions to 2-sty fr dwg; \$18,000; (o) Emma J. Wright, 2291 Grand av; (a) John G. Reiger, 154 Nasau st (151).

GARFIELD ST, 1747-49, 1-sty fr ext, 22.6x4 to 1-sty fr garage, new plumbing and new partitions to 2½-sty fr dwg; \$2,000; (o) Marie G. Hampel, on prem; (a) Henry Nordheim, 726 E 234th st (157).

135TH ST, 723-27, 1-sty br ext, 25x79, to 1-sty br shop; \$3,000; (o) Mary Hackle, 1622 Melville st; (a) Wm. H. Meyers, 1861 Carter av (155).

141ST ST, 457-59-61, new stairs, new openings, new partitions to 2-sty br infirmary; \$6,000; (o) Bronx Eye & Ear Infirmary, Inc., on prem; (a) John A. Kirby, 4187 Park av (162).

193D ST, n e c Jerome av, 1-sty bk str, 100x50, slag rf; \$10,000; (o) H. C. M. Realty Co., U. Singh, 16 W 72d, Pres; (a) Chas. E. Dieterlen, 15 W 38th (824).

225TH ST, s e c, Barnes av, 2-sty fr ext, 25.5x77 to 2½-sty fr dwg and meeting rm; \$6,000; (o) Matilda Treer, on prem; (a) Emil Leske, 748 E 22d st (152).

226TH ST, 1035, 1-sty fr exten, 20x13, to 2-sty fr dwg; \$1,500; (o) Ignacio Esposito, on prem; (a) Carmava & Viviano, 145 W 41st st (159).

BRONXWOOD AV, 2837, 1-sty fr exten, 9.6x3, new partitions to 2½-sty fr dwg; \$1,000; (o) John De Lesse, on prem; (a) Cannava & Viviano, 145 W 41st st (158).

EASTCHESTER RD, 3350, 2-sty fr exten, 5.6x21 to 2½-sty fr dwg; \$1,200; (o) Wm. Giehl, on prem; (a) Wm. S. Irving, 261 E 235th st (161).

INTERVALE AV, 1163, new str front, new partitions, to 4-sty br str and tnt; \$1,600; (o) Esther Safran, 71 E 97th st; (a) Nathan Langer, 81 E 125th st (164).

KINGSERIDGE RD, w s, 123.4 n Fordham rd, 1-sty bk str, 74.1x56, slag rf; \$20,000; (o) Samuel Garry, 836 Westchester av; (a) Wm. Koppe, 935 Intervale av (764).

MATILDA AV, n w c, 240th st, 1-sty of fr built upon present 1-sty exten, new plumbing, new partitions to 2½-sty fr dwg; \$2,500; (o) Ignatz and Anna Buresch, on prem; (a) R. J. and F. J. Johnson, 375 E Fordham rd (154).

OGDEN AV, 1194, 1-sty fr exten, 21.4x16 to 2-sty fr str and dwg; \$1,000; (o) John Frigare, on prem; (a) Henry J. Ulner, 1215 Ogden av (153).

OGDEN AV, w s, 167.7 n 167th, 1-sty bk str, 50x50, compo rf; \$10,000; (o) Jacob Ruben, 1969 Amsterdam av; (a) Wm. I. Hohauser, 116 W 39th (798).

SO BOULEVARD, w s, 126-3 n Tremont av, 1-sty br str, 83.39x irreg, tar and gravel rf; \$33,000; (o) Tremont Tax Payers' Assn, Samuel Barkin, 220 Bway, pres; (a) Oscar Goldschlag, 16 Court st, Bklyn (1162).

TREMONT AV, s e c, Sullivan pl, 1-sty br str, 75.08x85, slag rf; \$20,000; (o) Leslie B. McClure, 1787 Amsterdam av; (a) Moore & Landsiedel, 3d av and 148th st (1163).

TREMONT AV, n w c, So Blvd, 1-sty br str, 126.3x irreg, tar and gravel rf; \$47,000; (o) Tremont Tax Payers Realty Assoc., Samuel Barkin, 220 Bway, pres; (a) Oscar Goldschlag, 16 Court st, Bklyn (1161).

.3D AV, 2940, new stairs, new partitions to 5-sty br str and tnt; \$2,000; (o) Emanuel Reinhamer, 49 W 70th st; (a) Moore & Landsiedel, 3d av and 148th st (103).

MISCELLANEOUS.

STEVENS AV, n w c, Bronx River rd, 1-sty fr amuse device, 60x50; \$9,500; (o) Clason Point Park, on prem; (a) G. M. Gollner, 253 Bway (1138).

WASHINGTON AV, w s, 160.84 s 180th, 1-sty bk laundry, 50x40, slag rf; \$6,500; (o) Pompei Const. Co., Antonio Bonagur, 1967 Washington av, Pres; (a) De Rose & Cavalieri, 370 E 149th (1468).

Brooklyn DWELLINGS.

KENSINGTON ST, 206-48, w s, 40 s Oriental blvd, 9-1-sty fr 1 fam dwg, 34x20; \$22,500; (o) Manhattan Beach Bldg. Corp., 67 Liberty, Manhattan; (a) Wm. C. Winters, 106 Van Siclen av (3360).

PRESIDENT ST, 1666-74, s s, 129.4 w Utica av, 4-2-sty fr 2 fam dwg, 22.3x71; \$60,000; (o) Solomon Postrel, 257 Stone av; (a) Chas. Infanger & Son, 2634 Atlantic av (3301).

PRESIDENT ST, 1044-6, s s, 200 w Bedford av, 2-sty bk 2 fam dwg, 20x60; \$10,000; (o) Max Dreyfuss, 551 Nostrand av; (a) Salvati & Le Quornik, 369 Fulton (3087).

54TH ST, 871, n s, 200.2 w 9th av, 2-sty bk, 1-fam dwg, 27x40; \$8,000; (o) Stano-DeSantis, 5717 10th av; (a) Vespucci Petrone, 67 W 44th st, N Y (3109).

E 54th st, 466-8, w s, 180 n Beverly rd, 2 2-sty fr, 2-fam dwg, 16x63; \$14,000; (o) Otto Pabst, 123 Engert av; (a) Edw. G. Friedlander, 246 Bch 79th st, Rockaway Beach (3282).

58TH ST, 1846, s s, 359.9 e 18th av, 2-sty bk, 2-fam dwg, 20x65; \$11,000; (o) The Victor Est., Inc., 6224 18th av; (a) M. A. Cantor, 373 Fulton st (3309).

58TH ST, 1830-42, s s, 239.94 e 18th av, 6 2-sty bk, 1-fam dwgs, 16x40; \$42,000; (o) The Victor Est., Inc., 6224 18th av; (a) M. A. Cantor, 373 Fulton st (3310).

59TH ST, 1631-3, n s, 500 w 17th av, 2 2-sty fr, 1-fam dwg, 16x34; \$8,000; (o) Harry Kresseh, 217 17th st; (a) Burke & Olsen, 32 Court st (3294).

62D ST, 2074-82, s s, 21.8 w 21st av, 3 2-sty bk, 2-fam dwgs, 20x59; \$51,000; (o) David Gelfand, 617 Ashford st (3017).

70TH ST, 1083, n w c, 11th av, 2-sty bk, 2-fam dwg, 18x62; \$8,500; (o) Elser Const. Co., 5204 5th av; (a) Jas. J. Millman, 26 Court st (3054).

70TH ST, 1039-81, n s, 20 w 11th av, 18 2-sty bk, 2-fam dwgs, 18x62; \$153,000; (o) Elser Const. Co., 5204 5th av; (a) Jas. J. Millman, 26 Court st (3053).

74TH ST, 647-9, n s, 3088 w 7th av, 2 2-sty bk, 2-fam dwg, 20x55; \$24,000; (o) William & Goldstein, Inc., 2609 76th st; (a) 215 Montague st (3044).

74TH ST, 643, n s, 3588 w 7th av, 2-sty bk, 2-fam dwg, 20x55; \$12,000; (o) William & Goldstein, Inc., 2609 76th st; (a) Harold G. Dangler, 215 Montague st (3042).

74TH ST, 653, n s, 283 w 7th av, 2-sty bk, 2-fam dwg, 20x55; \$12,000; (o) William &

Goldstein, Inc., 2609 76th st; (a) Harold G. Dangler, 215 Montague st (3043).

74TH ST, 606-12, s e c, 6th av, 4 2-sty bk, 2-fam dwgs, 20x55; \$44,000; (o) Alex. Schlikerman, 691 Ft. Ham av; (a) John C. Mandell Co., 425 86th st (2849).

76TH ST, 2059-71, n s, 100 w 21st av, 6 2-sty bk, 1-fam dwgs, 16x40; \$36,000; (o) Borough Pk. Operating Co., Inc., 1354 48th st; (a) Jas. J. Millman, 26 Court st (3046).

76TH ST, 2014-24, s s, 496 e 21st av, (o) 5 2-sty bk 1-fam dwgs, 16x40; \$30,000; (o) Borough Pk. Operating Co., Inc., 1354 48th st; (a) Jas. J. Millman, 26 Court st (3051).

76TH ST, 2026-72, s s, 96 w 21st av, 20 2-sty bk, 1-fam dwgs, 16x40; \$12,000; (o) Borough Pk. Operating Co., Inc., 1354 48th st; (a) Jas. J. Millman, 26 Court st (3052).

AV L, 905-7, n s, 25 e E 9th st, 3 2-1-sty bk, 2-fam dwgs, 20x60; \$45,000; (o) Paul Connelly, 44 Court st; (a) Seelig & Finkelstein, 44 Court st (3244).

AV L, 823, n w c, E 9th st, 2-sty bk, 2-fam dwg, 20x60; \$15,000; (o) Paul Connelly, 44 Court st; (a) Seelig & Finkelstein, 44 Court st (3241).

AV L, 901, n e c, E 9th st, 2-sty bk, 2-fam dwg, 20x60; \$15,000; (o) Paul Connelly, 44 Court st; (a) Seelig & Finkelstein, 44 Court st (3242).

AV N, 402, s e c, E 4th st, 2-sty bk, 2-fam dwg, 20.6x57; \$12,000; (o) Endfield Realty Co., 707 N J av; (a) E. Madelsohn, 1778 Pitkin av (3340).

AV N, 406-12, s s, 22 e E 4th st, 3 3-sty, bk, 2-fam dwgs, 20.6x57; \$36,000; (o) Endfield Realty Co., 707 N J av (3341).

AV N, 82, s s, 18 w W 10th st, 2-sty fr, 2-fam dwg, 18x58; \$10,000; (o) John Bernardi, 94 Av N; (a) S. Gardstein, 26 Court st (2940).

AV N, 84, s w c, W 10th st, 2-sty fr, 2-fam dwg, 18x58; \$10,000; (o) John Bernardi, 94 Av N; (a) S. Gardstein, 26 Court st (2941).

AV O, 1702, s e c, E 17th st, 2-sty fr, 2-fam dwg, 25x58.6; \$13,000; (o) Sparago Const. Co., 1587 E 10th st; (a) Morris Rathstein, 2109 3d av N Y (2834).

AV O, 1706-20, s s, 29 e E 17th st, 4 2-sty fr, 2-fam dwgs, 25x58.6; \$52,000; (o) Sparago Const. Co., 1587 E 10th st; (a) Morris Rathstein, 2109 3d av N Y (2835).

BKLYN AV, 1558-60, w s, 467 s Farragut rd, 2 2-sty fr, 2-fam dwg, 20x58; \$20,000; (o) M. S. M. Realty Co., 1825 53d st; (a) R. T. Schaefer, 1543 Flatbush av (3074).

FT. HAMILTON AV, 6810-12, w s, 71.7 e s 60th st, 2-sty bk, 1-fam dwg, 22x50; \$8,000; (o) Josephine Booniella, 1058 67th st; (a) S. Barclay McDonald, 1630 Surf av (2911).

JEROME AV, 1704-14, s s, 85.97 w E 18th st, 4 1-sty bk, 1-fam dwg, 26x26; \$18,800; (o) Chas. F. Clarke, Jerome av; (a) David A. Lucas, 2224 E 19th st (3069).

OCEAN PARKWAY, 2751-61, e s, 674.17 n Neptune av, 2 2-sty fr, 2-fam dwgs, 27x27; \$12,000; (o) Morris Kessler, 2761 Ocean Parkway; (a) Jack Fein, 271 Snedeker av (2848).

OCEAN PARKWAY, 2901-15, e s c, Neptune av, 10 2-sty bk, 2-fam dwgs, 20x58; \$150,000; (o) Bunkerhoff & Byrne, 6 Oakland pl; (a) Seelig & Finkelstein, 44 Court st (3242).

SHORE BLVD, 206, s e c, Amherst st, 2-sty bk, 1-fam dwg, 75.10x20; \$9,000; (o) Sophie Hyams, 402 State st; (a) H. C. Chivers, 257 W 4th st, N Y (2998).

SNYDER AV, 5302-4, s e c, E 53d st, 2-sty fr, 1-fam dwg, 16x30; \$10,000; (o) Antonio Cannella, 1639 St. Marks av; (a) Chas. P. Cannella, 1163 Herkimer st (3072).

STILLWELL AV, 2559, e s, 199.117 n Av Y, 2-sty bk, 2-fam dwg, 20x55; \$9,000; (o) Onofrio Di Stasio, 49 Columbia pl; (a) Lasplia & Lam-enfield, 525 Grove st (2894).

Queens

DWELLINGS.

RIDGEWOOD.—Summit st, e s, 215 s Metropolitan av, 2-sty fr dwg, 39x42, tar and gravel rf, 2-fam, gas, hot water heat; \$10,000; (o) Martin Mager, 1675 Metropolitan av, Ridgewood; (a) M. Jaeger, Jr., 318 Linden st, Bklyn (3832).

RIDGEWOOD.—Bunnecke st, e s, 100 n Grove st, eight 2-sty brk dwgs, 20x55, tar and slag rf, 2-fam, elec, steam heat; \$64,000; (o) Linden Investors, Inc., 2429 Myrtle av, Ridgewood; (a) Louis Berger & Co., Myrtle and Cypress av, Ridgewood (3078-9-80-1).

RIDGEWOOD.—Linden st, s s, 300 w Fresh Pond rd, two 2-sty brk dwgs, 20x55, tar and gravel rf, 2-fam, gas, hot air heat; \$18,000; (o) Philip Bock, 2431 Linden st, Ridgewood; (a) Henry C. Brucker, 2549 Myrtle av, Ridgewood (3395-6).

RIDGEWOOD.—Grove st, n e c and Bunnecke st and Grove st n w c Berger pl, nine 2-sty brk dwgs, 20x55, tar and slag rf, 2-fam, elec, steam heat; \$72,000; (o) Grove St. Investors, Inc., 2429 Myrtle av, Ridgewood; (a) Louis Berger & Co., 1696 Myrtle av, Ridgewood (3070 to 3073).

RIDGEWOOD.—Berger pl, w s, 100 n Grove st, four 2-sty brk dwgs, 20x55, tar and slag rf, 2-fam, elec, steam heat; \$32,000; (o) Linden Investors, Inc., 2429 Myrtle av, Ridgewood; (a)

Louis Berger & Co., 1696 Myrtle av, Ridgewood (3074-5).

RIDGEWOOD.—Bunnecke st, n w c and Grove st, four 2-sty brk dwgs, 20x55, tar slag rf, 2-fam, elec, steam heat; \$32,000; (o) Grove St. Investors, Inc., 2429 Myrtle av, Ridgewood; (a) Louis Berger & Co., 1696 Myrtle av, Ridgewood (3076-7).

ROCKAWAY BEACH.—Beach 80th st, w s, 720 s Blvd, three 1-sty fr dwgs, 28x40, shingle rf, 2-fam, steam heat, elec; \$15,000; (o) Louis Green-span, 435 Remington av, Rockaway Beach; (a) J. Aliade & Co., Natl. Bk. Bldg., Far Rockaway (3112-3-4).

WOODHAVEN.—79th st, w s, 100 n 95th av and 79th st, n e c, Rockaway rd and 78th st, n e c, Rockaway rd, twenty 2-sty fr dwgs, 16x34, shingle rf, 1-fam, gas, steam heat; \$132,000; (o & a) Newman Building Co., 224 Adirondack Blvd, Neponset (3841 to 3855).

WOODHAVEN.—Kimball av, n w c, Napier av, ten 2-sty fr dwgs, 16x36, shingle rf, 1-fam, gas, steam heat; \$60,000; (o) Geo. M. Nicholls, 8931 85th st, Woodhaven; (a) E. G. Peterson, 64 Flushing av, Jamaica (3562 to 3571).

WOODHAVEN.—Woodhaven av, e s, 20 n Madison av, two 2-sty fr dwgs, 14x33, shingle rf, 1-fam, gas; \$11,000; (o & a) Fred Weigand, Howard Beach (3170-71).

WOODHAVEN.—98th st, w s, 202 n Jamaica av, two 2½-sty fr dwgs, 17x53, shingle rf, 2-fam, gas; \$17,000; (o) Gatehouse Bros., Inc., 57 Chestnut st, Bklyn; (a) Geo. Crane, 8711 114th st, Richmond Hill (3362-3). \$17,000.

WOODHAVEN.—96th st, e s, 140 s Rockaway Blvd, four 2-sty fr dwgs, 16x33, shingle rf, 1-fam, gas; \$16,000; (o & a) Frank E. Gibson, 1635 Woodhaven av, Woodhaven (3429 to 3432).

WOODHAVEN.—104th st, w s, 65 n Cherry st, 3-sty brk dwg, 20x55, tar and gravel rf, 2-fam, gas, steam heat; \$17,000; (o) T. J. Zannatras, 162 Graham av, Bklyn; (a) H. T. Jeffrey, Jr., 309 Fulton st, Jamaica (3898).

WOODSIDE.—6th st, e s, 270 n Polk av, 2-sty fr dwg, 20x50, slag rf, 2-fam, gas; \$8,000; (o) Edw. Pepe, 137 W 108th st, N Y; (a) Paul Lagana, 2526 Globe av, Jamaica (3869).

WOODSIDE.—Cleveland av, w s, 525 n Queens Blvd, 2-sty fr dwg, 20x54, shingle rf, 2-fam, gas, steam heat; \$10,000; (o) A. Borgwitt, 6 Cleveland av, Woodside; (o) Chas. Stidolph, 15 Ivy st, Elmhurst (3334).

PLANS FILED FOR ALTERATIONS

Manhattan

CATHEDRAL PARKWAY, 40-46, new iron stairs in 2-sty bk stores, m p theatre; \$1,500; (o) Wm. C. & A. E. Lester, 30 E 57; (a) Moore & Landsiedel, 148th st & 3 av (992).

GRAND ST, 96-102, alter sidewalk, vaults, remove sidewalk encroachments, new walls, on 6-sty bk factory; \$9,500; (o) Grand St. Realty Co., 640 Bway; (a) G. A. & H. Boehm, 7 W 42 (966).

GRAND ST, 55, remove vault lights, new entrance in 3-sty bk str & lofts; \$1,500; (o) Est. Saml. Inslee, 299 Bway; (a) Edw. E. Bloodgood, 8 York (985).

GREAT JONES ST, 27, new sidewalk, elevator & shaft, scale in 5-sty bk str & loft; \$1,000; (o) Reliance Bag & Paper Co., 25 Great Jones; (a) Walter T. Williams, 41 E 42 (980).

HOUSTON ST, 157 E, remove wall, new ext. partitions, beams in 5-sty bk str & tnt; \$6,000; (o) Fred Holland, 1157 E. Houston; (a) Philip Barden, 230 Grand (948).

HOUSTON ST, 191 W, remove & erect stairs, partitions, new flooring in 3½-sty bk storage & aparts; \$3,500; (o) Emil Navone, 191 W Houston st; (a) Leopold Ceva, 456 W Bway (909).

HOUSTON ST, 124 W, remove partitions, new kal doors, partitions, alter fire escapes on 6-sty bk str & factory; \$6,000; (o) Victor & Louis Casazza, 501 W Bway; (a) Geo. J. Casazza, 1133 Bway (921).

ORCHARD ST, 126-130, remove walls, partitions, enclose portion of court, new partitions, rf on 5-sty bk telephone central office; \$30,000; (o) N. Y. Tel. Co., 15 Dey; (a) Edw. A. Munger, 104 Broad (1000).

PRINCE ST, 203, new partitions in 3-sty bk str & tnt; \$2,000; (o) Nicholas Pesca, 137 W Houston; (a) Ferdinand Savignano, 6005 14 av, Bklyn (941).

RUTGERS ST, new ticket booth, marquise, doors, widen stairs in 3-sty bk M P theatre & aparts; \$3,000; (o) Rutgers Amusement Co., 41 Rutgers; (a) H. J. Nurick, 44 Court, Bklyn (995).

WASHINGTON PL, 76, remove stoop, partitions, chimney, new bath rms, vent shaft, floor in 4-sty bk dwg; \$18,000; (o) Paul Margarella, 477 Broome st; (a) Frank E. Vitolo, 56 W 45th st (742).

WASHINGTON SQ, 4, new stairs, bath & bedrooms, dumbwaiter shaft in 4-sty bk dwg; \$4,000; (o) Elizabeth H. Stewart, 43 5 av; (a) Arthur C. Holden, 101 Park av (833).

WASHINGTON ST, 803-5, remove roof, wall, new wall, underpinning, beams, flat rf on 4-sty bk str & apt; \$1,000; (o) Jos. B. Woltman, 86 Gansevoort; (a) Charles H. Briggs, 504 E 4th, Bklyn (957).

11TH ST, 719, extend mezzanine, new doors on 1 & 2-sty bk storage & factory; \$1,000; (o) Est. Chas. Kohler, 601 W 50th; (a) Ross & McNeil, 46 W 24th (858).

13TH ST, 624 E, extend stairs, walls, fire escape on 7-sty bk loft; \$2,000; (o) Edw. Berger, Bretton Hall, 86 th st & Bway; (a) Alex S. Deserty, 110 W 34 (915).

14TH ST, 151 E, new str frt, toilets, stairs in 5-sty bk hotel & str; \$1,000; (o) Patk. O'Keefe, 335 W 85; Edw. Gunningham, 223 E 17; (a) Anastasios Calsanos, 101 Park av (973).

26TH ST, 361 W, new ext. doors, windows, side walk elevator & shaft, toilets, partitions in 3-sty bk dwg; \$4,000; (o) Hugh Gely, 359 W 26; (a) Nelson K. Vanderbeek, 15 Maiden lane (997).

29TH ST, 107-109 W, new columns, piers, girders, floors, electric work in 2-3-sty bk factories; \$3,500; (o) Wm. P. Dixon, 32 Liberty; (a) Clinton & Russell, 100 Maiden lane (975).

30TH ST, 140-2 W, remove partitions, new elevator, stairs in 5-sty bk str & tnt; \$3,000; (o) Morris Weinstein, 192 Bowery; (a) Robt. Dreyfuss, 66 Post av (878).

30TH ST, 212 E, remove wall, steps, new beams, window, ext on 3-sty bk dwg; \$2,000; (o) Harry Kunet, 242 E 30th; (a) Albert E. Schaefer, 775 7 av (855).

36TH ST, 52 W, new front, ext. enlarge mezzanine in 3-sty bk str & apt; \$5,000; (o) Michael Coleman, 125 W 56th; (enr) L. Barth & Sons, 32 Cooper sq (841).

36TH ST, 416-26 E, remove walls, new wall, rf, plbg, drain system, gen repairs in 1-sty bk factory; \$5,000; (o) Chauncey & Ellery Anderson, 25 Broad; (a) Harry B. Gleichmann, 27 E 40 (956).

38TH ST, 108 & 110 W, new elevator in 4-sty bk restaurant; \$4,000; (o) Est. Jos. S. Herrman, 20 W 24; (o) Nelson K. Vanderbeek, 15 Maiden lane (998).

42D ST, 71-107 E, new partitions, beams, floor show windows in 9 & 7-sty bk pass station & office bldg; \$5,000; (o) N. Y. C. R. R. Co., 466 Lexington av; (a) Fredk. H. Judd, 10 Woodcrest av, White Plains, N Y (950).

42D ST, 3 to 11 W, remove stairs, piers, column, new fire door, floor beams, columns, girders in two 5-sty bk stores and offices; \$7,000; (o) No. 11 Eugene Hoffman, 17 W 42d st, No. 3-5-7-9, E. B. Gerry, 258 Bway; (a) Jos. Kleinberger, 20 W 43d st (819).

52D ST, 110 W, lower 2 tier beams, alter front of 4-sty bk garage & apt; \$2,000; (o) Cuno Muller, 110 W 52d; (a) Richard Beiger & Son, 305 Bway (883).

53D ST, 320 W, remove stairs, partitions, plbg, new partitions, dumbwaiter, bath rooms in 3-sty bk dwg; \$10,000; (o) Rev. Thos. M. O'Keefe, 320 W 53; (a) Arthur G. C. Fletcher, 157 E 44 (934).

54TH ST, 112 E, remove partitions, front, new framing, front, elevator & shaft, stairs, plbg, add sty on 5-sty bk aparts; \$50,000; (o) The Medical Chambers, Inc., 114-116 E 54; (a) Polhemus & Coffin, 15 E 40 (919).

60TH ST, 127 E, remove stoop on 4-sty bk dwg; \$1,500; (o) Teeblde Paredi, 127 E 60; (a) Patk. J. Murray, 141 E 40 (922).

60TH ST, 19 E, remove steps, stoop, new steps, stoop on 4-sty bk dwg; \$1,500; (o) Emma C. Cameron, 19 E 60th; (a) Chas. L. Fraser, 372 Lexington av (1016).

AV B, 37-39, remove columns, girders, stairs, new ext. girders, columns, stairs, reconstruct parapet walls on 4-sty bk str & show rooms; \$15,000; (o) Israel Altman, 37-39 Av B; (a) Zipkes, Wolff & Kudroff, 432 4 av (987).

AV B, 59-61, remove wall, stairs, new girders, beams, columns, piers, roofing, cornice, partitions, skylight, windows, floor, toilets in 2, 3 & 4-sty bk bank, offices, aparts; \$20,000; (o) The Standard Bank, n e c Av B & E 4th; (a) Holmes & Winslow, 134 E 44th (1017).

BROADWAY, 2025, remove walls, columns, partitions, new stairs, piers, columns in 7-sty bk str & aparts; \$15,000; (o) Curtis Securities Co., 99 John; (a) Jos. Kleinberger, 20 W 43d (1009).

BROADWAY, 1931-1939, new passageway, fire escapes on 6-sty bk studio, offices, factory; \$1,100; (o) Reliance Const. Co., 1947 Bway; (a) Vertner W. Tandy, 1931 Bway (961).

LEXINGTON AV, 655, remove wall, new ext. aparts, bath rooms in 4-sty bk aparts; \$8,000; (o) Simeon M. Barber, 403 E 103d; (a) Chas. H. Richter, 96 5 av (1003).

LEXINGTON AV, 904-22, new add sty, stairs in 5-sty bk inst; \$15,000; (o) The Institute for the Improved Instruction of Deaf Mutes, 128 Bway; (a) Wm. F. Staab, 30 E 42 (949).

4TH AV, 348, extend stairs, new bulkhead, fire escapes, windows, remove existing fire escapes on 4-sty bk restaurant & factory; \$1,000; (o) Est. Oden Goetel, 8 W 51; (a) John H. Duncan, 347 5 av (916).

5TH AV, 133, new fire escapes, f. p. windows in 9-sty bk offices & show rooms; \$3,500; (o) Est. R. Williamson, 22 William; (a) Thos. A. Williams, 147 W 99 (954).

Bronx

183D ST, 67 W, 1-sty bk ext, 17x66.5 to 1-sty fr dwg; \$2,000; (o) G. Browne, 2441 Jerome av; (a) Wm. A. Geisen, 2403 Creston av (224).

CASTLE HILL AV, s w c Westchester av, 1-sty bk ext, 21.8x20.6, new str front, new partitions to two 3 & 2-sty bk & fr str & dwgs; \$15,000; (o) Trichester Realty Corp., 2215 Westchester av; (a) B. Ebeling, 1372 Zerega av (227).

FULTON AV, 1346, 1-sty bk ext, 7x8, new plbg, new partitions, to 2-sty fr dwg; \$2,000; (o) Kahlman Phiner, on prem; (a) Zipkes, Wolff & Kudroff, 432 4 av (231).

FULTON AV, 1360, 2-sty fr ext, 7x8.6, new plbg, new partitions to 2-sty fr dwg; \$1,000; (o) Marie Strauss, on prem; (a) R. F. Knockenhauer, 3492 3 av (229).

GRAND CONCOURSE, s e c 184th, new mezzanine floor to 5-sty bk str & tnt; \$1,000; (o) Geo. S. Ruck, on prem; (a) Margon & Glaser, 2804 3 av (230).

HUNTER AV, e s, 125 n Dittmar, new front, new plbg, new partitions to 1½-sty fr dwg; \$1,500; (o) Andrew Avellino, 171 Sullivan; (a) W. Hopkins, 2600 Decatur av (223).

PARK AV, 3830, new steel girders to 1-sty bk laundry; \$1,000; (o) Wm. H. Kirchner, 1317 Franklin av; (a) Jacob Fisher, 25 Av A (221).

WALES AV, w s, from 143d to 144th st, new fireproofing, new partitions to 2-sty bk factory; \$3,700; (o) H. B. Gordon, 287 Wales av; (a) The Austin Co., 217 Bway (222).

WALTON AV, 2428-2430, 2-sty stn ext, 50x24, & 1-sty of stn built upon 1-sty stone church; \$40,000; (o) Fordham Lutheran Church, prem; (a) Bannister & Schell, 339 Lexington av (226).

WILLIS AV, 130 to 134, 1-sty of bk built upon 6-sty bk factory; \$10,000; (o) Crystal Chemical Co., on prem; (a) Edw. F. Hammel, 280 Madison av (225).

Brooklyn

DEAN ST, 783, n e c Washington av, exterior & int alts in 3-sty fr str & 2 fam dwg; \$2,500; (o) Anna Eneman, prem; (a) S. Millman & Son, 1780 Pitkin av (7160).

HANSON PL, 56, s s, 40.2¼ w So Elliott st, exterior and int 3-sty bk office and 2-fam dwg; \$10,000; (o) Newman Chess, 5th av and Prospect av; (a) Burke & Olsen, 32 Court st (5660).

HENRY ST, 502, s w c Sackett st, str fts & int 4-sty bk stores & 2 fam dwg; \$8,000; (o) Vincent Tedesco, 16 Union st; (a) Burke & Olsen, 32 Court st (6425).

PRESIDENT ST, 1373, s s, 300 e Kingston av, ext int and pl, 2-sty bk 1-fam dwg; \$10,000; (o) Saml. Rothenberg, 1118 Eastern Pkway; (a) Morgan & Glaser, 2804 3d av, Bronx (5784).

RODNEY ST, 303-9, w s, 80 n S 5th, iron stairs & f. p. doors on 6-sty bk factory; \$4,000; (o) H. C. Johnson, prem; (a) Walter B. Wills, 1153 Myrtle av (6113).

SACKETT ST, 151, n s, 156 w Hicks, ext 3-sty bk str & 2-fam dwg; \$2,000; (o) Gracio Allne, premises; (a) Burke & Olsen, 32 Court (6925).

EAST 7TH ST, 1658, w s, 240 n Av P, ext & int 2-sty bk 1-fam dwg; \$2,000; (o) Kenmore Bldg. Co., Inc., 1666 E 7th; (a) Silverstein & Infanger, 188 Montague (7014).

SO 8TH ST, 132, s e c, Bedford av, ext int 3-sty bk stores, offices & 2-fam dwg; \$4,000; (o) Alex. and Jacob Roter, 132 So 8th st; (a) Chas. Goodman, 375 Fulton st (5702).

BAY 35TH ST, 61, s e s, 160 n e Benson av, rf & int alts to 2½-sty fr 1 fam dwg; \$2,800; (o) Arturo & Ermina Cimento, prem; (a) Vincent M. Capany, 239 Bleeker, Manhattan (7164).

50TH ST, 146-52, s s, 172 w 2 av, ext on 1-sty steel storage; \$9,000; (o) David H. Smith & Sons, prem; (a) John C. Wandell Co., 425 56th (5244).

BEDFORD AV, 279, e s, 50.1 s Grand, ext 3-sty fr str & 2-fam dwg; \$2,000; (o) David Delan, premises; (a) Max Cohn, 189 Grand (6879).

BEDFORD AV, 814, s w c Park av, str fixtures & int alts to 3½-sty fr str & 2 fam dwg; \$1,500; (o) Michele Trilento, prem; (a) Salvati & Le Quormik, 369 Fulton (7269).

BROADWAY, 321, n w c Rodney st, ext & int & pl 4-sty bk store & offices; \$8,000; (o) Fred R. Allman, 2566 Hughes st; (a) Edw. A. Klein, 112 E 19th st, N Y (6338).

BROADWAY, 389, n s, 32 w Hooper, str fixtures on str & 2 fam dwg; \$3,000; (o) Geo. Heller, 387 Bway; (a) Henry O. Nurick, 44 Court (7172).

DRIGGS AV, 674, w s, 20.1 n N 1st, str front & int alts to 3-sty bk str & 2 fam dwg; \$2,000; (o) Morris Kampf, 218 3 av, Manhattan; (a) Henry Z. Harrison, 1787 Madison av, Manhattan (5029).

DUMONT AV, 313-93, n w c Christopher av, ext & int 2-sty bk abattoir; \$8,500; (o) Katie Blumberg, 310 Christopher av; (a) Himmelbach & Schlich, 136 Liberty, N Y. (6922).

MECHANICS' AND SATISFIED LIENS RECORDED IN MANHATTAN AND BRONX

Mechanics' Liens

Manhattan

APRIL 27.

8TH AV, 845; Gabriel A Glantz—Mack Schenck (107) 4,300.00
110WARD ST, 34; Conran Standpipe Co Steinberg Bros & Wolff, Inc (108) 2,382.00
28TH ST, 26-30 W; Fred Freidin—28 West 28th St Holding Co; Amer A Curricio & Michael M Wolpert (109) 1,382.54
42D ST, 233-9 W; Thomas Galligan, Inc—233-239 West 42d St Corp; Wood ward Construction Co (110) 1,750.00
45TH ST, 108 W; H Brown Co—Mary A Mahon; Jos Paganessi & Italian Sporting Uniqn, Inc (111) 585.30

APRIL 28.

116TH ST, 135 W; Lipshutz & Weber—Nathan Simpson & Phillip Simpson (112) 7,718.60
PARK AV, 300; also 49TH ST, 51-9 E; also 50TH ST, 52-8 E; Thompson Starratt Co—N Y State Realty & Terminal Co & 300 Park Ave Co, Inc (113) 802,603.44

APRIL 29.

33D ST, 58 W; Eichenbaum Supply Co—Geo F Laidlaw; Rocco Paccione (114) 1,200.00
AUDUBON AV, 311; Grieser & Halstead, Inc—Millington Holding Co (115) 569.75
38TH ST, 166 E; Consolidated Roofing Co—John G de la M Borglum (116) 257.00

MAY 1.

3D AV, 313; Palitz Contracting Co—Leopold Mendelowitz (1) 900.00
LOTS 3, 100 & 200, sec 6, known as Polo Grounds; Charles Edwards—Ntl Exhibition Co; Acken Industrial Corp (2) 981.01
LENEX AV, 640-4; Adolph Boxer—Finnell Amusement & Building Corp & Finnell Construction Co (3) 175.00
42D ST, 233-9 W; Woodward Construction Co—233-239 West 42d St Corp; Case Holding Co (4) 20,215.00

MAY 2.

BROADWAY, 2270-2; Hoffman & Elias—Charles Rohe et al; Stewart Hemingway & Realty Conversion Corp (5) 359.38
LENEX AV, 434; James P Farrell—Abraham Bendarsky; Mendel Rashkind (6) 367.00
123D ST, 360 W; Henry Lehman—Fannie C Ketcham (7) 100.00
130TH ST, 606 W; Muran Concrete Construction Co—Sinclair & Valentine Co; Lustbader Construction Co (8) 4,547.65

MAY 3.

1ST ST, 33 E; Otis Elevator Co—Hungarian Workers Society, Inc (9) 50.40
113TH ST, 26 E; Abram Faer et al—Samuel Singer Realty Co (10) 4,335.00
147TH ST, 543 W; Jas Oliver Neale—Lippman Lowenstein (11) 2,218.00

Bronx

APRIL 26.

BAINBRIDGE AV, 3041; Lewis Lumber & Supply Co—Henry Sievers; Sassano & Raimond 1,752.72

APRIL 27.

GUN HILL RD, ns, 250 e Paulding av, 25x120; A M Oesterheld & Son—Eliz De Mauro; Nicholas Vitrato 207.23
229TH ST E, ns, 280 e Barnes av, 125 x100; Patsy Leggieri—Thomas D Malcolm 1,615.00
139TH ST E, sec Brook av, 37.8x100.4; Robert Brady—Gussie Lowe and Alex E Cohen; Alex E Cohen 34.50

APRIL 29.

163D ST E, nec 3 av, 50x75; Morris Bregman—Waverly Bldg Corp; Hyman Wienstein 210.00

ROCKAWAY BEACH.—Beach 87th st, w s, 50 s Blvd, extend present store front, making two stores, int alt; \$1,000; (o) H. Chaimowitz, 69 E 120th st (575).

ROCKAWAY BEACH.—Jamaica Bay, s s, 75 e Beach 101st, raise rf 1-sty to provide for additional family; \$4,000; (o) Edw. Knott, 324 Beach 101st, Rockaway Beach; (a) H. E. DuRie, 320 Beach 101st, Rockaway Beach (936).

SPRINGFIELD.—Broughton av, n w c and Baldwin av, six 2-sty fr dwgs, 18x32, shingle rf, 1-fam, gas; \$24,000; (o & a) James Munson, 373 Fulton st, Bklyn (3597 to 3602).

WOODHAVEN.—76th st, e s, 200 s Blake av, raise bldg with new cement foundation, int alts to provide for additional family; \$2,000; (o) J. Mangiaponella, prem (1003).

HOLLAND AV, 3308; Morris Bregman—John Montagne 100.00

MAY 1.

WESTCHESTER AV, 1037; Fells, Lent & Cantor, Inc—J Carpenter; B Grossman 46.50

MAY 2.

HEATH AV, swe 230th, 25x90; M J Martin & Son, Inc—Richd Dumas 13,900.00

Satisfied Mechanics' Liens

Manhattan

APRIL 27.

130TH ST, 57 W; David Tombeck—Elizabeth Gardner et al; Mar22'22; by deposit 41.15
341H ST, 262 W; James Quinn—Owen Devaney et al; Jan10'22 725.00

APRIL 28.

5TH AV, 503; Henry Hakmaier—Est of Levi P Morton et al; Jan23'22 600.00

MAY 1.

BARROW ST, 69; BEDFORD ST, 79-83; COMMERCE ST, 33; James Reilly et al—F S Mason Holding Co et al; Jan27'21 1,801.50

SAME PROP; Chas H Mohr et al—same; Jan27'21 1,146.55

SAME PROP; Colonial Sand & Stone Co—same; Jan31'21 555.15

SAME PROP; Drew Bros, Inc—same; Jan27'21 2,460.54

SAME PROP; Standard Building Supply Co, Inc—same; Jan28'21 1,144.48

SAME PROP; Brady Butler Co—same; Jan11'21 7,155.86

52D ST, 228 W; Paul Bendish et al—Leon Alland et al; Jan11'21 370.26

55TH ST, 26 E; Woodward Construction Co—Lillian W Newlin et al; Apr24'22 28,911.75

MAY 2.

WEST END AV, 473; Wimple Electric Co—473 West End Ave Corp et al; Sept11'20 367.50

SAME PROP; Jonas Wieser—same; July31'20 686.49

SAME PROP; Colonial Sand & Stone Co—same; Sept28'20 148.50

96TH ST, 323-5 W; Charles H Darmstadt, Inc—Ninety Sixth St West Garage, Inc, et al; May20'21 7,869.29

143D ST, 44-58 W; Edwin H Oswald—Daniel Reeves, Inc, et al; April9'22 217.50

TRINITY PL, 44; GREENWICH ST, St; Aladar Feldman—Lassen Realty Co et al; Jan12'21; vacated 900.00

TRINITY PL, 44; Hyman Brown—same; Feb9'21; vacated 913.92

42D ST, 130-2 W; William Acselrod—Evrett S Kiger et al; Apr26'22 (by bond) 542.56

MAY 3.

34TH AV, 313 to 321; William Acselrod—Everett S Kiger et al; Apr28'22 242.50

3BROADWAY, 1919; William Acselrod—same; Apr26'22 100.00

342D ST, 128 W; William Acselrod—same; Apr26'22 187.09

4TH AV, 443 to 449; William Acselrod—same; Apr26'22 375.00

2D ST, 193 E; Triangle Plumbing Co—Congregation Anshe Obertyn et al; Nov2'21 300.00

SAME PROP; Meyer Hellman et al—same; Nov2'21 432.00

SAME PROP; David Stillman—same; Dec9'21 95.00

Bronx

MAY 1.

197TH ST E, nwc Marion av, 70x100; George A Jaeger—Tosti & Co Bldg Constn Co; Mar30'22 580.00

MAY 2.

CITY ISLAND AV, es, 43.2 s Marine, —x—; Archibald T Mackenzie—Dora Schwenk et al; Aug25'21 327.89

WOODHAVEN

WOODHAVEN.—112th st, w s, 200 n Atlantic av, stone foundation for dwg, erect glass enclosed front porch, ext repairs; \$1,000; (o) Anthony J. Garter, 9422 111th st, Richmond Hill (1197).

WOODHAVEN.—Benedict av, 415, alter attic to provide for additional rooms, dwg; \$3,000; (o) Mrs. M. Kuhn, premises (1248).

Richmond.

STAPLETON, S. I.—328 Van Duer st, alter 2-sty fr dwg; \$4,000; (o) Frank Rost; (b) Jos. Fleschner, 175 Pine pl, Stapleton, S. I. (185)

WEST NEW BRIGHTON, S. I.—80-86 Broadway, alter 3-sty bk factory; \$2,800; (o) Clay-smith Co, Inc.; (b) Chas. Flocken, 681 Newark av, Elizabeth, N. J. (187).

FLATEUSH AV, 1106, ws, 183.9 s Cortelyou rd, st ft, int & ext 3-sty bk stores & 1 fam dwg; \$5,000; (o) Wm. F. Ahrens, 1810 Av H; (a) Koch & Wagner, 32 Court st (6339).

HOWARD AV, 30, w s, 120 s Madison st, ext int and pl 3-sty fr st and 2-lam dwg; \$5,000; (o) Thos. Crocco, on prem; (a) Phillip Freshman, 298 Schenectady av (4603).

JAMAICA AV, 802-4, s s, 106.8 e Euclid av, ext, walls & plumbing in 2-1-sty bk strs, garages & 1 fam dwgs; \$10,000; (o) Walter Hovell, 802 Jamaica av; (a) P. Tillion & Sons, 103 Park av, Manhattan (6242).

NEPTUNE AV, 370-72, s s, 229.3 e Ocean Parkway, ext 2-sty fr stores and 1-fam dwg; \$3,500; (o) Rose Rosenswerg, on prem; (a) Harry Brodsky, Jr., 583 Sutter av (4446).

NEPTUNE AV, 1-9, n w c E 14th, ext on 1-sty conc garage; \$20,000; (o) Frank A. Velanti, 115 Beaumont; (a) A. H. Taylor, 466 Lexington av, Manhattan (6285).

NEW UTRECHT AV, 5918, w s, 1402½ s 59th, ext 2-sty fr str & 1-fam dwg; \$3,000; (o) An-tanino Chifario, 1368 60th; (a) Burke & Olsen, 32 Court (6853).

Queens

ARVERNE.—Eeach 70th st, w s, 100 s Boulevard, 1-sty fr, 15x10, ext rear dwg, int alt; \$9,000; (o) Aaron Cohen, 189 Beach 70th st, Rockaway Beach (1196).

BAYSIDE Reids Lane, e s, n Crockeron av, raise roof, to provide for additional rooms, dwg; \$2,000; (o) Mrs. John Murphy, premises (1127).

CORONA.—Varick st, n s, 150 w Tieman av, 2-sty fr ext, 21x12, rear dwg, shingle rf, int alts; \$2,200; (o) John Gitzel, prem; (a) A. F. Brems, 83 Corona av, Corona (1058).

CORONA.—51st st, n s, 100 n Polk av, 1-sty fr ext, 10x20, side dwg, tin rf, int alts; \$1,200; a) A. Kraft, prem; (a) A. F. Brems, 83 Corona av, Corona (1067).

EDGEWARE.—Beach 51st st, s w c Boulevard, 1-sty concrete blk ext, 20x16, side garage, int alts; \$25,000; (o) Jacob Seideman, Beach 51st st, Edgemere; (a) A. Ullrich, 371 Fulton, Bklyn (965).

ELMHURST.—Kneeland st, e s, 120 s Manilla, raise rf 1-sty & int alts to dwg; \$2,500; (o) Chas. Morano, 25 Kneeland, Elmhurst; (a) Chas. Muller, 17 Delafield, Winfield (981).

ELMHURST.—24th st, s w c Hayes av, elevator apts; \$4,500; (o) Queens Boro Corp., Bridge Plaza, L. I. City; 12 bldgs, \$54,000 (1046 to 1057).

FAR ROCKAWAY.—Beach 19th st, n s, 350 e Ocean Parkway, 3-sty fr ext, 36x16, rear, slag rf, to provide for additional family, int alt; \$10,000; (o) Miss Egan, Far Rockaway (71).

FAR ROCKAWAY.—Mott av, n s, n w c Central av, 1-sty added to top str & office, int alts; \$16,000; (o) Plaza Stores, Ltd., prem; (a) W. H. Spaulding, 375 Fulton, Jamaica (938).

FLUSHING.—Main st, w s, 27 s Bway, 2-sty bk ext, 36x4, rear & front, to str, int alts; \$10,000; (o) Samuel Mussbaum, 3 Main, Flushing; (a) A. E. Richardson, 100 Amity, Flushing (932).

FLUSHING.—Queens av, n e c Robinson av, 1-sty fr ext, 18x16, rear; \$1,000; (o) Jos. Pilero, on prem (599).

FLUSHING.—Main st, w s, 50 s Locust st, 1-sty bk ext, 21x24, front, tar and gravel rf, add store; \$1,500; (o) Aaron Rice, on prem (585).

LONG ISLAND CITY.—Jackson av, n s, 127.12 w 5 av, extend elevator to 3d floor, factory; \$2,000; (o) John Basile, 93 Washington av, L. I. City (1265).

LONG ISLAND CITY.—Washington av, n s, 80 W Hancock st, 2-sty fr ext, 16x7, rear, tin 500; (o) Wm. Richenstein, Jackson av, L. I. City (1126).

LONG ISLAND CITY.—23 Steinway av, divide store, making two stores, new store fronts, dwg & 3 stores; \$2,000; (o) Frank Holub, premises (1158).

L. I. CITY.—6th av, e s, 125 s Vandeventer av, 2-sty fr ext, 20x12, rear dwg, slag rf; \$1,200; (o) J. H. Honig, 548 6 av, L. I. City; (a) Wm. Sprosser, 281 Steinway av, L. I. City (1069).

QUEENS.—No. Wertland av, e s, 200 n Poplar st, 1-sty ext, 14x15, shingle rf, rear, int alt; \$1,500; (o) Elise ? on, North Wertland av, Queens (634).

QUEENS.—North Wertland av, s e c Columbus st, int alt dwg; \$2,000; (o) Treat & Treat, Inc., 314 W 47th st, N Y (1193).

QUEENS.—Jefferson av, e s, 60 s Spruce st, 1-sty fr ext, 10x31, side, shingle roof, to dwg, plumb, int & ext alt to provide for dwg; \$7,500; (o) Wm. Gibbs, Jefferson av & Jericho Tpke, Queens; (a) Al Treat, Paulding st, Queens (1159).

RICHMOND HILL.—88th av, s w c 102d st, 1-sty bk ext, 75x75, front and side, tar and gravel rf; \$15,000; (o) John Woods, on prem (620).

RICHMOND HILL.—104th st, e s, 50 n Fulton, 2-sty fr ext, 10x21, tin rf, rear, int alts; \$1,250; (o) George Fossing, 9011 104th, Richmond Hill; (a) Gottfried Eichholz, 9113 Jamaica av, Woodhaven (1000).

Real Estate Record and Builders Guide

Founded March 24, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; E. S. DODGE, Vice-President; J. W. FRANK, Secretary-Treasurer

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

Copyright, 1922, by The Record and Guide Company,

119 West 40th Street, New York (Telephone: Bryant 4800)

VOL. CIX
No. 19 (2826)

NEW YORK, MAY 13, 1922

25c. A COPY
\$12.00 A YEAR

Advertising Index Page

A. B. See Electric Elevator	4th Cover
Ackerly, Orville B., & Son	595
Adams & Co.	594
Adler, Ernest N.	595
American Bond & Mortgage Co.	602
American Bureau of R. E.	590
American Enameled Brick & Tile Co.	601
Ames & Co.	2d Cover
Amy, A. V., & Co.	2d Cover
Anderson, James S., & Co.	2d Cover
Anderson Brick & Supply Co.	4th Cover
Armstrong & Armstrong	595
Ashforth & Co.	2d Cover
Athens Brick, Lime & Cement Co.	4th Cover
Atlantic Terra Cotta Co.	605
Automatic Fire Alarm Co.	602
Balter, Alexander	594
Bauer, Milbank & Molloy	2d Cover
Bechman, A. G.	596
Bell Co., H. W.	602
Benenson Realty Co.	588
Boyd, James	588
Boylan, John J.	2d Cover
Brener, Samuel	588
Brett & Goode Co.	Front Cover
Brook, Inc., Louis	604
Brooks & Momand	588
Brown, Frederick	608
Brown, J. Romaine, Co.	Front Cover
Builders' Brick & Supply Co.	4th Cover
Bulkley & Horton Co.	596
Burling & McCurdy	596
Busher, Eugene J., Co.	2d Cover
Butler & Baldwin	Front Cover
Cahn, Harry	588
Cammann, Voorhees & Floyd	2d Cover
Carpenter, Leonard J.	2d Cover
Chauncey Real Estate	2d Cover
City Investing Co.	580
Classified Advertisements	589
Coburn, Alfred P.	594
Corth, George H., & Co.	595
Cross & Brown	Front Cover
Cruikshank Co.	Front Cover
Cruikshank, Wm., Sons	Front Cover
Cudner, R. E., Co.	2d Cover
Cusack Company	594
Cushman & Wakefield	594
Cutler, Arthur, & Co.	2d Cover
Cutner, Harry B.	2d Cover
Davenport Real Estate Co.	596
Davies, J. Clarence	591
Day, Joseph P.	2d Cover
Dike, O. D. & H. V.	2d Cover
Dodge, F. W., Co.	586
Dowd, James A.	595
Dubois, Chas. A.	594
Duffy, J. P., Co.	604
Dunlap & Lloyd	594
Duross Co.	2d Cover
Edwards, Charles G., Co.	2d Cover
Edwards, Dowsney & Kichart	580
Elliman, Douglas L., & Co.	588
Ely, Horace S., & Co.	Front Cover
Empire Brick & Supply	4th Cover
English, J. B.	2d Cover
Finch, Chas. H., & Co.	604

TABLE OF CONTENTS

Editorials	581
Building Loans on Apartments Being Curtailed	583
New Angles of Landlord-Tenant Disputes Come Up in Court	584
Work Started on New Building For Greenwich Savings Bank	585
Review of Real Estate Market for the Current Week	587
Private Sales of the Week	587
Statistical Table of the Week	596
Building in Metropolitan Area Hampered by Labor Troubles	597
Foundations Started for Large Apartment at Kew Gardens	598
New Building Projects Starting Despite Adverse Conditions	599
Personal and Trade Notes	599
Trade and Technical Society Events	599
Building Material Market	600
Current Building Operations	600
Contemplated Construction	602
Plans Filed for New Construction	605

Advertising Index Page

Mississippi Wire Glass	4th Cover
Monell, F. Bronson	2d Cover
Moore, John Constable	595
Moors, J. K.	2d Cover
Morgan Co., Leonard	595
Muhler, Arthur G.	595
Murtha & Schmohl	4th Cover
Nail & Parker	580
Nassoit & Lanning	2d Cover
Natanson, Max N.	Title Page
Nehring Bros.	2d Cover
New York Edison Co., The	603
New York Title & Mortgage Co.	580
Niewenhous Co., Inc.	591
Noyes, Chas. F., Co.	Front Cover
Ogden & Clarkson Corp.	2d Cover
O'Hare, Geo. L.	580
Oppenheimer, Fred	595
O'Reilly & Dahn	2d Cover
Payton, Philip A., Co.	590
Pease & Elliman, Jr.	Front Cover
Pell, S. Osgood, & Co.	602
Pencoyd Steel & Iron Co.	600
Pendergast, John F., Jr.	596
Phomm, F. & G.	Front Cover
Phelps, Albert D.	596
Pomeroy, S. H., Co., Inc.	602
Porter & Co.	Front Cover
Quell & Quell	596
Read, Geo. R., & Co.	Front Cover
Realty Co. of America	580
Rinaldo, Hiram	594
Runk, Geo. S.	594
Ryan, George J.	2d Cover
Safir, Abraham	595
Sansone Co., F. P.	595
Schindler & Liebler	594
Schweibert, Henry	596
Seaman & Pendergast	594
Shaw, Arthur L.	595
Shaw, Rockwell & Sanford	594
Sherman & Kirschner	595
Smith, Malcolm E., Inc.	2d Cover
Solar Engineering Co.	604
Spears & Co.	594
Speyers, James B., Inc.	595
Spotts & Starr	2d Cover
Sterling Mortgage Co.	589
Straus, S. W., & Co.	605
Tabolt, Jacob J.	594
Tankoos, Smith & Co.	595
Title Guarantee & Trust Co.	580
Tuoti, G., & Co.	Title Page
Tyng, Stephen H., Jr., & Co.	580
Union Stove Works	604
U. S. Title Guaranty Co.	591
Van Valen, Chas. B.	588
Walden, James P.	594
Walsh, J. Irving	2d Cover
Watson Elevator Co., Inc.	4th Cover
Weill, H. M., Co.	590
Wells Architectural Iron Co.	604
Wells Sells, James N.	2d Cover
Westergren, M. F., Inc.	4th Cover
White, Wm. A., & Sons	Front Cover
Whiting, Wm. H., & Co.	Front Cover
Whitney-Foster Corp.	595
Wilkes Co., A.	605
Williams-Dexter Co.	595
Winter, Benjamin	588
Wood-Dolson Co.	Front Cover
Wyckoff, Walter C.	2d Cover
Zittel, Fredk., & Sons	2d Cover

G. TUOTI & CO.

Specialists in the
SALE, LEASING and RENTAL
OF

Investment Property

IN ALL SECTIONS

Established 1885

226 LAFAYETTE STREET

Corner Spring Street

Phone Canal 1919

MAX N. NATANSON

BUYS AND SELLS

IMPROVED

MANHATTAN

PROPERTY

Guaranty Trust Building

522 FIFTH AVE.

Suite 900 to 906

Vanderbilt 8584-7-8-9

PHILIP GOLDBERG

REAL ESTATE OPERATOR

**BROKERS'
OFFERINGS
SOLICITED**

108-110

West 34th St.

Phone:

Fitzroy 6712-6713

LOANS

During 1921 we issued on Bond and Mortgage \$32,205,321.

We continue to invite applications for loans.

NEW YORK
TITLE AND MORTGAGE
COMPANY

Manhattan	-	-	-	135 Broadway
Brooklyn	-	-	-	203 Montague St.
Jamaica	-	-	-	375 Fulton St.
L. I. City	-	-	-	Bridge Plaza
Staten Island	-	-	-	24 Bay St.
White Plains	-	-	-	163 Main St.

Established 1887

CHAS. S. KOHLER, Inc.
Real Estate
Insurance

Broker and Manager of
Estates

MAIN OFFICE:
901 Columbus Ave.—Corner 104th St.
BRANCH OFFICE:
1428 St. Nicholas Ave.—Near 181st St.
NEW YORK

GEORGE L. O'HARE
MEMBER REAL ESTATE BOARD OF N. Y.

REAL ESTATE

EXCEPTIONAL INVESTMENTS
SELLING—RENTING—BUSINESS AND
APARTMENT BUILDINGS

SPECIALIZING IN LEASEHOLDS
MORTGAGE LOANS
FULL EQUIPPED DEPT. FOR EXCHANGING

489 FIFTH AVE.
TEL. VANDERBILT 5092-6441

William D. Kilpatrick

REAL ESTATE
OPERATOR

149 BROADWAY

SAMUEL KILPATRICK

EDWARDS, DOWDNEY & RICHART REAL ESTATE AND MORTGAGE LOANS

156 Broadway, New York

Tel. Cortland 1571-1572
Member Real Estate Board, N. Y.

Lawrence, Blake & Jewell Mortgage Loans

115 Broadway

Tel. 4080 Rector

Member Real Estate Board, N. Y.

Specialists in Harlem and Colored Tenement Properties

NAIL & PARKER REAL ESTATE

145 West 135th Street
New York City

JOHN E. NAIL
HENRY C. PARKER

Telephone 7683
Morningside 7683

LADD & NICHOLS

Incorporated
Real Estate Brokers
City and Country Property
Management

9 EAST 46th STREET

S. E. Brewster
C. J. Coe J. C. Peet
Tel. Murray Hill 1392-8382

STEPHEN H. TYNG H. OAKLEY HALL

Stephen H. Tyng, Jr., & Co.

Incorporated

Member Real Estate Board, N. Y.

REAL ESTATE
MANAGEMENT OF
BUSINESS PROPERTY

41 Union Square West

22 EAST 17TH STREET

Telephone: Stuyvesant 4000

*Why You Should Come to Us
To Borrow on Your Real Estate—
No. 2*

A Guarantee of Value

It makes some difference to you and to your property where you borrow money on mortgage.

A loan from the Title Guarantee & Trust Company is a stamp of merit. People will know that your property is good or the Title Company would not lend on it.

We do not make excessive loans, and the fact that you borrow from us speaks well for the merit of your loan.

It costs no more to get your mortgage from us than elsewhere and in many cases it costs you much less.

We stand ready today to make any reasonable loan, large or small, in Greater New York. If you need a mortgage, we shall be very glad to have you talk to our Mortgage Department in any of our offices about it.

TITLE GUARANTEE & TRUST CO

Capital \$7,500,000—Surplus \$11,000,000

176 BROADWAY, NEW YORK

175 Remsen St., Bklyn. 350 Fulton St., Jamaica

The Realty Company of America

FRANKLIN PETTIT
President

TRANSACTS A GEN-
ERAL BUSINESS IN
THE PURCHASE AND
SALE OF NEW YORK
CITY REAL ESTATE

2 WALL STREET, NEW YORK CITY
Rector 0276-0276

HOME TITLE INSURANCE CO.

HENRY J. DAVENPORT, President

Insures Titles
Sells Guaranteed Mortgages

Capital and Surplus over \$1,500,000

51 Willoughby Street
Brooklyn

Post Office Building
Jamaica

City Investing Company

61 Broadway, New York

Telephone: Bowling Green 8530

Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

Developments Promised in Traction Situation

Politics, which has always figured prominently in transit affairs in New York City, is again evidenced in the latest discussion of the conditions under which the much-needed additional facilities, as well as their kind, shall be provided. But daily it is growing more and more apparent that public opinion unswayed by politics is the dominant factor in the present situation, and that many of the party leaders appreciate the importance of conceding this fact.

Probably the public is better informed than ever before as to the financing, building and operation of intraurban traffic routes. Certainly much of the camouflage behind which old-time manipulators carried on their operations safe from public scrutiny has been removed. Statements of receipts, operating costs and net, now required by law, are understood in their original form by many people and can be, and are, translated into colloquial language so that all who care to know may clearly comprehend the chief points in the working out of the complicated transportation problem. This being so, it is comprehensible both that the public no longer can be fooled as to its rights and also that it will weigh carefully plans put forward to protect its rights and to afford it the traffic conveniences of which it stands so much in need.

With this basis to go on, it is practically assured that the five-cent fare question has been removed as a political asset and has become merely something that must continue to be the measure upon which rapid transit must be operated. Recent financial statements of Manhattan and Brooklyn companies indicate the futility of further agitation for increased fares. There has been a period of time since transfers were discarded and municipal bus service inaugurated long enough to enable the public to make up its mind as to the advantage of a unified transit system at a five-cent fare and the inexpediency of replacing well-equipped and manned traction lines with haphazard motor buses, however useful the latter may be as feeders to through routes. Not only has the public had time to form an opinion on many features of the matter, but there are indications that it is awaiting with interest, and will examine with care, the program of extension of present transportation routes, links between the existing lines and the building of new roads which it is announced will be made shortly by the Rapid Transit Commission. This program is semi-officially declared to include a new four-track subway the full length of Manhattan on the West Side; the extension of the Seventh-Avenue Subway to the Harlem; a Brooklyn crosstown subway connecting the Queensboro Subway with the B. R. T. and I. R. T. subways near Prospect street; a tunnel under the Narrows so the Fourth-Avenue route may be extended into Richmond; the extension of the Queensboro route to Flushing and a moving sidewalk under Forty-second street from Grand Central Station to Times Square. The cost of this tentative plan is placed at \$260,000,000.

As was to be expected, Mayor Hylan immediately voiced his opposition to the proposals of the Commission, although these had not been officially promulgated. Chairman George

McAneny as promptly replied to Mayor Hylan, suggesting that until the publication of the complete plans he hoped the Mayor would reserve decision as to their merits and pointing out that the Mayor already had fallen into error and made misstatements because not fully informed as to the Commission's completed plans.

What Chairman McAneny urges on the Mayor will be the attitude of the public generally, irrespective of politics. When the Commission's program is published it will be considered thoroughly and if good will be accepted, and if faulty, will be condemned. The traction muddle has continued long, but most New Yorkers find hope in recent developments. What they want are adequate facilities, and they stand ready to support any feasible plan, regardless of the source from which it emanates.

Grave Danger in Avarice of Labor

Recent developments in the building labor situation, not only in New York City but through the contiguous territory, makes it quite apparent that the building trade workers are determined to proceed with their policy of extortionate wage demands. During the past week strikes for higher wages have been reported from several localities near the Metropolis, and in districts where no active difficulties are being encountered it is only because a passive industry has submitted to the demands of the workers for bonus pay.

The majority of building mechanics seem totally oblivious of the fact that in insisting upon their demands for wages, frequently more than fifty per cent. above their recognized union scales, they are not only retarding the progress of the building industry but that their attitude is clearly prejudicial to their own best economic interests. If these workers would take time to analyze the situation they would realize that they are preventing a return to normal conditions by holding up construction costs, which in turn are primarily responsible for the excessive rentals prevailing today, and rent is one of the fundamentals in the economy of living.

Seemingly there is no end to the avarice of building labor. Workers in other of the nation's leading industries have accepted wage-scale reductions, in a number of instances returning to or approximating the pre-war levels. By so doing they have demonstrated their interest in supporting a general business revival by allowing the industries in which they are employed to resume activity at a semblance of normal progress.

On the other hand, a large proportion of the building trade workers, taking an unfair advantage of the urgent need for additional residential accommodations and the rush of the building revival which has created an unprecedented demand for their services, not only have insisted on adhering to their highly-inflated war-time wage scales but have gone further and, by means of "snowball" strikes, unauthorized by union officials and wholly uncalled for according to any reasonable code, have brought discredit upon their industry, discouraged builders from starting contemplated operations and made it certain that high

rentals must be endured, not only by themselves but by the entire community, for an indefinite period.

An attitude of selfish interest, such as is now being displayed by some of the building trade workers, will be certain to have its natural reaction. This may not become apparent

for some months yet, or even while building is progressing at its prevailing maximum rate, but this period of boom times in the construction field will likely be followed by a period of slackness and then those workers who have sowed the wind will reap the whirlwind.

Y. M. C. A. Inaugurates Course of Study for Home Builders

RECOGNIZING the steadily growing interest in home construction and ownership and realizing that the average prospective homebuilder knows relatively little about the fundamentals of site selection, planning, financing, construction and the other factors that are involved in such an undertaking, the Young Men's Christian Association has inaugurated a course of study which it has called the "Home Builders' Forum." This course is planned to give to prospective home purchasers and builders some idea of how to differentiate good construction from that which is not up to standard and also to warn them against some of the more common mistakes that would under ordinary conditions be possible through ignorance of the pitfalls.

The Educational Bureau of the Y. M. C. A. has obtained as speakers in this course men of high standing in their respective professions and trades who will give brief outlines of their various subjects, stressing the fundamentals of design, plan, finance, construction, etc., and then permit an opportunity for the asking of pertinent questions and open discussion. This course was opened at the West Side Branch of the Y. M. C. A. three weeks ago last Monday evening. The opening subject was upon "Practical Home Ownership," which was introduced by Edward P. Doyle of the Real Estate Board of New York. The speaker at the second meeting was F. P. Benson, secretary of the Dime Savings Bank of Brooklyn and a member of the faculty of New York University, who had as his subject "Selecting a Locality and a Home Site."

Last Monday evening W. P. Tienken, of the editorial staff of the RECORD AND GUIDE, addressed the class on the subject of "Estimating Costs and Securing Bids." This subject covered the methods of determining approximate costs from preliminary sketches, and gave a schedule of cubic foot costs for the

various types of construction commonly employed in home construction. It was brought out by Mr. Tienken that while these unit costs might safely be used as factors in arriving at approximate costs they were subject to local changes in either direction through higher or lower labor costs, material prices, freight rates, etc. The latter portion of this address dealt with the best methods of securing final bids on the finished plans and specifications, and warned the class about a number of problems the average layman might be confronted with and their accepted ways of solution.

Mr. Tienken delivered an address on very much the same subject on Tuesday evening before a Home Builders' Class being formed at the Central Branch of the Y. M. C. A. in Brooklyn. This address, however, covered the subject of "Home Construction and Ownership" in a general way and was in a manner preparatory to the commencement of the proposed course of study.

The following experts will address the class at the West Side Branch at future meetings: Robert D. Kercheval, of Henry L. Doherty & Co., "Financing the Home"; E. H. Howell, Serial Building Loan & Savings Association, "Buying Property and Negotiating Loans"; John Taylor Boyd, architect, "Architectural Planning"; George Fowler, engineer, "Letting the Contracts"; Henry Atterbury Smith, architect, "Selecting the Materials"; Col. H. C. Boyden, of the Portland Cement Association, "Foundations and Exterior Walls"; Wetmore Hodges, of the American Radiator Co., "Heating and Ventilating"; S. G. Hibben, Westinghouse Electric Company, "Lighting Systems"; Arthur East, of the Paint, Oil and Varnish Club, "Painting and Decorating"; Eric Hodge, landscape architect, "Planning the Home Grounds," and Robert Sexton, director of the "Own Your Home" Exposition, "When to Build or Buy."

Rusted Metal Work Costly to Home Owners

THE aggregate annual repair bill of home-owners in this country will this year amount to \$540,041,769 for one item alone—replacement of rusted sheet metal work, including leaders and gutters, valleys and flashings. This is the outstanding fact brought out by a survey just completed by the Copper & Brass Research Association.

It is estimated that there are in use in this country at the present time 5,175,000,000 feet of leaders and gutters and that about one billion feet is renewed annually. The cost of replacements of rusted iron and steel pipe in plumbing is placed at \$86,500,000 annually, making a total annual rust bill of approximately \$626,500,000.

Of every dollar spent in residence construction, 36.1 cents is spent for masonry, 29.1 cents for carpentry, 8.7 cents for heating, 6.5 cents for painting, 6 cents for electrical work, 6 cents for plumb-

ing, 3.5 cents for sheet metal work, 2.9 cents for roofing and 1.2 cents for hardware. The survey shows that the four last-named items, plumbing, sheet metal work, roofing and hardware, are the heaviest contributors to the nation's annual repair bill.

It is estimated that between four and five billion dollars will be spent this year in new construction, a large part of it residential. Of this amount approximately \$240,000,000 will be spent for plumbing, \$140,000,000 for sheet metal work, \$116,000,000 for roofing, and \$48,000,000 for hardware. It is in these items that the largest annual waste for repairs and replacements takes place.

In the Bulletin of the Copper and Brass Research Association, recently made public, it is shown that 3½ mills more on the dollar will provide brass pipe for the plumbing; 7-10 of a mill more on the dollar, copper in the sheet metal work, 2.8-10 cents on the dollar, a copper roof; and ½ of a mill more on the dollar, brass or bronze hardware.

Production of Stone in the United States During 1921

ABOUT 62,400,000 short tons of stone was quarried in the United States in 1921, according to the United States Geological Survey, Department of the Interior. This is more than 20 per cent less than the production in 1920. The estimated value of this stone is \$92,500,000, a decrease of 30 per cent, as compared with 1920.

Producers all over the country stated that both wages and prices had been reduced, and nearly all reported a decrease in the cost of production. High freight rates are said to have contributed largely to the general depression in the industry.

Building stone was in but little demand, and the returns at hand indicate a decrease in output of about 25 per cent. The output of

monumental stone, which has shown practically no diminution during the last five years, apparently decreased more than 45 per cent. Paving blocks were in great demand, and increases were shown in the sales of curbing and flagging, facts that indicate a revival in street work in cities and towns. The campaign begun for the betterment of suburban and country roads caused an increase of nearly 8 per cent in the output of crushed stone. Depression in the metal-smelting industry was reflected in a decrease of more than 50 per cent in stone sold for fluxing and for use as refractory material. Decreases were noted also in the demand for agricultural limestone, and for stone used by alkali works, sugar refineries, paper mills, and in other manufacturing establishments.

REAL ESTATE SECTION

Building Loans on Apartment Projects Being Curtailed

Excessive Demands of Labor Convince Important Lending Institutions That New Policy Must Be Adopted to Check Unhealthy Development

A DECISION to radically curtail loans for apartment house construction has been reached by some of the largest loaning institutions in this city, according to information gathered by representatives of THE RECORD AND GUIDE. This decision, it is declared has been forced by the attitude of labor. Responsible officers of many large loaning institutions have reached the conclusion that more millions cannot with safety be poured into apartment-house projects in the metropolis so long as builders have to pay the wages now demanded by bricklayers, carpenters, plasterers and workmen in other lines.

An official of the Title Guarantee and Trust Company makes the statement that that company will not lend another dollar for apartment-house or other large building construction until the labor organizations identified with building change their course and end the incessant demands upon builders which are adding to the high cost of construction. This decision applies to all parts of the city. The time has come, in the opinion of this company and of other large lending institutions, when a firm stand must be taken. There is an abundance of money for building loans, but many of the prominent institutions which control it feel that the demands of labor have brought the building situation to the danger point and that the only way to avoid disaster later is to stop the flow of money at the source.

Early this week the Title Guarantee and Trust Company declined to make a loan of \$500,000 to a firm of Bronx builders on some new apartment-house projects because of the arbitrary rulings of the labor organizations that control the building trade. The builders who sought the loan are reliable men and the project was feasible in every way, but the lending company decided against making the loan. Officials declared such a stand would have to be taken sooner or later, and that the present is as good a time as any to do it. The speculative builders in many instances were declared to be in sympathy with the position taken by this company.

It is felt that while this new development in the situation will create hardships and forestall considerable of the apartment-house construction contemplated and necessary to relieve the housing shortage, yet firm measures must be taken, in order to bring down construction costs and in the end bring lower-priced apartments. Until this is done the belief in financial circles is that there will be no end to the exactions of labor.

While thus far there has been no general agreement to curtail loans by all of the big lending institutions, the trend is in that direction. They are drifting to a common understanding in the matter. It is only by presenting a firm front of opposition, they believe, that the great end sought can be accomplished. They are tired of the harassing delays in apartment-house building caused by labor.

The existing labor situation has caused an economic condition which adds so much to cost of construction that the resultant rents per room demanded are far beyond the means of the average man. Lending institutions find that many of the new multi-family houses are not being rented or sold as rapidly as they should be. This is as true of new buildings in Brooklyn as it is of those in northern Manhattan and the Bronx. Neither are two-family houses at from \$14,000 to \$17,000 each in Brooklyn and certain parts of Queens selling as well as the housing shortage would seem to dictate they should. These

prices are far higher for such buildings than have prevailed heretofore. The rents for them are as high proportionately as the rents of multi-family houses. There must be a drop, too, from \$25 and more per room per month for apartments in multi-family houses in Brooklyn, it is declared. The situation does not encourage lending institutions to go further. They feel that safety lies in a cessation of lending. In face of the prevailing opinion that pre-war rentals will never be witnessed again many lending officials believe there must be a tendency strongly in that direction if the house-construction movement is to be placed on a healthy basis.

What is regarded by some lending institutions as an unhealthy tendency lies in the fact that some builders are offering a month's rent, or more, free in order to fill their new buildings. This is due to the fact that the rentals are beyond the means of the average apartment tenant and that the builder, who must fill his house at prevailing rentals, is driven to desperate means to do so. In pre-war days the motive for offering a month's rent, or more, free to a prospective tenant was different. There was then a large supply of living space, and tenants paid much lower rentals. The present situation does not look good to lenders from any angle. There is no immediate certainty of lower labor costs and the lack of adherence to agreements by union labor makes the element of high cost variable and uncertain. The lack of moving to new apartments on May 1 was another untoward sign to lenders.

Labor constitutes 85 per cent. of the cost of building and with labor costs reduced to those prevailing in normal times it is argued that structural costs will come down and that lower rentals within the means of the average man will follow. The compensation of the average tenant in the general walks of life is tending downward. Lending institutions now consider even \$9 a room per month too much for the rank and file of apartment-house tenants. Of course, they will have to pay more than that for a long time to come, but lenders are seeing the handwriting on the wall and are acting accordingly. The healthy situation was when the average tenant paid one-fourth of his income in rent instead of a great deal more than that sum, as he does now.

Randall Salisbury, Assistant Secretary of the Title Guarantee and Trust Company, and identified with its Building Loan Department, said: "The exactions of labor, which are high-handed and unreasonable in the extreme, must be met firmly by lending institutions ceasing to lend on large construction, of which multi-family houses form a large part. Excessive labor costs are discouraging building loans absolutely. Even the builders feel that the position of the lending institutions now is the correct one. Only this week we declined to lend \$500,000 on an apartment house operation that was perfectly good and feasible according to present standards. We must stop until union labor comes to its senses. The dead line has been reached. Beyond it we will not go. All lending bodies are feeling the same way to a great extent, and the feeling is generally crystallizing into action, as it has with us. If the wherewithal is not forthcoming labor will be made to realize its uneconomic attitude in the premises. It certainly, so far, has defied all appeals to reason and common sense."

John J. Pulleyn, President of the Emigrant Industrial Savings Bank, said: "All lending institutions have become

(Continued on page 584)

New Angles of Landlord-Tenant Disputes Come Up in Court

Co-operative Owners of Hendrik Hudson Lose to Tenants, While Another Litigant Is Refused Elevator Apartment at Walk-Up Rate

THE first landlord-and-tenant case involving the fixing of rentals on a basis of 8 per cent. on the assessed valuation of the property has recently been decided in the Municipal Court, 7th District, by Justice Davies, in the matter of the Hendrik Hudson Apartments, Inc., against Williams, Alger, Follett, Toplitz, Altmayer, Tennant and Bunzel, tenants. A peculiar feature of this case is that the plaintiffs include the co-operative owners of the apartment house, occupying a portion of the building, while the defendants are other tenants paying rent to the co-operative tenant owners. Litigation was started nearly two years ago by tenants who objected to increases in rentals made by the corporation, as being exorbitant, these increases running in some instance from 50 to 90 per cent. over the rentals they had been paying before the co-operative ownership plan was entered into. Jacob Walz, attorney for the defendants, claimed that his clients had been discriminated against in fixing the new rentals to the advantage of the co-operative tenants, the greater income thus derived from the "outsiders" acting to reduce the rentals of the "insiders." Justice Davies found for the defendants, following the decision of Justice Greenbaum in the Appellate Division, First Department, fixing an 8 per cent. return on a fair valuation of the property, unencumbered by mortgages, and after deduction of expenses, as a "reasonable rental." Although Stotesbury and Miner, counsel for the co-operative owners, filed a bill of particulars in support of a higher valuation, Justice Davies held the assessed value of the property to be the basis upon which the rentals should be computed. In his opinion the Justice says:

"The landlord is the owner of the large apartment house known as the Hendrik Hudson, situated on the north side of 110th Street, the east side of Riverside Drive, and the south side of 111th Street, and brings these actions against these tenants under the housing laws for the fixing of a fair and reasonable rental. The apartment house is a large eight-story building erected about 1906, and is of the almost modern class of Riverside Drive elevator apartment houses, and is splendidly situated, both from a transit and livable standpoint. At the time of its erection it was noted, but since then it has had financially somewhat of a checkered career, and it has at last come under the ownership of this plaintiff, the stockholders of which are mainly, if not entirely, tenants in the building.

"After a trial which lasted a whole court day and in which all of the elements were carefully considered by testimony developed by the owner and by various counsel representing the nine tenants in litigation herein. The issues were submitted to the court, and since the trial the Justice presiding has specially made a visit to the apartment house for the purpose of making some personal notes as to the condition of the structure generally. After careful consideration of all of the testimony, I make the following findings:

"In my opinion, the landlord failed to overcome the legal presumption, and the assessed valuation of \$1,150,000 is fixed as the basis value herein. The eight per cent allowance upon that is \$92,000.

"As to the operating expenses, upon the trial very little issue was made, and it was conceded that \$1,719 be eliminated, and with this reduction the operating expenses are therefore placed at \$47,037.63. The depreciation in a building such as this I fix at one per cent of the assessed value of the building, and that is \$6,400. The city taxes amount to \$31,855. The total annual carrying charge of these premises is therefore \$177,292. Under the law of this Department, as established by the Appellate Division in the case of Hall vs. Moos, each tenant is called upon to bear his fair share. The Court has taken testimony as to the number of rooms and location of each of the nine groups into which each floor is divided, having in mind the number of rooms, the

location with reference to the sunshine and view, the size, and general comfort of each of the rooms, as well as a further subdivision of each of the groups into the relative comfort and enjoyment as to floors."

Justice Davies fixed the percentage of total rentals to be paid by each class of apartments in the building at from 7 per cent. for six rooms to 15 per cent. for eight rooms, according to location, taking into consideration sunlight, view and air, and making higher awards for upper floors than for the lower ones. The decision will be appealed to the Appellate Division.

Another landlord-and-tenant case of interest to many was recently decided in the Municipal Court, 7th District, by Justice John Hetherington, in which the court had to decide whether a tenant might invoke the aid of the Emergency Rent Laws to provide him with a home in an elevator apartment house at the prevailing price of a home in a walk-up apartment, for the greater convenience of his wife. The case was that of A. P. W. Kinnan, executor of the estate of Marshall P. Wilder, landlord, against Albert Grossman, tenant. Leary & Somers appeared for the plaintiff and Harold Budner for the defendant. Justice Hetherington's opinion follows:

"Upon the facts it appears that the tenant was in possession of a comfortable dwelling apartment at a monthly rental of \$75. He was a married man and lived therein with his wife. Indications of the realization of his hopes of posterity, incited him to consider the inconvenience to his wife in the use of the stairs as a means of access to the apartment and the easier mode of an elevator, hence he cast about him for a so-called 'elevator' apartment and found the property of the landlord here. Inquiry disclosed that an apartment at \$60 per month was available, but it did not suit him. He asked if a better were available and was shown the one he now occupies. Concerning its rental he was told it would be \$100 monthly. He asked if it would be renovated and the reply was made that it would be if he entered into a lease of it for a term. To this he agreed, the lease in question here was prepared and executed; the landlord at a considerable expense renovated the apartment to suit the taste of the tenant and the tenant entered into possession and paid one month's rent, but refused to pay thereafter at the rate agreed.

"Furthermore that the apartment which he vacated was available to him as long as he chose to remain, its rent was less than that of the one he leased from the landlord here, that he was under no notice to quit, and save for the fact that his former domicile had no elevator to carry his wife up and down, it was quite comfortable. That he gave it up voluntarily.

"Under these circumstances, this tenant, an educated business man, entering into a written lease of an apartment after driving a shrewd bargain as to its renovation and rental, now claims he did so under duress. His counsel urges and cites authorities to the effect that the defence of 'unreasonableness in rental and duress' are available to every tenant, under the provisions of the rent laws, and that he cannot be estopped nor precluded from its interposition. No one questions this, but it is one thing to interpose a defence and another to establish it. The cause was tried precisely upon this issue.

"While a general emergency may exist (and undoubtedly does) from the inability of tenants to procure dwellings, it affects the public collectively, not always individually. In the case at bar it affected the tenant not at all. Common sense must be reckoned with in consideration of these cases and only where it is established that the emergency affected the tenant and that such emergency forced him into the agreement can it be held to have been established. No other conclusion can in justice be arrived at. The emergency recognized by the legislature is an emergency that takes away homes and shelter from the populace; no such emergency confronted the tenant here. He simply desired for his wife the luxury of an elevator apartment. Mothers have survived childbirth and reared excellent offspring for centuries before elevators were thought of, and if he desired the luxury, he should be held to pay for it. As well say that a passenger on a railroad, failing to find satisfactory seats for himself and wife in day coach, could demand seats in the parlor car without paying the additional cost thereof."

The motion was denied by Justice Hetherington.

Building Loans on Apartment Projects Being Curtailed

(Continued from page 583)

fearful regarding the apartment-house situation. With the general compensation for mercantile and other non-union labor going down (this is to say, for the vast majority of humans), how can the excessive prevailing rentals for living spaces be maintained? With the average life insurance policy only \$1,500 and the average savings bank account less than \$1,000, the extravagance of present rental standards is obvious. Not only must union labor come down in cost, but all commodities that enter into comfortable living must come down, such as clothing, food and building material. The only logical argument the union man has is that he is paying more to live than formerly. Well, so is every man who does not belong to a union, and they form the major part of the nation. There is no gainsaying

the fact that prevailing rentals for the average man are way over his head and he is drowning economically in order to pay them. How can a fellow hold out forever with rocks tied to him?

"Lending institutions may not be able to force down the prices of general living commodities, but they will have something to say and do about the excessive cost of home building. The bulk of construction cost is labor and to that extent it adds much to high rentals. Borrowers naturally expect to borrow money in proportion to present costs. This cannot be. We are handling other people's money and we are playing safe. Apartment rentals must become lower if income properties are to continue to be stable investments. War prices cannot forever obtain either for labor or for living space."

Work Started on New Building for Greenwich Savings Bank

Handsome Structure, Being Erected by Marc Eidlitz & Son from Designs by York & Sawyer, to Occupy Block Front Just North of Herald Square

OLD buildings, occupying the block front on the north side of Thirty-sixth street from Broadway to Sixth avenue, are being demolished to permit the construction of a handsome new banking building for the Greenwich Savings Bank. This structure, which will be an architectural masterpiece and one of the finest banks in New York City, will occupy a plot with a frontage of 106 feet on Broadway, the whole block front of 136 feet on Thirty-sixth street and 100 feet on Sixth

desirable as the construction of the new building progresses.

The officers' platform is on a mezzanine over the Broadway entrance, separated only by columns from the banking room, which it overlooks. The president's room occupies the Broadway-Thirty-sixth street corner on this floor.

At the roof level there will be a kitchen, dining-room for officers and for employes and dormitory space for men in the event it is ever considered desirable to keep them in the build-



Marc Eidlitz & Son, Inc., Builders

York & Sawyer, Architects.

NEW BUILDING FOR GREENWICH SAVINGS BANK AT BROADWAY AND THIRTY-SIXTH STREET

avenue. The building will be erected under a general contract awarded to Marc Eidlitz & Son, Inc., builders, according to plans and designs prepared by York & Sawyer, architects.

Designed exclusively for the use of the Greenwich Savings Bank, the new building will be constructed of stone, 80 feet high, its three sides enriched by Corinthian columns, which will form projecting porticos on Broadway and on Sixth avenue. The columns themselves will be of solid stone, nearly five feet in diameter and 40 feet high.

Entrances on Broadway and on Sixth avenue will admit depositors to an elliptical banking room, 87 feet wide and 120 feet in length. This room will have a clear height to the skylight in the domed ceiling of 72 feet. The interior columns at the ends of this room will be 32 feet in height.

The working space in the center of the main banking room will be more than twice as large as the working space in the present building at the corner of Sixth avenue and Sixteenth street. Wide stairways lead down from the vestibule of the Broadway entrance into the basement, where provision is made for the installation of a safe deposit company, if this proves

ing over night. A certain amount of space is available for exercise, both indoors and on the flat roof of the building.

In designing this new banking building the committee of the bank has required of York & Sawyer, the architects, that everything shall be provided which can be foreseen to make this structure so adequate and so elastic that it may prove to be for many years to come a home for this institution.

The Greenwich Savings Bank is the third oldest savings bank in Manhattan. It was organized in 1833, fourteen years after the Bank for Savings and six years after the Seaman's Bank for Savings. The trustees of this institution have always been men identified with the large interests of the city, particularly in the old parts of New York—the old Ninth Ward or Greenwich section.

The bank was opened for business in May, 1833, at 10 Carmine street. In 1839 it moved to 11 Sixth avenue, and it has occupied its building at the corner of Sixteenth street and Sixth avenue since 1892. The new building at Thirty-sixth street, Broadway and Sixth avenue, therefore, is the third loca-

(Continued on page 598)

Covers 27 States

— DODGE REPORT SERVICE — Established January 1, 1892

A Shifting Market

There are new customers in the construction market every day—new sales opportunities for any product or service that enters into a structure.

To know this shifting market early information on every project that involves your product is essential.

Use Dodge Reports.

THE F. W. DODGE COMPANY

Have your stenographer fill out this form and mail to our New York office

WE ARE NOT OBLIGATED BY MAILING THIS FORM

THE F. W. DODGE CO.1922

Gentlemen:—We are interested in learning more about your Daily Construction Report Service for the increasing of sales in our line of business.

We operate in the following states:.....

Name.....

Address.....

Business.....

Offices of

The F. W. Dodge Company

New York	- -	119 West 40th Street
Boston	- -	47 Franklin Street
Buffalo	- -	409 Niagara Life Building
Philadelphia	- -	1821 Chestnut Street
Pittsburgh	- -	Bessemer Building
Cleveland	-	920 Citizens Bank Building
Cincinnati	-	615 Com. Trib. Building
Detroit	- -	860 Penobscot Building
Chicago	- -	131 No. Franklin Street
St. Louis	-	600 Title Guaranty Building
Minneapolis	-	407 South Fourth Street

Review of Real Estate Market for the Current Week

A Fifth Avenue Corner for Improvement and Other Choice Corner Parcels Were the Features of a Market Well Diversified

THERE was a falling off in large transactions in real estate this week as compared with the week before, but there was nevertheless a good volume of dealing that was widely distributed. Five old dwellings that comprise an upper Madison avenue corner were bought as a site for reimprovement with a large elevator apartment house and there were other minor sales in this avenue. Lexington avenue, which for many weeks has been a theatre of good dealing, contributed more deals to the market. An ancient block front on Avenue A was sold by the estate of William Waldorf Astor to a well-known operator. Astor sales are now common, whereas they were formerly infrequent. In years past the sale of an ordinary Astor holding was worthy of bold type, whereas now sales by this estate are more or less anticipated. In strong contrast with the policy of the Astor estate is that of the Wendel estate which continues to hold fast to its realty in spite of the changed attitude of the law toward large property owners. Another Riverside Drive dwelling passed into new hands during the week, as did some West End avenue parcels.

An unusual trade was that of a Washington Heights elevator apartment house for a lower East Side tenement house with

stores. A lower Sixth avenue corner was taken by an operator, while a Sixth avenue parcel near Herald Square passed into the hands of the tenant. A large apartment house on a Lexington avenue corner was sold. A site for a large garage was bought in the Dyckman section. Probably the bon ton sale of the week was a corner of Fifth avenue and 61st street, for improvement with a costly private house. Chinatown contributed a parcel and the Chinese mercantile firm that occupies it bought it. Various parcels on East Side avenues passed to new ownership. An old family holding at Seventh avenue and 23d street, whose ownership harked back to the era when West 23d street was a choice residential thoroughfare, was bought for remodeling. A costly dwelling in Harlem and some in the Fifth avenue section were bought. In Harlem generally old apartment houses and dwellings comprised the bulk of the dealing. Numerous American basement dwellings in good residential parts of the city were in strong demand. Marble Hill, at the northern outpost of Manhattan, was a factor in the market. Robert E. Simon again operated in Lexington avenue corner property. The activity in this avenue is marked. The diversity of the dealing was the prime feature of the week.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week was 71 as against 89 last week and 115 a year ago.

The number of sales south of 59th st was 32 as compared with 40 last week and 35 a year ago.

The number of sales north of 59th st was 39 as compared with 49 last week and 80 a year ago.

From the Bronx 39 sales at private contract were reported, as against 52 last week and 37 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 596.

Queens Citizens to Hear Governor

Governor Nathan L. Miller will be the guest of the Queensboro Chamber of Commerce and address its members at their spring luncheon meeting to be held Thursday, May 18, in the Grand Ballroom of the Hotel Commodore.

Although the subject of Governor Miller's speech has not been announced, it is understood that he will discuss the traction situation in New York City.

William H. Johns, president of the Queensboro Chamber of Commerce, said: "We expect that this meeting will be one of the largest gatherings of the business men and residents of Queens Borough ever held, as reservations have already been received for more than 500 places."

Realtors to Play Golf

The spring golf tournament of the Real Estate Board of New York will open at the links of the Woodway Country Club, Stamford, Conn., on Wednesday, June 7. Further particulars will be announced later.

House with Prize Garden Sold

John Constable Moore sold for Mrs. Laura C. Schroeder, 172 East 64th st, a 4-sty stone English basement dwelling, on a lot 20.10x100.5.

Three years ago Mrs. Schroeder bought this property, rebuilt the house and constructed a garden in the rear which at the late garden show won the first prize for small city gardens.

Sells Prominent Corner

J. S. Maxwell sold for the Sioux Realty Co. to Louis Schlechter, 1125 Lexington av, northeast corner of 78th st, a 7-sty elevator apartment house with stores, known as the St. George, on a plot 38x82.2. It has been resold to the College Holding Co., Joseph Shenk, president.

Trade of Up and Down Town Parcels

Bertha Eichler sold to Samuel Boyarsky the 6-sty elevator apartment house, on a plot 75x100, at 540-542 West 146th st, which has a rent roll of \$47,000 and was held at \$200,000. The suites are rented as furnished apartments. The seller took in exchange the southwest corner of Second av and 10th st, a 7-sty elevator apartment house containing 7 stores, leased to the United Cigar Stores for 12 years at \$10,000 a

year. The entire building shows a rental of more than \$26,000. The property was held at \$150,000. Aaron Fishbach was the broker.

Large Loft Building Sold

Byrne & Bowman sold for the Colony Construction Co., Robert P. Zobel president, to Levy Bros, Brooklyn builders and operators, the Colony Arcade, a 12-sty mercantile building, 61.9x197.6x46, at 62 to 67 West 38th st, extending through to 62 West 39th st. The building is devoted entirely to the millinery trade. Among the tenants are Morris Goldzier, Rosen Bros, & Sussman, L. & L. Bandeau Co., Inc., and others. The property produces a rental of about \$150,000 a year. It was held at \$1,250,000 and was sold on a cash basis.

The sellers assembled the plot in 1913 and subsequently erected the present building on the lot and have held it as an investment since that time. This is the first large operation by the purchasers in the midtown section, they having been previously engaged in extensive building and lot operations in Brooklyn. They have erected four large theaters in that borough, which they still control.

City Buys New School Sites

Inwood and Dyckman sections are to have larger school facilities through the approval on May 4, by the Board of Estimate of the recommendation of the Board of Education to purchase a large part of the frontage on both 211th and 212th sts, between Broadway and Tenth av. Recommendation was also made to the Board of Estimate by the educational board for the acquisition of the block front on the north side of 181st st, between Morris and Creston avs, for the erection of a school to care for the growing population in this section of the West Bronx.

Famous Architect's Home Sold

Harry M. Lewis sold for Mrs. Julia P. Hull, widow of the late Washington Hull, architect, the 3-sty and basement brownstone dwelling, on a lot 20x100, that was long his home, at 154 South Portland av, Brooklyn. Mary E. Paget is the buyer, for occupancy.

Mr. Hull planned, among other fine buildings, the stone mansion of Senator William A. Clark, on Fifth av. He was drowned a few years ago while yachting in a heavy storm off the Rockaway coast and his body was not recovered.

Astors Sell Avenue A Block

The William Waldorf Astor Estate sold the block front on the east side of Av A, between 5th and 6th sts, to Louis Gold & Co. The property, known as 74 to 92 Av A, consists of ten 4-sty tenement houses with a 25-foot strip in the rear through from street to street. It was held at \$350,000. The H. D. Baker Co. and A. Robinson were the brokers.

Ancient Parcels Sold

Ruland & Benjamin Corporation, in conjunction with Pepe & Bro. sold 60 to 77 MacDougal st, five 4-sty houses known as "The Garden Row" for the Nicholas N. Low estate to K. Darrato. These houses will be altered and sold to individuals after modern improvements have been installed. The houses are directly

across the street from the property sold about two years ago to the Hearth & Homes Co. which has been renovated. On the south side of the property sold, being the northwest corner of West Houston and MacDougal sts, a plot 100x120, was sold to a corporation headed by Humbert Fugazy. It is now being improved with a motion picture theatre, under the direction and plans of Reilly & Hall, architects. The cost of the structure will be about \$250,000, and it is to have a seating capacity of about 2,000. The theatre is to be ready in October. The property sold originally belonged to Nicholas N. Low, and it was purchased by him in 1796, at which time he was one of America's foremost tea merchants.

Site for Apartment House Sold

Walter C. Wyckoff sold the Sloane property, at the southeast corner of Lexington av and 73d st, five 4-sty and basement stone dwellings on a plot 85.2x70, and known as 1009 to 1017 Lexington av, and the garage adjoining on 73d st, to a group of investors, who will erect an 11-sty fireproof apartment house on the plot, which contains more than 12,000 square feet.

Operators Take Sixth Ave. Corner

Leonard Morgan Co., Inc., with G. Reynolds Gibbons, sold to Harris and Maurice Mendelbaum and Fisher and Irving Lewine, 58 Sixth av, southwest corner of Washington pl, a 4-sty brick building with store, on a lot 23.4x58, together with 104 Washington pl, adjoining, a 3-sty and basement brick dwelling, 22x42, for the Lemon estate, which has held the property for many years.

Tenant Buys Sixth Ave. Parcel

J. Arthur Fischer sold for a client to James O'Brien, the tenant, 647 Sixth av, a 4-sty stone building with store, on a lot 24.8x60. The buyer who is a plumber and builder, had been the tenant more than 20 years.

Resale in Yorkville

Benjamin Winters purchased from the Manport Realty Co., I. Portman president, the three 5-sty flats, 132 to 136 East 96th st, on a plot 67x100.8, located 33 feet from the southwest corner of Lexington av. M. Cohn & Co. were the brokers. Mr. Portman bought the houses three weeks ago.

The Board of Appeals has granted permission to the New York Times to erect an annex to its building at 231 to 239 West 43d st in excess of the new height limit allowed by the zoning resolutions in that district. The structure will be raised to a height of 160 feet to conform to the height of the present Times home at that point. The limit imposed by the zoning resolution is 120 feet. Ernest Eldlitz, attorney for Adolph Ochs, the publisher of the Times, argued that to prevent equality in height between the old structure and the addition would cause architectural discord. No one appeared in opposition to the application and it was granted.

F. & G. PFLOMM represented the lessee and Samuel Goldsticker the lessor in leasing the property 38 West 38th st, belonging to the estate of Samuel J. Tilden. The aggregate rental amounts to \$255,000.

Douglas L. Elliman & Co.
Real Estate Brokers
 Fifth and Park Avenue Districts
 Efficient Property Management
 Plaza, 9200 15 East 49th St.

JAMES BOYD
 Member Real Estate Board, N. Y.
Real Estate—Mortgage Loans
 135 BROADWAY
 Phone: Rector 8658-8659

BROOKS & MOMAND
 Member of Real Estate Board
Real Estate Mortgages
 115 BROADWAY Phone 2267 Rector
 2268

CHARLES B. VAN VALEN, INC.
 Member Real Estate Board of N. Y.
REAL ESTATE
 MORTGAGE LOANS—INSURANCE
 110 WILLIAM STREET
 Phone: 6000 Beekman

FREDERICK BROWN
Real Estate Operator
 OFFERINGS SOLICITED
 FROM BROKERS
 565 5th Ave. Phone Vanderbilt 8725

WALTER KRASLOW
Real Estate Operator
 Brokers' Offerings Solicited
 190 Montague St. Brooklyn, N. Y.

BENJAMIN WINTER
 BUY AND SELL HIGH-CLASS
 MANHATTAN PROPERTY
 BROKERS ARE INVITED TO SUBMIT
 PROPOSITIONS—Quick Decision Given.
 Lansing Building
 2299 BROADWAY, AT 82nd STREET
 Suite 6 Phone: Schuyler 2697

SAMUEL BRENER
REAL ESTATE OPERATOR
 50 EAST 42nd STREET
 Vanderbilt 3918-19

BENENSON REALTY CO.
 BUY and SELL
 HIGH CLASS BRONX AND
 MANHATTAN PROPERTY
 Columbia Trust Bldg., 509 WILLIS AVE.
 Phone: Mott Haven 5212-5213

HARRY CAHN
REAL ESTATE OPERATOR
 406 EAST 149th ST., at 3rd AVE.
 Melrose 2312

Investor Buys Fifth Av Corner

Mrs. E. Geraldine Dodge, daughter of William Rockefeller and wife of Marcellus Hartley Dodge, plans to erect a costly home on the site of the old Bostwick house at the north corner of Fifth av and 61st st, which she recently purchased from William Crawford. A month ago this corner passed into the hands of Mr. Crawford, who planned to erect a 12-story apartment house. He will build the proposed residence for Mrs. Dodge. The site fronts 29.9 feet on Fifth av and 150 feet on the street, where the plot has a regular depth of 100 feet. Directly opposite is the large mansion of Commodore Elbridge T. Gerry.

The Dodes now occupy the house at 691 Fifth av, adjoining the William Rockefeller residence at the adjoining corner of 54th st. Their purchase of the Bostwick house was negotiated by William Cruikshank's Sons. The sale is recorded.

Park Av Corner Sold

Theodore A. Kavanagh sold for Moses Ochs and Louis Freirich to the Mandel-Ehrlich Corporation, 1222 Park av, northwest corner of 95th st, a 5-story brick apartment house with stores, on a lot 25.2½x100.

An Old Corner Holding Sold

Henry Hof, in conjunction with Stephen S. Johnson, sold the southwest corner of 37th st and Third av, known as 164 East 37th st and 558 Third av, to Lillian Hof. The former owners, the Johnson and Bayles estate, held title to the premises for 49 years. The building is a 4-story brick tenement house with store, on a lot 23x80.

Sell a Chinatown Parcel

William A. White & Sons sold for the Victor A. Hardy Construction Co., 42-44 Mott st, a 5-story brick building, on a plot 59.7½x25, adjoining the northeast corner of Pell st. It was held at \$40,000.

New Site for Synagogue

The Congregation Beth Israel (Philip Liberman, president), now worshipping in the Synagogue at 252 West 35th st, has purchased from Ralph V. Wechsler, 257-259 West 35th st, 170 feet east of Eighth av, a plot 46x98.9, on which they will at once begin the erection of a temple and school, at an estimated cost of \$150,000. Herman Arns Co. were the brokers.

Operator Buys Fine Dwelling

Residence of Isaac Harris, at 324 West 101st st, on which its owner is said to have spent close to \$100,000, has been purchased by the Manport Realty Co., I. Portman president. It is a 4-story American basement dwelling on lot 20x100.11, near Riverside dr, and was on the market at \$50,000. Nicholas Celia was the broker.

Ancient Holding in New Hands

Tankos, Smith & Co. sold for Lucretia C. and Stella L. Stone to a chain store company the northwest corner of Seventh av and 23d st, a 4-story brick building, on a lot 24.8x80. The buyer will remodel the structure. It had been owned by the Stone family since 1848.

Well Known Operator Busy

Max N. Natanson purchased from the J. Chr. G. Hupfel Co., 180 West End av, northeast corner of 68th st, a 5-story brick flat with 5 stores, on a lot 25.5x100; also 2401 Second av, northwest corner of 123d st, a 5-story brick tenement house with store on a lot 25x90; and 663 First av, southwest corner of 38th st; a 4-story brick tenement house with store, on a lot 25x75.

The properties were held at \$130,000 and were sold free and clear. The broker was C. E. Deppeler.

Site for Big Garage Bought

Louis Gold & Co. resold to A. Steinmetz the vacant block front on the west side of Columbus (formerly Ninth) av, between 204th and 205th sts, a plot 199.10x100. On the plot the buyer will erect a 1-story fireproof garage.

Sell Bronx Stores on Plans

Harry T. F. Johnson sold for Samuel Shapiro, builder, the northeast corner of Morris av and 183d st, fronting 90 feet on the street, with a depth of 47 feet, a 1-story building containing 7 stores and held at \$75,000. The same broker also sold for Mr. Shapiro the 1-story building with 7 stores at the southeast corner of 231st st and Albany Crescent, 95x35, held at \$60,000. Both buildings are under construction and will be ready by June 1. They were acquired by the same buyer.

Bronx Shore Front Sold

Cruikshank Co. sold for the Morris estate and the New York Life Insurance and Trust Co., trustee, a large tract of upland and bulkhead property situated on the Bronx side of the

Harlem River Ship Canal, south of Tremont av, and being all of the property lying between the holdings of the New York Yacht, Launch & Engine Co. and the Texas Co. The purchaser, who will improve the property at once for his own use, is a client of W. P. Sickley.

Suburban Brooklyn Deals

Realty Associates sold during the last week 8 detached cottages in Bay View Gardens, each containing 8 rooms, tiled bath, electric light, gas, ranges and boilers, etc., to the following purchasers: 2 Beach pl, on a lot 26x60, between East 88th and 89th sts, to L. Prussner; 1160 East 89th st, on a lot 30x60, between Av L and Stillwell pl, to R. Collum; 1172 East 89th st, on a lot 30x60, between Av L and Stillwell pl, to L. Dauber; 5 Beach pl, on a lot 26x100, between East 88th st and East 89th sts, to M. Triano; 4 Beach pl, on a lot 28x60, between East 88th and East 89th sts, to E. Presly; 1171 East 88th st, on a lot 30x60, between Av L and Stillwell pl, to Z. Leichenstein; 1159 East 88th st, on a lot 30x60, between Av L and Stillwell pl, to F. Mehr; 1 Beach pl, on a lot 26x100, between East 88th and East 89th sts, to F. Lepez.

Builders Buy in Astoria

Louis Gold & Co. sold to a syndicate of Brooklyn builders a tract of 30 lots facing on Sixth av, between Ditmars and Wolcott avs, in the Astoria section of Long Island City, which is part of the tract recently acquired from the American Real Estate Co.

The purchasers will immediately commence the erection of 24 2-family semi-detached houses, which will be completed by August, 1922.

Buyers Jamaica Tract

G. P. Butterly sold for Rawdon W. Kellogg, of Hollis, a plot of over 50,000 square feet in Jamaica, located 114 feet south of Fulton st and fronting on the west side of Winsted st, running to the Long Island Railroad and measuring approximately 300x75. The purchaser is Sanders A. Wertheim, of this city, who recently acquired through the same broker several other Brooklyn and Queens waterfront and railroad front properties.

Sell New Jersey Shore Front

F. R. Wood & Co., Inc., sold for the Hyco Fuel Products Co., waterfront property at Edgewater, N. J., with buildings and riparian rights formerly owned and occupied by Hinnens Lumber Co., for whom the same brokers formerly sold the property about two years ago. The property contains about 5 acres. It was held at \$250,000.

Long Island Hotel Sold

Ward's Rest Inn, with the bungalow and shore front on Mill Pond at Centerport, L. I., together with the hotel business, has been sold by George Ward to Albert L. Oppikofer. The property as a road house has been known to tourists on Long Island for many years. Mr. Ward bought the place in 1902 and replaced the old road house with a picturesque hotel with large verandas.

Sale of a Long Beach Plot

The Lewis H. May Co. resold for Joseph Gordon a plot of lots on Park st, fronting on the station plaza at Long Beach, L. I., to A. Brickner, who will immediately improve with modern apartments. Property was held at \$40,000.

Estate Sells Harlem Corner.

Brush estate sold through Spotts & Starr, Inc., to Rudolph Simon 2130 Eighth av and 243-249 West 115th st, forming the northeast corner of the two thoroughfares. The Eighth av parcel is a 5-story brick flat with stores, and the street parcels are four 5-story and basement stone apartment houses, on a plot 100x100.11. The group were held at \$200,000.

The land was purchased by the father of the present owners in 1860. In 1880 the present structures were erected by Isaac Hopper.

Residence Near Fifth Av Sold.

Mrs. Benjamin Knower sold 4 East 77th st, a 5-story stone American basement dwelling, on a lot 25x102.2. It was held at \$155,000.

Simon Buys Lexington Av Corner.

Robert E. Simon, who two weeks ago sold the southeast corner of 51st and Lexington av, has purchased from the Kalta Realty Corporation the northeast corner of Lexington av and 50th st, a plot 100 feet on Lexington av and 48 feet on 50th st.

The property is improved with a 1-story building and adjoins the Lexington Opera House. It is within one block of the new 30-story hotel for men, the construction of which has been started at the corner of 49th st and Lexington av. Loton H. Slawson & Co. were the brokers.

MORTGAGE LOANS

Charles B. Van Valen, Inc., obtained for the Rodin Studios, Inc., a loan of \$800,000 on their 14-sty building 894-900 Seventh av., southwest corner of 57th st., on a plot 89x115. The building is used for stores, offices, apartments and studios, and has a total rental of \$231,000. A lease has been closed for the corner store and the second floor to the Kelly-Springfield Tire Co. for showrooms.

Frank L. Groff obtained from the Emigrant Industrial Savings Bank a building loan of \$145,000 on 153 West 28th st for a 9-sty loft building.

A loan for \$400,000 has been obtained by the Blockton Realty Corporation from the Emigrant Industrial Savings Bank on the Penn Terminal building, 197.6x100, on the westerly block front of Seventh av., between 30th and 31st sts.

The 370 Riverside Drive Corporation (Benjamin P. Walker) obtained from the Metropolitan Life Insurance Co. a building loan of \$625,000 on the plot, 160x73.7, at the northeast corner of Riverside dr and 109th st, for a 14-sty apartment house.

Brooks & Momand have placed a first mortgage loan of \$310,000 for the National Theatre at 208-216 West 41st st.

Jacob Finkelstein & Son, in conjunction with Marshall B. Van Cott obtained from the Title Guarantee & Trust Co. for the Temple Beth El, at 48th st and Fifteenth av., Brooklyn, a first mortgage loan of \$100,000 on its edifice for a term of 5 years, at six per cent per annum. Morris Kulok is president of Temple Beth El.

Ruland & Benjamin, Inc., obtained a first mortgage loan of \$350,000 from the Mutual Life Insurance Co., covering the property belonging to the Fulton-Gold Corporation, Henry M. Susswein, president, at 81-83 Fulton st, northwest corner of Gold.

Lawrence, Blake & Jewell placed a loan of \$750,000 for the Dayfield Realty Corporation on the northwest corner of Fifth av and 97th st with William Henry Barnum & Co. The property is to be improved with a 6-sty elevator apartment house. It has a frontage on Fifth av of 100 feet and a frontage on 97th st of 200 feet. The Fred F. French Co. has been awarded the contract for the new building.

Title Guarantee & Trust Co. loaned to the Sanitas Water Co., Inc., \$120,000 for a term of 3 years, at 6 per cent per annum, for the construction of a 2-sty brick and stone loft and store building at the southeast corner of Tiebout av and East Fordham rd, Bronx, on a plot 95.9x61, irregular.

Brooks & Momand placed a first mortgage loan of \$160,000 on the 6-sty apartment house at the southeast corner of St. Nicholas av and 177th st.

A first mortgage loan of \$120,000 has been placed on the 2-sty store and loft building at the southeast corner of Tiebout av and East Fordham rd by the Title Guarantee and Trust Co.

MANHATTAN SALES

South of 59th Street

CHARLES ST.—Estate of James F. Carroll sold, 129 Charles st., a 3-sty brick stable, on a lot 25.9x97.2, adjoining the northwest corner of Greenwich st.

CHERRY ST.—Frank Sullivan sold for Carmine Agolia, 151 Cherry st., a 5-sty and basement brick tenement house with store, on a lot 20x60, to Rose Lupiano. The property was held at \$12,000.

FRONT ST.—Cammann, Voorhees & Floyd sold for William H. Claflin, of Boston, the 5-sty brick loft building, on a lot 19.6x98.9, at 248 Front st, between Dover st and Peck Slip. The buyer will occupy the premises.

KING ST.—Freguglia & Lotti sold for Anna H. Aherns to the Democratic Realty Co., Inc., 39 King st., a 5-sty and basement stone tenement house, on a lot 25.3x100. Jonas Boyd was associate broker.

8TH ST.—Schindler & Liebler sold for the estate of Otto Burkart, 393-395 East 8th st., two 5-sty brick tenement houses, each on a lot 25x93.11. It was an all cash transaction. The property had not been sold since 1885.

11TH ST.—Estate of James F. Carroll sold to a buyer for occupancy, 308 West 11th st., a 3-sty and basement brick dwelling, on a lot 20.4x83.5.

17TH ST.—Bennett E. Siegelstein, attorney, purchased from the Columbia Trust Co. for Mary E. Merritt the 5-sty brick mercantile building, 44 West 17th st., on a lot 16.5x92, which is to be altered.

23D ST.—Lewis Phillips bought through

Dwight, Archibald & Perry and John W. Browne from the Fitzgerald estate, 312 West 23d st., a 4-sty and basement stone dwelling, on a lot 20.7½x98.9. The property is just west of Eighth av and opposite the old Grand Opera House recently sold by the Jay Gould heirs, and is rented for business purposes. Recently the Fitzgerald estate sold the building at 334 West 23d st., 25x98.9, to the Leo House for German Catholic immigrants.

30TH ST.—Pease & Elliman sold for Dr. W. Adams Brown to Joseph G. Abramson, operator, 114 East 30th st., a 4-sty English basement stone dwelling, on a lot 20x98.9. The house contains an elevator. Negotiations are pending for a resale.

38TH ST.—Estate of L. Napoleon Levy sold through Frederick Fox & Co. and Harold L. Lewis, 234-236 West 38th st., a 4-sty and basement brick flat and a 3-sty and basement brick flat respectively, each on a lot 17.10x98.9. They

are opposite the new Times Square branch post-office and on a block that is in a state of transition. The sales are recorded.

48TH ST.—Samuel H. Martin sold for Arthur Cushman to Adelaide W. Ehrich, 241 East 48th st., a 4-sty stone dwelling, on a lot 20x100.5.

49TH ST.—The four 4-sty stone buildings, on plot 85.4x100.5, at 108-114 West 49th st., have been sold by the Keller Mechanical Engineering Co. to Oreste and Marie Gholito. They were sold subject to mortgages for \$147,500.

58TH ST.—J. M. Hoffman Co. have sold for Rubenstein & Figarsky, the Marlborough, a 7-sty elevator apartment house at 358-360 West 58th st., to a client of J. K. Moore's. The holding price was \$175,000. The plot is 75x100.5.

FIRST AV.—Harris, Vought & Co. sold for the estate of Hugh Cavanagh the 5-sty brick tenement house with stores, on a plot 29x80, at 649 First av.

Banking to Individual Needs

A GREAT institution like this, organized to offer so many services to the public, must of necessity function with the precision of a fine machine.

Yet what has made us one of the strongest trust companies in the City is not so much the modern machinery, but rather that we have found the way to subordinate the mechanics of banking to the individual needs of depositors.

If the collective experience and advice of the officers of that kind of a trust company would benefit you in your individual business, then—

You are cordially invited to consult

LAWYERS TITLE & TRUST CO.

188 Montague Street, Brooklyn
160 Broadway, New York
44 Court Street, Brooklyn

367 Fulton Street, Jamaica, N. Y.
383 East 149th Street, New York
1354 Broadway, Brooklyn

160 Main Street, White Plains, N. Y.

MONEY TO LOAN

on-Mortgages

Building Alterations

Leaseholds

Building Loans

BROKERS PROTECTED

Sterling Mortgage Company Inc.

135 Broadway, New York

TELEPHONE RECTOR 1228-3447

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 25c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

PROPOSAL

PROPOSALS will be received by the Treasury Department at U. S. Coast Guard Headquarters, Darby Building, Washington, D. C., until 2 p. m., June 7, 1922, and publicly opened immediately thereafter for the construction of a boathouse and launchway at Coast Guard Station No. 55, Point Judith, R. I. Blank proposals, specifications, plans and other information will be furnished upon application to the Superintendent, Third District, Coast Guard, Wakefield, R. I.; Junior Civil Engineer, J. W. Walker, C. & R., 75 Pine street, Belmont, Mass. or to Coast Guard Headquarters, Washington, D. C. Proposal should be inclosed in sealed envelope and marked "Proposal for boathouse and launchway at Coast Guard Station No. 55, to be opened 2 p. m., Wednesday, June 7, 1922," addressed to the "Commandant, U. S. Coast Guard, Washington, D. C."

J. M. Moore, Acting Commandant.

SITUATION WANTED

YOUNG MAN, reliable, hustler, experience real estate building, desires position with advancement. Box 900, Record and Guide.

SITUATIONS OPEN

A NEWLY established bond and mortgage company requires the services of a mortgage and securities salesman; excellent opportunity can be created by the right man. Address communications for appointment to Lewis H. May, 18 West 27th Street.

YOUNG MAN with good knowledge of general real estate brokerage business. State qualifications. Exceptional opportunity. Box 882, Record & Guide.

WANTS AND OFFER

EXPERIENCED man selling structural steel and building contracts desires to establish structural business or sales agency; can produce the goods. Box 899, Record & Guide.

WANTED RECORD & GUIDE ANNUALS FOR THE YEAR 1918. STATE PRICE AND CONDITION. ADDRESS BOX C, RECORD & GUIDE.

MONEY TO LEND ON BOND & MORTGAGE

LAWYERS MORTGAGE Co.
Capital and surplus \$9,000,000

56 Nassau St., cor. Maiden Lane
New York

184 Montague St., Brooklyn
4 Herriman Avenue, Jamaica

CO-OPERATION OF RELIABLE BROKERS INVITED OFFERED

2,000 Lots Adjacent Harbor, Wilmington, Del. (S-E)
Bldr. Site, 200x200, Bway, Times Sq. Sec. (S-E)
Cor. Plot, 175x250, Fulton St., Jamaica (S-E)
1,000 Acre Orchard, etc., So. California (S-E)
Apt. House, 7 Stores, Bway Cor., 140's (S-E)
Office Floor, 7,800 s.f., Bway, nr. Custom House (R)
Garage, 75x100, 45,000 s.f., W. 50's; 80c. Gross (R)
Mfg. Loft, 10,000 s.f., Bedford Sec., Bklyn; 35c. (R)
4-Sty. Bus. Bldg., 110x92, Cor. W. 14th; Long L (R)

WANTED

2 Fam. Mod. Br. House & Garage, vic. So. Blvd.
Explanation: B—Buy; E—Exchange; R—Rent;
S—Sell.

AMERICAN BUREAU OF REAL ESTATE

All About Real Estate Everywhere
MODERN "AMERICAN" SYSTEM
18-20 W. 34th St. (Astor-Court Bldg.), New York
Telephone: 9306-9397 Pennsylvania
ALL ITEMS TREATED STRICTLY CONFIDENTIAL
(See Previous Weekly Ads.)

Philip A. Payton, Jr., Company

REAL ESTATE AGENTS AND BROKERS

New York's Pioneer Negro
Real Estate Agents

127 West 141st Street

Between Lenox and Seventh Avenues
Telephone: Audubon 9245

HEIL & STERN

Member of Real Estate Board, N. Y.
Real Estate

Business Property Specialists

1165-1167 BROADWAY (n. w. cor. 27th St.)
Telephone: Watkins 4280

DANIEL H. JACKSON REAL ESTATE OPERATOR

OFFERINGS INVITED

135 BROADWAY

Rector 3569

SPECIALISTS IN PENN. TERMINAL SECTION REAL ESTATE

AGENTS—BROKERS—APPRAISERS

H. M. Weill Co.

Tel. Longacre 2290-2817 221 West 33rd St.

FOURTH AV.—The 464 Fourth Avenue Corporation (R. M. Kecham, S. T. & H. P. Booth and B. Robinson) has been formed to purchase the 4-story store building, 20.1x78.11, at that address, adjoining the northwest corner of 31st st. The new company is represented by Rabenold & Schriber, attorneys.

North of 59th Street

70TH ST.—Houghton Co. sold for John L. Bissell, 255 West 70th st, a 3-sty and basement brick dwelling on a lot 17x100.5.

73D ST.—William B. May & Co. sold the 4-sty and basement dwelling on a lot 22.7x102.2, at 18 East 73d st, for Mrs. Mary N. Perkins to a client, who will immediately rebuild. The property was held at \$90,000. The seller was represented by the Brown, Wheelock Co.

82D ST.—Douglas L. Elliman & Co. sold for Walter H. Liebman to a buyer, for occupancy 55 East 82d st, a 5-sty American basement dwelling, on a lot 16x102.2. It was held at \$60,000.

87TH ST.—Leroy Coventry sold for G. Cortada, 327 West 87th st, a 5-sty stone American basement dwelling, on a lot 16x100.8½. About two years ago the same broker sold this property to the present seller.

95TH ST.—Pease & Elliman sold for Mrs. Margaret W. Snelling, 336 East 95th st, a 6-sty brick tenement house with stores, on a plot 40x100.5½. It is the first sale of the property in many years.

115TH ST.—David Lion and Samuel D. Kilpatrick bought from William H. Schmidt the 5-sty brick tenement house with stores, at 333 East 115th st, on lot 25x100.11, and housing 20 families.

119TH ST.—Joseph Rappaport sold through Harry Sugarman to James H. Cruikshank, 322 East 119th st, a 5-sty brownstone tenement house, on a plot 27.6x100.11.

119TH ST.—James H. Cruikshank resold to John Carucci, 342 East 119th st, a 5-sty and basement brownstone tenement house, on plot 27.6x100.11. It was purchased by the seller last week from Joseph Rappaport, George W. Brettell was the broker.

120TH ST.—Rubin Rosenfeld, a hardware merchant, purchased from the estate of M. Hochster the 6-sty brick apartment house, 37.6x100.11, at 204 West 120th st, adjoining the southwest corner of Seventh av. Tobias Krawaker was the broker. The sale is recorded.

122D ST.—Nubihill & Co. resold for Elizabeth Leviness to Kate Loew, 160 East 122d st, a 2-sty and basement brick dwelling on a lot 17.4x67.2½.

123D ST.—Porter Co. sold for Lydia M. Jasper to Victor Franklin, the 3-sty and basement brick dwelling, 126 West 123d st, on a lot 16.8x100.11.

131ST ST.—The Seventh Day Adventists purchased from Viola R. Humphrey, 141 West 131st st, a 3-sty and basement stone dwelling, on a lot 16x99.11.

131ST ST.—Ryan & Co. sold for the Graf estate, 576 West 131st st, adjoining the southeast corner of Broadway, a 5-sty brick flat, on a lot 25x99.11. It is the first sale of the parcel in 25 years.

148TH ST.—Fitzherbert Howell sold for Israel Ackelsberg and Samuel Grossman, 206 West 148th st, a 5-sty brick apartment house, on a plot 37.6x99.11. Negotiations are pending for a resale.

162D ST.—George Steinman, Inc. sold to an investor for Miller & Rosenfield, 520 West 162d st, a 5-sty and basement apartment house, on a plot 40x99.11. The property rents for \$10,000 and was held at \$55,000.

163D ST.—Adolph and Aaron Weiss, in conjunction with Philip A. Payton, resold for a client, 436 West 163d st, a 5-sty triple flat, on a lot 25x112.6.

ADRIAN AV.—Meister Building, Inc., bought the northwest corner of Adrian and Terrace View avs, a vacant plot 131x105xirregular, on Marble Hill.

AMSTERDAM AV.—D. Kempner resold for R. Fleig to Morris Bucksbaum, butcher, 705 Amsterdam av, a 5-sty brick flat with stores, on a lot 25x82.

AMSTERDAM AV.—Dietrich Klingenberg sold through D. Kempner & Son, Inc., to Nathan Wilson, the northwest corner of Amsterdam av and 62d st, a 1-sty taxpayer, on a lot 25x100. The new owner will reimprove the site with a modern market building. J. P. and L. A. Kissling were associate brokers.

BROADWAY.—The Ardmore Estates, Inc., sold to the L. & L. Realty Co. 6-sty elevator apartment house with stores on plot 99.11x125, at the northwest corner of Broadway and 135th st, known as the Kathmere.

CATHEDRAL PARKWAY.—Zola Court, a 6-sty elevator apartment house, on plot 75x72.11, at 52 Cathedral Parkway (110th st) has been purchased by Charles J. Gabriel from Harry Stoll. It adjoins the southwest corner of Manhattan av.

LEXINGTON AV.—Sussman Reinhardt sold to Louis Cohn, 1694 Lexington av, a 3-sty and basement stone dwelling, on a lot 16.8x75. The

seller owned it more than 25 years. The buyer will remodel it.

MADISON AV.—Daniel B. Freedman purchased from the Wells estate, represented by Frank T. Warburton, the 4-sty and basement brownstone dwelling, 1067 Madison av, on a lot 20x85, located 36.7 feet south of 81st st, with immediate possession. The house had been in the seller's family for many years. George Ranger was the broker.

MADISON AV.—Adolph and Aaron Weiss purchased from the Mendel Pressberger Corporation the three 5-sty brick flats with stores, on a plot 75x98, at 2083 to 2087 Madison av, adjoining the northeast corner of 131st st. A. Strauss was the broker.

NAGLE AV.—Manning-Bernard Realty and Construction Co. purchased from Otto Diercks a 5-sty brick apartment house with stores, on a plot 40x129.6, at 114 and 116 Nagle av, accommodating 24 families and renting for \$12,500 a year. It was held at \$75,000. F. and G. Buckman negotiated the deal. It adjoins the northwest corner of Arden st.

PARK AV.—O'Reilly & Dahn and Emanuel Simon resold for Edgar W. Levey the northeast corner of Park av and 95th st, a 5-sty and basement stone apartment house with store, on a lot 25.8½x90. The buyer resold the property through O'Reilly & Dahn, Emanuel Simon and Frederick Feuerbach.

RIVERSIDE DR.—E. J. Welling, with E. K. Van Winkle, sold the 5-sty brick American basement dwelling, on a lot 20.2x91.1xirregular, at 84 Riverside dr, for S. L. Pakas.

SECOND AV.—D. Kempner & Son, Inc., sold for L. Zimmerman, 1548 Second av, a 2-sty brick building on a lot 14.8½x100xirregular.

SECOND AV.—A. H. Mathews & Co. sold for Judge Henry Ward, 2452 Second av, a 5-sty stone tenement house with stores, on a lot 26.6x100, adjoining the northeast corner of 125th st. The buyer will remodel the property.

ST. NICHOLAS AV.—J. Arthur Fischer sold for M. A. Magee to Thomas F. Healy, for occupancy, 384 St. Nicholas av, a 3-sty and basement stone dwelling on a lot 18x125.

SEVENTH AV.—Louis Gold & Co. resold to the G. & W. Construction Corporation of Brooklyn, the northeast corner of Seventh av and 126th st, two 3-sty and basement stone dwellings known as 179-181 West 126th st, on a plot 33.8x99.11. The new owners will remodel the structures into business buildings with 8 stores in the ground floors.

BRONX SALES

FREEMAN ST.—Isaac Lowenfeld and William Prager purchased from Henry Klapper, 991-993 Freeman st, northeast corner of Bryant av, 53x100, a 5-sty apartment house with 7 stores and 6 apartments on a floor, with a rent roll of \$14,000. It was held at \$85,000. Goldner & Blackner were the brokers.

147TH ST.—Julius Trattner sold for Emilie Graeber the 5-sty and basement brick double flat, on a lot 25x99.11, at 533 East 147th st to Elise Gies and Katherine Haupt.

163D ST.—Isaac Lowenfeld and William Prager resold to Meyer Miller 862 East 163d st, adjoining the southeast corner of Prospect av, a 5-sty and basement brick apartment house, known as the Venange, on a plot 49x100, housing 20 families, with a rent-roll of \$11,000 and held at \$65,000. Charles Goldberg was the broker.

170TH ST.—Joseph Sager bought from A. L. Guidone the plot, 100x100, at the northeast corner of 170th st and Wythe pl, held at \$75,000. The property is one block from the Concourse and the Theodore Roosevelt apartments now building, which will be the city's largest multifamily structure. The buyer will erect a 2-sty business building on the site. Harry T. F. Johnson and McLernon Bros. were the brokers.

191ST ST.—G. Tuoti & Co. sold for the Benenson Realty Co. to Mrs. C. Caldarelli 556-558 East 191st st, a 5-sty and basement brick apartment house, on a plot 50x83.

BURNSIDE AV.—Herman A. Acker sold for the Masdur Realty Corporation to the Jarco Realty Co., Irving Judis, president, the northwest corner of Burnside and Grand avs, a plot 132x87x irregular. The property was held at \$70,000. Mr. Judis recently completed a taxpayer at the southwest corner of Davidson and Burnside avs which he sold recently through the same broker, and now contemplates building another taxpayer on the property just purchased.

BURNSIDE AV.—Irving & Chester D. Judis sold through Albert D. Phelps and H. J. Rogers to the Single Realty Co., Emanuel Glauber, president, the northeast corner of Burnside and Harrison avs, a vacant plot of about 7 lots, having 181 feet frontage. The buyers will erect a 1-sty taxpayer containing 16 stores.

BROWN PL.—Frederick Brown resold to an investing client of Max Liebeskind, 190 Brown pl, northeast corner of 136th st, and the adjoining parcel at 194 Brown pl, two 5-sty apartment houses, on plot 100x90, arranged for 46 families and containing one store. This completes the resale by Mr. Brown of the realty

holdings of the Kip estate purchased by him a few months ago.

CAULDWELL AV.—Lowenfeld & Prager purchased from Mary Dean Hildebrandt 667 Cauldwell av, a 4-sty and basement brick apartment house with two stores, on a lot 25x115.

KINGSBRIDGE AV.—Eugene L. Larkin resold for Dr. Michael J. Lynch the plot, 45x200, on the west side of Kingsbridge av, 73.6 feet north of 231st st. The buyer will erect a brick residence. The plot is the southerly part of the 95-foot holding on which is the former residence of Frank D. Wilsey, bought recently by Dr. Lynch for his home through the same broker.

JEROME AV.—Shaw, Rockwell & Sanford sold for Mandelbaum & Lewine the vacant plot, 50x97, on the northeast corner of Jerome av and 183d st to a client, for improvement.

KINGSBRIDGE RD.—McLernon Bros. sold for Julia Herzog 28 East Kingsbridge rd, a 3-sty and basement brick dwelling, on a lot 16x80, near Morris av. The buyer will alter the structure for business purposes.

KINGSBRIDGE RD.—Armstrong Bros., in conjunction with McLernon Bros., resold for Joseph Silverson, operator, 14 East Kingsbridge rd, a 3-sty and basement brick flat, on a lot 16x80. The buyer will remodel the structure for business use.

MONTGOMERY AV.—Shaw, Rockwell & Sanford sold for the M. M. Casey Building Corporation to the Eagle Operating Corporation the newly completed 5-sty tax exempt apartment house 1759-61 Montgomery av, on a plot 50x100. The house is laid out in suites of 4 and 5 rooms, including a special feature of built-in shower baths. It returns an annual rental of approximately \$22,000, and was held at \$110,000.

MORRIS PARK AV.—Johanna H. W. Kreienberg sold to George C. Rosenzweig the 2-sty frame flat with store, on a lot 25x100, at 662 Morris Park av.

PARK AV.—The J. H. and H. Holding Co. sold to the Kleban Corporation two 5-sty and basement brick flats, on a plot 100x100, being at 4590 Park av, northeast corner of 185th st, and the one adjoining in the street.

RIVERDALE.—Benenson Realty Co. resold through Charles Kuntz a Colonial residence, on plot 130x170, on Griswold pl and Fieldston rd, Riverdale, known as the Power house.

STEBBINS AV.—Barbara Lopard sold to the Undercliff Realty Co. the 2-sty brick store; on a plot 35.5x111x irregular, at the southeast corner of Stebbins av and Freeman st.

STEBBINS AV.—Harry Cahn, operator, resold to Nat M. Kaplan, 1279 Stebbins av, southwest corner of Chisholm st, an apartment house containing 30 apartments, on a lot 20x120. It was held at \$85,000. D. Kaplan was the broker.

AV ST.—Harris and Maurice Mandelbaum and Irving I. Lewine purchased from the estate of Charles F. Zentgraf the 5-sty apartment house, 55x100, at 1020 Av St. John, 50 feet west of Southern Boulevard. Lester E. Kessler was the broker. The property was to have been sold at auction last Tuesday in the Vesey street salesroom by Joseph P. Day.

THIRD AV.—David Woodall, Jr., sold for Caroline Fraser the plot of 5 lots on the east side of Third av, about 110 feet south of 189th st.

THIRD AV.—J. Clarence Davies sold for West Mercer Corporation to J. A. Sexauer Manufacturing Co., Inc., vacant lot, 25x100, on the west side of Third av, 151 feet north of 136th st.

TREMONT AV.—William Klepper sold to August Hoebman the plot 100.1x109.4x irregular, at the northwest corner of Tremont av and Eastern Boulevard for \$3,900.

TRINITY AV.—John Araco sold to Sarah Goldberg, 1030 Trinity av, a 3-sty and basement brick dwelling on a lot 18.9x90.

UNIONPORT RD.—D. A. Trotta sold for the estate of Charles Baechler 1683 Unionport rd, a 3-sty and basement frame 3-family house with store, on a lot 26x114.3.

VALENTINE AV.—The Inter-County Development Co. sold to Louise Marrola the vacant plot, 30x252.4, on the east side of Valentine av, 126.7 feet north of 203d st.

VALENTINE AV.—Samuel Luria bought the northwest corner of Valentine av and 181st st, a 5-sty and basement brick apartment house, on a plot 62.8x100.

WASHINGTON AV.—Bernhard D. Goldstein sold for Weil & Mayer to 968 Simpson Street, Inc., Nathan Mondschein president, the two 6-sty apartment houses, 2055 and 2059 Washington av, 75x145, held at \$150,000 and renting for about \$25,000. They are arranged for 60 families.

WEBB AV.—I. Lincoln Seide Co. and Samuel Singer sold for the Cluett Building Corporation 2410 Webb av, a 3-sty stucco and hollow tile dwelling, on a plot 30x100, to Benjamin Sack, of the Audit Company of America, for his own occupancy, after the completion of extensive alterations.

WESTCHESTER AV.—A client of Charles Siegel Levy resold to N. Poilettman, 613 Westchester av, a 4-sty brick tenement house with

stores, on a lot 25x88.4, through William Krone. This is the third sale of the property within two weeks.

WESTCHESTER AV.—A client of Charles Siegel Levy purchased from August Lauter 613 Westchester av, a 4-sty brick tenement house with stores, on a lot 25x88.4. William Krone was the broker.

WESTCHESTER AV.—Jacob E. Datturgler sold to Bessie Goldstein the 4-sty brick triangular flat with stores, on a plot 63x irregular, at 760 Westchester av, northeast corner of 146th

WHITE PLAINS AV.—Charles Edelson sold for the Olivine Realty Co. the vacant plot, 80x280, on the northeast corner of White Plains av and 222d st.

WOODLAWN HEIGHTS.—Charles E. Jones sold to J. Henry Smith, an attorney, the property formerly occupied by the Reformed Episcopal Church at Viveo av and 236th st, Woodlawn Heights. After extensive alterations the buyer will occupy.

BROOKLYN SALES

CLINTON ST.—Mrs. R. Schwartz sold 413 Clinton st, a 5-sty apartment house.

DEAN ST.—Bulkley & Horton Co. sold for W. S. Force to a buyer, for occupancy, 1164 Dean st, a 3-sty and basement brownstone dwelling, on a lot 20x100.

LOMBARDY ST.—For the erection of a 2½-sty brick and concrete building Max Trunt, wholesale provisionist at 25 Lombardy st, purchased the plot, 75x100, adjoining his plant on the east.

POPLAR ST.—Harry M. Lewis sold for Marie C. Johnson and Hortensia E. J. S. Wittlock Stokes to Margaret Burns, for occupancy, the 3-sty and basement brick dwelling, on lot 20x75.3, at 4 Poplar st, near Columbia Heights.

60TH ST.—Edward C. Cerny sold for Frederick Jensen 718 60th st, a 3-sty brick double flat, on a lot 25x100.

EAST 19TH ST.—Bulkley & Horton Co. sold for the Ino Construction Co. to a buyer, for occupancy, 1516 East 19th st, Flatbush, a new detached brick dwelling.

AV R.—A. Mishkin sold for Mrs. Grace O'Brien to Mrs. I. Thomas the northeast corner of Av R and East 23d st, a 2½-sty detached dwelling, on a plot 60x100. It was held at \$20,000.

EASTERN PARKWAY.—Levine-Glass Building Co. sold to a buyer, for occupancy, 901 Eastern Parkway, a 2-sty brick 2-family house.

SIXTEENTH AV.—A. Mishkin sold for a client the northeast corner of Sixteenth av and 51st st, a 3-sty single flat with stores, on a lot 20.2x80. It was held at \$26,000.

QUEENS SALES

ASTORIA.—Joseph M. May sold for the Astoria Holding Corporation the vacant plot in Astoria, L. I., fronting 200 feet on Grand av, 300 feet on Sixth av and 100 feet on Fifth av. The erection of five apartment houses has been started on the Sixth av side of the plot.

Joseph P. Day has been appointed sole selling agent for the Radio Corporation of America's surplus lands on the shore near Rocky Point, L. I., between the North County road and the Long Island Sound, covering some 985 acres. Mr. Day has also been appointed sole selling agent for the Belmar, N. J., tract, owned by the Radio Corporation of America. The latter property comprises approximately 350 acres, on the Shark River, and includes a new hotel, fully furnished.

RECENT LEASES.

Broadway Corner Leased

As a site for a taxpayer Robert M. Kern and William Grossman leased from Al H. Woods the property at the southwest corner of Broadway and 135th st, now used by the Fifth av bus line as a station. The site measures 150 feet on Broadway and 100 feet on the street and will be improved with a 1-sty building containing 10 stores, negotiations for the leasing of which are now under way. It is to be ready about July 1. The lease is for a term of 21 years and calls for a total rental of approximately \$300,000. The building will cost about \$100,000.

Silk Merchants Go to Madison Ave.

Roy Scherick leased for Samuel Levy to R. & H. Simon, Inc., prominent silk and ribbon merchants, the store and basement comprising 20,000 square feet, in the northeast corner of Madison av and 32d st, and now occupied by Richard E. Thibaut, Inc., wallpaper manufacturer. The new lease is for a long term of years, at an aggregate rental of \$375,000. The new lessees are at present at Fourth av and 20th st.

Lease in "Block Beautiful"

Culver & Co. leased for a term of years for Mrs. William Astor Chanler her house in the Block Beautiful, at 141 East 19th st, to William Ives Washburn, Jr.

Fine Apartment Leases

Pease & Elliman leased for J. E. R. Carpenter an apartment of 10 rooms and 3 baths in 920 Fifth av, which he is building at the south corner of 73d st, to Jacob Meurer; an apartment in 981 Park av, northeast corner of 83d st, to Philip Rhinelander, 2d; and in 145 East 52d st for James Rosenberg to Joseph B. Meyer.

Member Brooklyn Real Estate Board

Money to Loan on First Mortgage

Joseph T. McMahon

REAL ESTATE and MORTGAGE LOANS

**188 and 190 MONTAGUE STREET
BROOKLYN**

Main 0834

**SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES**

J. CLARENCE DAVIES

Incorporated

Member Real Estate Board, N. Y.

BRONX REAL ESTATE

**AUCTIONEER—BROKER
APPRAISER—MORTGAGE LOANS**

Main Office: 149th St. and Third Ave.

BRANCHES:

32 Nassau Street 51 East 42nd Street
Phone Connections

We examine and Insure Titles to Real Estate

United States Title Guaranty Company

32 Court St., Brooklyn, N. Y.

346 Fulton St., Jamaica, N. Y.

NIENHOUSS COMPANY, INC.

We specialize in Financing, Planning and Erecting Legitimate Building Operations
on a 60% Loan Basis.

Commission Moderate.

316-318 East 161st Street

Telephone: Melrose 1694-1695

New York City

Some Varied Mercantile Leases

W. E. Dean & Co. leased for a client to Max Grossman, for a term of years, the store and basement of 566-568 Seventh av, for Robert R. Rainey, Inc., to W. S. Pendleton, Jr., & Co., the 5-sty brick building, 23.10x72, at 76 Pearl st; for Louis Martin to Frederick R. Le Brecht the 4-sty and basement brick building 24x98.2, at 41 South st; for Gerard & Edward Holtorf to the Storch Trucking Co. the store and basement of 44 Water st; for Ernest L. Prior to Edwin H. Nordlinger, the 2d floor in 100 Front st; for John Fenicks to the Glucoprine Company, of Philadelphia, the top loft of 176 Front st; for Samuel Brody to the Plunkett Chemical Co., store and basement of 147-9 Hudson st.

125th Street Corner Leased

Henry Shapiro & Co. leased for Libby's Holding Corporation to the Schulte Cigar Stores Co. the group of stores in the building at the southwest corner of 125th st and Broadway, for a long term of years. The lessee will occupy the immediate corner store and sub-lease the rest.

West Side Plot Leased

M. & L. Hess leased for James T. Stanley to the National Marble & Slate Corporation, for a long term of years the vacant plot, 33.4x76.9½, at 617-619 West 48th st, between Eleventh av and North River.

The lease requires the tenant to immediately improve the property with a 2-sty office building. When erected the structure will be occupied by the tenant in its entirety. The aggregate rental will amount to approximately \$75,000.

Large West Side Space Leased

Adams & Co. leased for Michael and George Coleman 50,000 square feet in 43-51 West 36th st to the Fashion Hat Co., Harry Meyers Hat Co., Engel Hess & Co. and Folgeman Bros. & Hirsh. These leases are for a term of years at an aggregate rental of \$325,000

Extend Lease of Hotel Chelsea

Ex-Sheriff David H. Knott and brothers, who in 1921 leased the Hotel Chelsea at 222 West 23d st for 21 years at an aggregate rental of \$2,240,000, have extended the lease to a period

of 64 years. The first lease was to have expired April 1, 1942. The new extension will bring the expiration date on April 1, 1985. The new 43 year lease calls for an aggregate rental for the 64 year term \$6,196,000. The new lease was made without the usual re-appraisal clause. Barton Chapin was the broker. The hotel is 11 stories high and fronts 175 feet on 23d st and has a depth of 100 feet.

Leases Lexington Avenue Building

Rice & Hill leased for the estate of Henry Barnard to Florian Papp, an antique furniture dealer, 684 Lexington av, a 5-sty stone building, on a lot 16.8x30, for a term of years, at an aggregate rental of \$50,000.

New Leases Near Penn. Station

Henry Shapiro & Co. leased to Charles H. Lowe the store and basement in the building 218 West 34th st, close to the new building now being erected by the North River Savings Bank. The same brokers also leased the first loft in the building 218-222 West 34th st to the Radio Stores, Inc., in conjunction with Lewis L. Rosenthal & Co., and the third loft to Helen Gaston. The leases are for a term of years at an aggregate rental of \$60,000.

New Orange Juice Wells

Henry Shapiro & Co. leased to the Burnee Corporation, operating the Nedick Orange Juice Stores, a store in 316 Fifth av; and the store at the southwest corner of Broadway and 55th st for the Broadway & 55th Street Corporation. Both leases are for a long term of years, at a rental aggregating \$175,000.

Banker Leases Country Estate

William J. Roome & Co., Inc., leased for Cocks & Willets the W. Burling Cocks home-stead at Locust Valley, Nassau County, consisting of 46 acres with a large house, garage, stables and outbuildings, for one year to Clarence Dillon, head of the banking firm of Dillon, Read & Co.

Lease of Fine Office Space

Charles R. Hinerman subleased 4,500 square feet of office space on the 17th floor of the Equitable building, 120 Broadway, for the Dupont de Nemours Export Co. to the Manhattan branch of the New York Life Insurance Co., for

a term of years; also leased offices for the Bankers' Trust Co. on the 22d floor of 14 Wall st, to Quincy & Co., members of the New York Stock Exchange, for a term of years; and subleased offices on the 7th floor of the Cunard building, 25 Broadway, for the Ph. Van Ommeran Corporation to the British Empire Chamber of Commerce, for a term of years.

Canal Street Leasehold Sold

Jacob Finkelstein & Son sold for Morris Eisenman, of the Metropolitan News Co., his leasehold on 41 Canal st, adjoining the north-west corner of Ludlow st, a lot 21.10x49.11, improved with an old 3-sty stone and brick building. It was valued at \$15,000.

Leases Roof Space for Signs.

Henry Shapiro & Co. leased for the Broadway and 55th Street Corporation roof sign space at the southwest corner of Broadway and 55th st to the Van Beuren Co. for a term of years; and for the Adolph Groh Co. sign space at 101-103 East 14th st to the O. J. Gude Co.

Some Downtown Leases

Daniel Birdsall & Co., Inc., leased for Norman S. Riesendfeld the store, basement and sub-basement of 62 Reade st to the Union Twist Drill Co. for a term of years; the entire building 507 Greenwich st to Lawrence C. Corvi; the first loft of 359 Canal st to Jacob Goldstein; and space in 100-102 Worth st to Charles J. Smith & Co., all for a term of years.

Leases at Long Beach.

Edward J. Farrell leased for the Hillman Hotel Co. to Nicholas Aveirnos, of 1215 Fulton st, Brooklyn, the annex building of the Hotel Nassau, on the boardwalk at Long Beach, L. I., for a term of years. He will operate a pastry shop and tea room, to be known as Le Petit Trianon.

The same broker leased for the Hotel Nassau to Joseph Meltzer, representing the Marlborough Studios of New York a store on the boardwalk at Long Beach, for a term of years, to be used as a photographic studio.

Wellesley Club Rents Home

Douglas L. Elliman & Co., Inc., leased a suite of rooms in 19 East 47th st to the New York Wellesley Club.

MEMBERS REAL ESTATE BOARD OF NEW YORK

ADAMS & CO., INC.

Real Estate
170 5TH AVE. Tel. Gramercy 1092
SPECIALIST IN BUSINESS PROPERTY

ALEX. BALTER, INC.

REAL ESTATE & INSURANCE
Management of Property a Specialty
152 W. 42nd St., Knickerbocker Bldg. Bryant 2042-3

CUSHMAN & WAKEFIELD, INC.

RENTING AND MANAGEMENT OF
BUSINESS BUILDINGS

50 EAST 42d ST. Murray Hill 7820

ALFRED P. COBURN

Real Estate—Appraisals—Insurance
Management of Estate a Specialty
159 W. 72nd ST. Phones: Columbus 4356-2548

CUSACK COMPANY

Real Estate and Insurance Brokers
Specialists in West Side Properties
176 WEST 72nd STREET
Telephones: Columbus 6947-8179

CHAS. A. DUBOIS

REAL ESTATE
3551 BROADWAY
At 146th St. Established 1894

DUNLAP & LLOYD

Incorporated
Real Estate—Insurance
80 GROVE STREET Phone: Spring 5518

ROYAL SCOTT GULDEN

REAL ESTATE, FIFTH AVE. SECTION
680 FIFTH AVENUE Phone: Circle 8315

CHARLES G. KELLER

Real Estate and Insurance
113 WEST 23rd STREET
Watkins 5336

ALBERT E. KELLY

Successor to Fredk. A. Booth
REAL ESTATE AND INSURANCE
50 Union Square Tel. Stuyvesant 1125

T. H. KELLEY

Specialist in Fordham Heights Property
158 East 188th St., at Grand Concourse
Phone: Fordham 2509

J. P. & L. A. KISSLING

Sales—Management—Appraisals
896 8TH AVE., NEAR 54TH ST.
Established 1870 Circle 0591 to 5

H. C. KOPP & COMPANY

Specialists in Retail Store Locations
MANAGEMENT and BROKERAGE
402 Madison Avenue Vanderbilt 4900

ROBERT LEVERS

Real Estate—Insurance
THE KNICKERBOCKER, 152 West 42nd Street
Uptown Office: 376 Lenox Avenue. Phone Connections.

JOSEPH MILNER CO., Inc.

Real Estate
505 FIFTH AVE., NEW YORK
Vanderbilt 3607

HIRAM RINALDO

Specializing in the Sale and Leasing of
East Side Property
230 GRAND ST. Bowery Bank Bldg.

GEORGE S. RUNK

REAL ESTATE BROKER
Mortgage Loans—Management
1252 LEXINGTON AVENUE

SCHINDLER & LIEBLER

Real Estate and Insurance
1393 THIRD AVE., at 79th St.

SEAMAN & PENDERGAST

RENTALS — SALES — MANAGEMENT
RESIDENTIAL PROPERTIES
542 FIFTH AVENUE Vanderbilt 1309

Manhattan Office 1 WEST 125th STREET Tel. Harlem 8400
Bronx Office 1972 JEROME AVENUE Bingham 2700

SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE

Successors to
SHAW & CO.

COMMERCIAL PROPERTY MANAGEMENT

Rentals—Sales—Appraisals—Insurance
Industrial Locations

Spear & Co.
REAL ESTATE

840 BROADWAY 1261 BROADWAY
Stuyvesant 0627

JACOB J. TABOLT

REAL ESTATE
670 EIGHTH AVE. Above 42d St. Phone Bryant 7081

JAMES P. WALDEN

REAL ESTATE
Specialist in West Side Dwellings
200 West 72nd St. Columbus 9006

THE ACTORS' FIDELITY LEAGUE, represented by Henry Miller, president, and George M. Cohan, vice-president have taken a lease for a term of years on an elaborate suite in the new office building 11-17 East 45th st for their executive offices and club rooms. Douglas L. Elliman & Co., Inc., were the brokers.

ADAMS & CO. leased for the 205 West 39th Inc., Joseph E. Gilbert, two floors, containing 27,000 square feet, in the new building being erected at 25-219 West 39th st, to Siegel Levy Co., Majestic Costume Co. and R. Siegel & Son, for a term of years at an aggregate rental of \$175,000.

ADAMS & CO. leased for Robert M. Kern a store in the Union Square Hotel, Union sq and 15th st, to J. Blumberg; a loft in 64 University pl to Belmont Tailors, Inc.; a loft in 30-38 East 33d st to Gruber & Gruber, and a loft in 160 Wooster st to Hahn & Co.

AMES & CO. leased for Paul Mylle office space at 410 Fourth av to Newberg & Steiner; also for George Fitisiris the basement store at 238 West 14th st to Frank Bask, for a term of years.

ALBERT B. ASHFORTH, INC., leased the entire 11th floor in 1364-1370 Broadway, south-east corner 37th st, to Levay Bros., for a term of years.

JOSEPH E. BAER, INC., advertising agents, leased offices in the Elliman Building, 15 East 49th st. Harris, Vought & Co. represented the lessor and Douglas L. Elliman & Co., Inc., the lessee.

DANIEL BIRDSALL & CO., INC., leased for clients the store and basement of 28 Walker st to Clarence Korb; the 1st loft in 50 Vesey st to the Magee Steam Specialty Corporation, and the 1st loft of 114-116 Spring st to Horbar & Solow.

DANIEL BIRDSALL & CO., INC., leased for clients the store, basement and sub-basement of 168 Church st to Hyman Gordon, for a term of years; and the third loft in 50 Vesey st to the American Pattern & Foundry Machine Co.

DANIEL BIRDSALL & CO. leased for a client to Neuss, Hesslein & Co. the 6-sty loft building 160 Franklin st, for a term of years; to the Globe Textile Co. the store in 310 Church st; to the Royal Carpet Co the 1st loft in 447 Broadway; and to J. & M. Agin space in 75-77 Worth st, all for a term of years.

BRADY & BOWMAN leased offices in the Borden Building, Madison av and 45th st, to E. P. Mellon of New York and Pittsburgh, Valley Schuyler Paper Co., L. S. and E. H. Walker, Elwood J. Wilson, Tilden & Herzig, Inc., and the Morton Paper Stock Co.

BRADY & BOWMAN leased offices in the Borden Building, Madison av and 45th st, to Hurdman & Cranston, The McClure Co. of Saginaw, Mich.; the C. L. La Boiteaux Co., Stetson, Cutler & Redman and Griffin & Johnson.

CARSTEIN & LINNEKIN, INC., leased for clients space in 268 Fourth av to Harry Neiman and George Simpson, F. C. Huyck & Sons, Inc., and Hoffman, Huber & Co.; in 3 West 29th st to the Foreign Policy Association, Porto Rico Waist Co., Everett Knitting Mills and Merkhams Trading Co., Inc.; in 456 Fourth av to Henry Silver; in 450 Fourth av to A. Benowitz & Co., Inc.; in 840 Broadway a floor to Braunstein & Judelson; in 142 West 32d st to Golden Gate Embroidery Co.; in 221 Fourth av space to Harold Chassman and William H. Fox; in 396 Broadway to United Bulb Co., the Fellowship Press, Inc., Jacob Dorgin and J. M. Levine & Co.; in 171 MacDougal st store and basement to H. Lemberger and floor to Michelman & Fridland, Inc.; in 215 Fourth av space to Herman W. Stitzel; in 24 East 21st st to Charles & Co.; in 2425 Broadway store and basement to Barrett, Nephews & Co.; in 442 Fourth av space to M. E. Klein & Co., Inc., and Gordon Silk Co., Inc.; in 830 Broadway floor to Henry Whitcup & Co., S. Lorber & Co. and Williamson Bros & Clark; in 439 Lafayette st to Lafayette Press, and in 605 Broadway space to Wasserman & Bostom.

P. M. CLEAR CO. leased for the Mortimer Realty Co. the 3-sty and basement building 428 Lenox av, for a term of years, to J. H. McIntosh, who will occupy same for his business.

P. M. CLEAR & CO. leased for the estate of Henry Knabe the 3-sty building at the north-east corner of Centre and White sts, for a long term of years to Sigmund Schwartz, who will extensively remodel the building and occupy the same as a cafeteria and lunch room.

CROSS & BROWN CO. leased for a client to the American-La France Fire Engine Co. the 1-sty garage 615-621 West 57th st, running through to 614-616 West 58th st, 50x200.10x50x irregular, for a term of years.

CROSS & BROWN CO. leased for a client to Ralph W. Hoffmeister 640-644 West 131st st, a 1-sty fireproof garage 75x100.19, running through to 641-645 West 130th st. It is 125 feet east of Twelfth av.

CROSS & BROWN CO., representing Theodore B. Starr, Inc., and F. H. Widner, Jr., representing the tenant, leased for a long term of years, the front portion of the second floor at 576 Fifth av, at a rental in excess of \$100,000. The new tenant is Walter Eitelbach & Co., successors to Ludwig Nissen & Co., dealers in diamonds and pearls, and now at 170 Broadway.

CROSS & BROWN CO. leased the 2d floor in 514-16 West 57th st to W. A. Hathaway Co.; to E. S. Kiger the entire building 537-47 West 53d st; in 15 West 37th st space to the Business Bourse International, Inc.; in 120 East 41st st space to the Koscherak Siphon Bottle Works, and a suite of offices in 1482 Broadway to Luna Sightseeing Car Co.; for the Queensboro Bridge Loft Corporation to the Motor Engineering Co. the basement of the building at the northwest corner of Wilbur av and Sunswick st, Long Island City, for a term of years.

CUSHMAN & WAKEFIELD, INC., leased offices in the Canadian Pacific building, Madison av, 43d to 44th sts, to Lord & Lord, Benjamin Buchbinder Leonard J. Buck, Joseph Silversson and Herbert H. Swasey.

CUSHMAN & WAKEFIELD, INC., leased offices in the Canadian Pacific Building, Madison av, 43d to 44th sts, to James A. Mears, Detroit Seamless Steel Tubes Co., Inc., of Detroit, Mich., Thermal Appliance Co., Inc., Leonard Klaber, John Wolfe, Hammond-Byrd Iron Co. and S. P. Skinner, of Chicago, representing Pearson Page, Ltd., of London.

DUROSS CO. placed for Alexander Munro a first mortgage of \$7,000 on the 4-sty dwelling 70 West 89th st; and for George Glandening a first mortgage of \$2,000 on leasehold property, 74 Irving pl.

DUROSS CO. leased store and basement in 37 Ninth av to the Chicago Sausage and Provision Co.; store and basement in 800 Washington st to the Economy Fruit Co.; stores in 104 Seventh av to Joseph Kudroff; in 102 Seventh av to Saverio Ricardo, and in 103 West 14th st to Charles Basil.

EDWARDS, DOWDNEY & RICHART leased for the Mirror Co. the store in 2523 Broadway for a term of about 9 years, to S. Selikowitz, at an aggregate rental of approximately \$60,000.

DOUGLAS L. ELLIMAN & CO. leased for J. & T. Cousins Co., Inc., the 3d floor in the Cousins Building, 17 West 57th st, to Mme. Angele Morin, gowns, now at 25 East 55th st, Brown, Wheelock Co. was associate broker.

DOUGLAS L. ELLIMAN & CO. leased for the Peg Woffington Coffee House a suite of rooms in the building 19 East 47th st to the New York Wellesley Club.

DOUGLAS L. ELLIMAN & CO. leased the last remaining apartment in the new building at 910 Fifth av, north corner of 72d st. This apartment is on the 12th floor and contains 15 rooms and 5 baths. It has been leased to a prominent New Yorker, who will take possession in the Fall.

MANHATTAN BROKERS

ORVILLE B. ACKERLY & SON
Brokers and Appraisers
LONG ISLAND REAL ESTATE
Phone: Longacre 2280
243 West 34th St., New York City

ERNEST N. ADLER
Upper East Side Property a Specialty

1506 FIRST AVE., at 79th St.

Established 1903 Phone: Rhineland 6123

ARMSTRONG & ARMSTRONG
Real Estate Agents and Brokers
212 ST. NICHOLAS AVE.—Near Eighth Ave. and 121st Street
Phone: Morningside 1376

GEORGE H. CORTH & CO.
ECONOMICAL and EFFICIENT
MANAGEMENT OF PROPERTIES
342 MADISON AVENUE, NEW YORK
Telephone: Vanderbilt 9494

JAMES A. DOWD

Real Estate—Insurance
Renting—Management

874 SIXTH AVENUE, above 49th Street

JACOB FINKELSTEIN & SON

Real Estate—Mortgages
Specialists in the Bowery Section

42 BOWERY Phone: Franklin 1810

HOLT & MERRALL, Inc.
Industrial Real Estate

342 MADISON AVE. Tel. Vanderbilt 4699

J. & E. REALTY CORPORATION
SELLING—LEASING—MANAGEMENT
5 COLUMBUS CIRCLE Columbus 7094

LEONARD MORGAN CO.
Real Estate—Insurance—Estates Managed
Gotham Bank Building, Columbus Circle
Suite 504-5 Phone: Columbus 1646

ARTHUR G. MUHLKER

Real Estate—Insurance

1112 PARK AVE., NEAR 90TH ST.
Phone: Lenox 2335

FRED. OPPENHEIMER

Real Estate—Mortgage Loans

540 Bergen Av., at 149th St.
Phone: MELROSE 5907

ABRAHAM SAFFIR

REAL ESTATE

1472 BROADWAY, LONGACRE BLDG.
Phone Bryant 6944

F. P. SANSONE CO.

Real Estate Insurance
Selling Leasing Management

Tel. Vanderbilt 4218
320 EAST 34th STREET, NEW YORK

JOHN CONSTABLE MOORE
REAL ESTATE

15 EAST 40th ST. Vanderbilt 8189

ARTHUR L. SHAW

Washington Heights Specialist

4032 BROADWAY, ABOVE 169TH STREET
Wadsworth 4150-4151

SHERMAN & KIRSCHNER

Real Estate and Insurance

54 E. 109th STREET
NEW YORK

Tel. Harlem 9028-8863

JAMES B. SPEYERS & CO., Inc.
Real Estate

CANADIAN PACIFIC BUILDING
342 Madison Ave. Suite 814-816

TANKOOS, SMITH & CO.

REAL ESTATE

11 JOHN STREET, CORNER BWAY
Cortlandt 6938-2372-1306

WILLIAMS-DEXTER CO., INC.

Greenwich Village Real Estate
Insurance

72 GREENWICH AVE. Chelsea 8096

WHITNEY-FOSTER CORP.

Real Estate Administrator

150 WEST 72nd ST. Columbus 6409

REAL ESTATE NOTES.

AXELRAD MORTGAGE CO., Peter Axelrad, president, has moved to larger offices in 20 West 34th st, Astor Court Building.

A. E. KARSCHER has removed his real estate and insurance business from 38 Park Row to 7 East 42d st.

CHARLES WYNNE and Louis H. Low, operators, have moved their offices to 505 Fifth av, adjoining the northeast corner of 42d st.

CHARLES G. KELLER has removed his real estate and insurance office from 109 to 113 West 23d st.

S. ALBERT and J. H. Albert has removed their real estate offices from 55 Liberty st to 240 Broadway.

JOHN P. KIRWAN has removed from 1540 Broadway to the Knickerbocker building, 152 West 42d st.

ALVAN W. PERRY has removed his real estate and mortgage business from 20 Nassau st to 11 East 43d st.

A. N. GITTERMAN has removed his real estate office from 51 East 42d st to 12 East 44th st.

ARTHUR ECKSTEIN, formerly with Manheimer Bros., has opened a real estate and insurance office in the Penn Terminal Building, 370 Seventh av.

WILLIAM C. MORLANG, for many years with William A. White & Sons, Douglas L. Elliman & Co., and Shaw, Rockwell & Sanford, is now associated with Match & Co., Inc., 1170 Broadway.

McKEEVER & GOSS, real estate brokers of Washington, D. C., have opened an office in 2 Rector st, in charge of Arthur S. Wolpe. The members of the firm are R. L. McKeever and Earle Goss.

FRANK L. FISHER CO. has removed its real estate business from 50 East 42d st to the National City building at 17 East 42d st, corner of Madison av. The firm has been in business 36 years.

GILBERT B. OUTHWAITE, formerly associated with Harris-Vought & Co., has joined the organization of Douglas L. Elliman & Co. Mr. Outhwaite will specialize in the accumulation and sale of plots to builders.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922	1921	1922	1921	1922	1921
	May 3 to May 9	May 4 to May 10	May 3 to May 9	May 4 to May 10	May 2 to May 5	May 3 to May 9
Total No.....	289	255	241	200	735	970
Assessed Value.....	\$15,204,200	\$13,517,800	.....	.....	.....	.....
No. with consideration	29	26	17	12	24	49
Consideration	\$801,125	\$790,120	\$185,102	\$98,350	\$259,763	\$495,741
Assessed Value.....	\$825,500	\$754,300	.....	.....	.....	.....
	Jan. 1 to May 9	Jan. 1 to May 10	Jan. 1 to May 9	Jan. 1 to May 10	Jan. 1 to May 5	Jan. 1 to May 9
Total No.....	4,379	3,852	4,201	2,855	13,960	11,781
Assessed Value.....	\$298,244,950	\$217,422,099	.....	.....	.....	.....
No. with consideration	410	399	396	190	591	695
Consideration	\$19,479,245	\$22,046,522	\$3,701,046	\$1,729,234	\$3,344,118	\$8,208,391
Assessed Value.....	\$19,499,450	\$18,190,300	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922	1921	1922	1921	1922	1921
	May 3 to May 9	May 4 to May 10	May 3 to May 9	May 4 to May 10	May 2 to May 5	May 3 to May 9
Total No.....	229	206	212	149	766	592
Amount	\$17,084,884	\$6,943,225	\$2,413,237	\$950,091	\$4,107,782	\$4,148,766
To Banks & Ins. Co.	52	41	24	12	107	89
Amount	\$2,850,950	\$3,712,662	\$910,000	\$114,500	\$911,850	\$677,354
No. at 6%	188	168	181	118	727	535
Amount	\$5,416,016	\$3,763,563	\$2,204,327	\$777,391	\$3,951,182	\$3,889,162
No. at 5½%	1	11	5	8	30	43
Amount	\$11,000	\$2,847,300	\$58,800	\$72,950	\$120,300	\$230,604
No. at 5%	3	2	1	7	4	5
Amount	\$212,640	\$5,500	\$4,000	\$28,900	\$24,000	\$6,700
No. at 4½% .....	.....	.....	.....	.....	.....	.....
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
Unusual Rates.....	3	.....	.....	2	2	5
Amount	\$10,001,308	.....	.....	\$6,000	\$7,000	\$14,500
Interest not given...	34	25	25	14	11	4
Amount	\$1,443,920	\$326,862	\$146,110	\$64,850	\$5,300	\$7,800
	Jan. 1 to May 9	Jan. 1 to May 10	Jan. 1 to May 9	Jan. 1 to May 10	Jan. 1 to May 5	Jan. 1 to May 9
Total No.....	3,527	2,878	3,427	1,714	14,388	9,343
Amount	\$123,343,734	\$92,352,535	\$39,000,726	\$13,027,896	\$80,918,816	\$52,358,241
To Banks & Ins. Co.	522	484	276	108	2,775	1,442
Amount	\$36,873,708	\$37,868,812	\$5,897,180	\$1,995,495	\$22,448,683	\$15,169,621

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922	1921	1922	1921
	May 3 to May 9	May 4 to May 10	May 3 to May 9	May 4 to May 10
Total No.....	78	42	18	14
Amount	\$6,359,325	\$3,762,493	\$552,500	\$1,239,350
To Banks & Ins. Companies...	54	14	8	7
Amount	\$5,559,425	\$3,156,743	\$209,000	\$601,000
	Jan. 1 to May 9	Jan. 1 to May 10	Jan. 1 to May 9	Jan. 1 to May 10
Total No.....	1,068	860	351	268
Amount	\$73,839,373	\$71,773,984	\$10,352,550	\$6,309,121
To Banks & Ins. Companies...	716	528	217	131
Amount	\$55,737,350	\$60,188,882	\$6,912,900	\$3,615,000

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922	1921	1922	1921	1922	1921	1922	1921	1922	1921
	May 3 to May 9	May 4 to May 10	May 3 to May 9	May 4 to May 10	May 3 to May 9	May 4 to May 10	May 3 to May 9	May 4 to May 10	May 3 to May 9	May 4 to May 10
New Buildings...	17	11	59	55	197	205	375	300	18	48
Cost	\$1,029,875	\$821,535	\$1,320,025	\$783,050	\$1,576,780	\$3,314,690	\$1,540,841	\$1,988,030	\$49,000	\$237,910
Alterations	\$360,700	\$614,075	\$242,700	\$29,600	\$151,515	\$178,590	\$102,109	\$71,065	.....	\$9,995
	Jan. 1 to May 9	Jan. 1 to May 10	Jan. 1 to May 9	Jan. 1 to May 10	Jan. 1 to May 9	Jan. 1 to May 10	Jan. 1 to May 9	Jan. 1 to May 10	Jan. 1 to May 9	Jan. 1 to May 10
New Buildings...	331	276	1,890	613	5,185	2,700	8,360	3,149	793	590
Cost	\$50,311,501	\$34,942,255	\$52,199,913	\$16,509,195	\$51,247,410	\$30,924,720	\$51,675,924	\$17,526,393	\$2,845,901	\$1,864,903
Alterations	\$9,631,853	\$8,835,507	\$1,529,850	\$681,169	\$2,343,545	\$3,181,115	\$1,492,497	\$1,133,107	\$152,485	\$135,177

Bronx Brokers

A. G. BECHMANN

Real Estate and Insurance
Tel. Intervale 556 1065 SO. BOULEVARD
One block from Simpson Street Subway Station

WILLIAM J. FREY

Real Estate and Insurance
370 EAST 149th ST.
George J. Frey Mott Haven 5409

WM. F. KURZ CO.

Bronx Real Estate
370 EAST 149TH STREET
Established 1897 Phone: Mott Haven 4910-4911

OTTO LACKMAN

Management of Properties my Specialty
2514 Grand Concourse, near Fordham Road
Phone: Fordham 5799

L. G. LOSERE

REAL ESTATE
Entire Charge Taken of Property
871 Brook Ave., at 161st St. Established 1898

JOHN F. PENDERGAST, Jr.

Real Estate—Estates Managed
340 WILLIS AVENUE
Phone Melrose 7223

ALBERT D. PHELPS

BRONX REAL ESTATE
554 Melrose Ave., near 149th St. and 3rd Ave.
PHONE MELROSE 4371

HENRY SCHWIEBERT

Real Estate—Insurance
261 EAST FORDHAM ROAD
Near Valentine Avenue Fordham 9345

Brooklyn Brokers

BROOKLYN PROPERTY MANAGED

During the past 50 years we have built up one of the largest management clienteles in Brooklyn.

BULKLEY & HORTON CO.

"Established Over Half a Century"
585 Nostrand Avenue, near Dean Street
414 Myrtle Avenue, near Clinton Avenue
7520 Third Avenue, near 74th Street
1214 Flatbush Avenue, near Ditmas Avenue
BROOKLYN
Bank of Manhattan Bldg., Jamaica, L. I.

BURLING & McCURDY

Incorporated
ANNOUNCE THEIR REMOVAL
MAY 1st, 1922
TO THEIR NEW BUILDING
158 REMSEN STREET
At Your Service For Real Estate

Davenport Real Estate Co.

FULTON & SO. OXFORD STREETS
AND
FLATBUSH & LINDEN AVENUES
Established 1853 Phone Connections

JAMES B. FISHER

Member of Brooklyn Real Estate Board
REAL ESTATE
174 MONTAGUE ST. Main 7267

QUELL & QUELL

REAL ESTATE INVESTMENTS
MANAGEMENT
318 Patchen Avenue Brooklyn, N. Y.
Telephone: Decatur 4981

BUILDING SECTION

Building in Metropolitan Area Hampered by Labor Troubles

Growing Shortage of Bricklayers, Plasterers and Carpenters, Plus Demands for Bonus Wages, Disheartening to Entire Construction Industry

NO improvement was manifest this week in the local building labor situation. Despite the fact that there have been frequent conferences between representatives of the unions and the Employers' Association, in addition to determined effort on the part of the Public Group Committee toward settling the differences between the two important factions, the construction industry of New York City is no nearer an agreement for the remainder of the current year than it was last January. Negotiations are still in progress and the various trades are seeking to formulate independent agreements with their respective trade unions, but as yet no definite results have been accomplished and the only ray of hope lies in the fact that the industry is maintaining its optimistic attitude toward the possibility of a solution of the problem in the near future.

There is a grave shortage of mechanics in certain trades in the New York territory, and considerable new construction, while not actually at a standstill, is slowed down to a dangerous point on this account. Bricklayers are exceedingly difficult to obtain in adequate numbers and are only held on the jobs by payments of bonus wages, in frequent instances excessively high. The demand for carpenters is also growing, and as a result many contractors are complaining of the lack of skilled mechanics and hesitate to take on additional work because of the high wages being demanded.

Throughout New York City and contiguous territory, construction projects are barely 60 per cent manned with bricklayers. On a large number of jobs, where from ten to twenty-five bricklayers would be employed under normal labor conditions, the number of mechanics actually at work ranges from three to ten. The speculative building program, which includes the major portion of the housing construction now in progress, is suffering particularly because of the labor crisis, and these builders are not only witnessing serious delays on their operations, but are facing constantly mounting construction costs because of the extortionate bonuses these workers are demanding and getting. The daily newspapers carry many advertisements for bricklayers and carpenters, practically all of whom are promised extended employment at wages, in many instances, as high as forty per cent. above the recognized union scale for those trades.

"Snowballing" strikes continue in Queens and the cost of brickwork on buildings in that borough, particularly on projects on which construction is too far advanced to abandon, is increased approximately twenty per cent. because of the demands of labor. Construction in the outskirts of Brooklyn and in the Bronx is being delayed, and in a number of cases held in indefinite abeyance, for like reasons. Public school construction in all sections of the city is suffering greatly on account of the conditions, and all active building, including practically every type of construction, is dropping behind in its schedule, while labor's demands increase and competition for skilled mechanics grows more prevalent.

There is a great deal of labor unrest throughout the local building industry. The conditions at present so adversely affecting the industry in New York City are spreading in a constantly widening circle, and outlying suburban communities are also being hampered in their building programs because of lack of adequate labor and inflated wage scales.

In several counties along the Hudson River bricklayers threaten to strike for higher wages. The spring building program is much greater than was anticipated and labor, therefore, feels that a premium should be paid for its services if this work is to be completed at the time set.

Hudson County, in New Jersey, is in a bad way for bricklayers. Contractors who specialize on projects in that district have had their scouts out everywhere in an endeavor to lure workers to their own jobs. The pay of skilled bricklayers is from \$10 to \$11 a day, and the shortage is felt in Jersey City and almost every part of Hudson County, where a boom in building construction is in progress, or would be if there were sufficient men to do the work in prospect.

It has been reported from Trenton that bricklayers and plasterers are out on strike for an increase of wages and that considerable construction is being held up pending a settlement of this difficulty. These trades have been working under a scale of \$9 per day and are demanding \$10 because of the large amount of work in prospect and the keen competition for skilled workers. The contractors of Trenton have made a compromise offer of \$9.50 per day, but as yet no reply has come from the unions.

Builders in Newark are also facing higher construction costs through wage advances in certain trades. Following recent conferences with the Ironworkers' Union and the Masons' Laborers' Union, the General Contractors' Association announced that a new scale of wages became effective on May 1. An increase of \$1 per day has been granted the ironworkers, increasing their pay from \$8 to \$9 a day, with the understanding that the former feature of compulsory employment of foremen is to be eliminated. The masons' laborers were granted an increase of three cents an hour, bringing their hourly scale from 72 cents to 75 cents.

A strike of the plumbers in Elizabeth has stopped work on a number of important construction projects in that city and there is every indication that the trouble will spread. As a result of the action of the plumbers, other trades have been affected, and it is reported that about fifty union lathers, carpenters, electricians and their helpers were taken off the jobs when non-union plumbers, sheet-metal workers and their helpers were put to work by the members of the Master Plumbers' Association. The plumbing contractors are bringing in non-union workmen in order to break the strike in their trade, but their action is likely to influence sympathetic strikes and there is a possibility that a large amount of residential and commercial construction in Elizabeth, Roselle, Elmora, and other nearby sections will be retarded. The difficulties in the Elizabeth district are largely attributed to intra-union problems and it is anticipated will soon be settled.

In that section of New Jersey which lies along the line of the Delaware, Lackawanna & Western Railroad, between South Orange and Morristown, there is a decided shortage of workmen in some trades. This applies particularly to bricklayers, plasterers and carpenters, but other trades are also complaining of a growing difficulty in obtaining skilled men at reasonable wages. Practically all bricklayers are demanding a bonus over their recognized rates, and a mason insists upon at least \$17 a day on short jobs. Although no construction is yet being held up on labor's account, progress is impeded and there will be serious delays unless the situation improves.

Foundations Started for Large Apartment at Kew Gardens

Multi-Family Dwelling to House One Hundred and Five Families Planned by Shampan & Shampan Will Cost \$650,000

FOUNDATIONS have been started for two large multi-family houses at Kew Gardens, L. I., one of the most highly developed and exclusive residential communities in the Borough of Queens. These apartments, which are of the garden type now so generally favored in suburban sections, will provide for one hundred and five families in suites of two, three, four and six rooms.

The operation is progressing under the direction of the Roanoke Construction Company, owner and builder, from plans and specifications prepared by Shampan & Shampan, prominent Brooklyn architects. The cost of construction, including the value of the land, is placed at approximately \$650,000.

These apartments occupy a plot averaging 190x150 feet which was recently purchased from the Kew Gardens Corporation by the Roanoke Construction Company through Edgeworth Smith, Inc., who have also been appointed renting and managing agents for the buildings. The buildings are located just off of the Queensboro Boulevard, on the Union Turnpike and Austin street. They are about five minutes' walk from the Kew Garden station of the Long Island Railroad, which is but seventeen minutes from the Pennsylvania Station, Manhattan, and the Flatbush Avenue Station in Brooklyn. The site is within thirty of the Times Square section by motor, via the Queensboro Bridge. The Kew Gardens Inn, under Knott Management, is located near the new apartments and the surrounding neighborhood is built up with modern dwellings of the type which have made this locality famous as a high class residential community.

The new apartments will be four stories in height, with basement, and will be built around three sides of a large exterior court. This court is thirty feet wide and will be extensively landscaped and beautified with flowers, shrubbery, fountains



Shampan & Shampan, Architects.

NEW APARTMENT BUILDINGS BEING ERECTED AT KEW GARDENS

and sculptures. The facades of the building will be of face brick with trimmings of limestone and terra cotta and the walls of the court will be of light face brick which will reflect the light into the apartments.

Plans for this operation show the rooms to be large and of excellent proportions, with ample closet space and all modern conveniences and devices for easy housekeeping. According to the present schedule the construction will not be completed before October 1, but renting is rapidly proceeding now from the plans and the inquiries denote an insistent demand for accommodations in structures of this character located in semi-suburban districts.

Builders' Association Calls Mass Meeting to Discuss Material Shortage

AT the earnest solicitation of many builders in the City of New York, as well as several of the important dealers in building material an informal conference was called by the Builders' Association of Manhattan, at the office of its counsel, Anderson, Phillips & Moss, 565 Fifth avenue, Manhattan, to discuss the shortage of brick and to consider ways and means of remedying the present acute situation. After a thorough discussion, Harry G. Anderson, of Anderson, Phillips & Moss, was delegated to confer with Samuel Untermeyer, chief counsel for the Lockwood Committee, with the suggestion that a wider conference be immediately held to discuss the problems confronting the building industry. It was the consensus of opinion of the meeting that invitations to attend this conference should be sent to the manufacturers of brick throughout the State and New England, the building material dealers, commission dealers in brick, and builders throughout the Greater City of New York.

After a lengthy conference with Mr. Anderson, at which Harry Goodstein, president of the Builders' Association of Manhattan was present, Mr. Untermeyer stated that he realized the serious situation due to the shortage of brick, and accepted the invitation of the Builders' Association of Manhattan to attend the conference.

The Builders' Association of Manhattan accordingly has called a conference to be held on Tuesday evening, May 16, 1922, at 8 o'clock sharp, at the Hotel Pennsylvania, to discuss the problems now confronting the building industry. An invitation to attend this meeting is extended the manufacturers of brick, dealers in brick and building material, builders throughout the City of New York, and any others who are interested in the subject. The invitation sent out by the Builders' Association of Manhattan emphasizes the great importance of the conference. It is expected that plans will be devised which will be of value and importance to the industry.

Monthly Dinner of the Real Estate Board Monday Evening

AT the monthly meeting of the Real Estate Board of New York, to be held at Delmonico's on Monday evening, May 15, an innovation will be made by reserving the latter part of the evening for a general discussion of the work of the Board and for constructive criticism or suggestions for improving it. A special subject for discussion will be the

advisability of obtaining a permanent home for the Board.

As usual, all classes of members are expected to attend. Immediately following the dinner, opportunity will be given the active members to vote on certain amendments to the constitution which the Board of Governors thinks it advisable to present at this time. The meeting is confined to members.

New Building Projects Starting Despite Adverse Conditions

Weekly Construction Statistics for New York City, Tabulated by F. W. Dodge Company, Show Only Slight Drop Due to Labor Difficulties

LABOR conditions far from satisfactory and a growing scarcity of certain building materials do not seem to be greatly deterring architects and engineers from going ahead with plans for many large projects nor do these conditions operate as a preventative to the award of contracts for new construction. Figures tabulated by the F. W. Dodge Company, for the eighteenth week of this year show that in the territory including all of New York State and New Jersey, north of Trenton, 687 new building and engineering operations were reported in the planning stage. This construction will involve a total expenditure of more than \$23,863,600. During the same period the announcement of contract awards represented a total outlay of \$16,080,800 and involved 423 separate projects.

Local conditions, as applied to New York City, have apparently not influenced a recession of planning activity nor have the retarding factors been permitted to slow down the award of contracts for new work. During the past week 223 new construction projects, scheduled for locations in New York City, were reported by architects and their value totals \$13,788,000.

The contracts awarded for city work during the same period numbered 114 and are representative of an outlay of approximately \$8,757,100.

In the group of 223 operations for which plans were reported during the eighteenth week of this year, planned for sites within the boundaries of Greater New York, were 41 business structures of various types, \$5,372,000; 1 educational project, \$12,000; 6 factory and industrial building operations, \$645,000; 2 public buildings, \$150,000; 11 public works and public utilities, \$555,200; 6 religious and memorial buildings, \$440,000; and 156 residential operations including apartments, flats and tenements and one and two-family dwellings, \$6,613,800.

Among the 114 projects for which contracts were awarded during the week were 20 business buildings such as stores, offices, lofts, commercial garages, etc., \$593,000; 4 educational structures, \$1,950,000; 3 hospitals and institutions, \$30,000; 2 industrial projects, \$37,000; 1 military building, \$12,000; 10 public works and public utilities, \$402,800; 3 religious and memorial projects, \$170,000; 69 residential operations of various types, \$5,486,300 and 2 social and recreational buildings, \$76,000.

PERSONAL AND TRADE NOTES.

Feliz Rasulo, architect, announces the removal of his office from 139 Beech street to 520 Proctor Building, Yonkers, N. Y.

George H. Streeton, architect, recently moved his office from 115 East 34th street to 158 West 35th street.

Harry Lucht has established an office for the general practice of architecture at 242 Fulton Terrace, Cliffside Park, N. J., and desires samples and catalogues of building materials and specialties.

Thomas A. Altieri Construction Company, 2323 Crotona avenue, the Bronx, will in future be known as Altieri & Silbert. M. Silbert, who has recently become a member of the firm, has been associated with Mr. Altieri for some time past.

Beaver Tile, Inc., Frederick Sellar, president, is established at 442 West 42d street, and is in business to furnish and install natural cork tile and colored cork tile. This firm is the re-organization of the Beaver Tile and Specialty Company.

Charles Franck, manager of the Holograph Glass Company, Inc., has sailed for a trip to Europe. He will be away about three months and will tour Germany, Switzerland and France, spending most of his time visiting friends and former business associates. Mr. Franck was the manager of the Brussels office of the Holograph Company for several years and left Belgium to become the manager of the American company.

Elihu Root's service to the commission under President Roosevelt, which undertook the development of Washington in accordance with the original design and intentions of L'Enfant, has been recognized by a group of architects here with a presentation to Mr. Root of a gold medal. The medal was recently presented at the University Club.

The group consisted of the American section of the Societe des Architectes Diplomes par le Gouvernement Francais, and the medal is an annual award made by the parent society in Paris to commemorate a great service rendered to architecture by a layman.

"Mr. Root has a long and extremely important record in his efforts in behalf of American architecture," said John Mead Howells, president of the American section.

"Mr. Root, Mr. Roosevelt and Mr. Taft were responsible for the rehabilitation of the original plan of Washington, D. C., designed by L'Enfant and approved by

Thomas Jefferson. It was, however, Mr. Root's untiring support which made possible the work of the commission, consisting of McKim, Burnham, Olmstead and Saint Gaudens."

New President for Geo. A. Fuller Company

James Baird was recently elected president of the Geo. A. Fuller Company, builders, 175 Fifth avenue, succeeding Paul Starrett, who resigned. Mr. Starrett will continue to be identified with the company, although not active in its management, as he has become a director and president of the U. S. Realty & Improvement Company, 115 Broadway, which controls the Geo. A. Fuller Company.

Mr. Baird was the senior vice-president of the company and the manager of the Washington office. He will in future make his headquarters in the Flatiron Building at Fifth avenue and Twenty-third street. The new president is forty-eight years old and has been identified with the company for about twenty years. He is a member of the Engineering Associates and other prominent organizations affiliated with the construction industry, and is also a member of the board of managers of the Cosmos Club, of Washington. For a number of years he has been a governor of the Columbia Country Club, one of the most popular of the Capital's social centers.

Gains in Cement Output

The March production of 6,685,000 barrels of Portland cement brought production for the first quarter of 1922 up to 15,254,000 barrels, a slight increase over the 15,240,000 barrels put out in the opening quarter of 1921. Shipments in the first quarter were 13,218,000 barrels, against 120,091,000 in the same period of 1921. At the end of March stocks amounted to 13,284,000 barrels, compared with 12,000,000 at the end of March, 1921.

Testing Strength of Fire Clay Brick

Experiments on 14 brands of fire clay brick to determine their durability and load carrying capacity in furnace arches are being continued by the Bureau of Mines. Fusion and permeability tests and chemical analyses are still to be made. Entire bung arches, of 40 brick each, were tested at the works of the Ohio Malleable Iron Co., at Columbus, Ohio, in a 40 foot furnace. The relation between serviceability and the resistance to load at high temperatures, spalling, density, porosity, chemical analyses, fusion temperatures, and permeability were studied. The results showed a close relation between the percentage loss on spalling and the serviceability.

TRADE AND TECHNICAL SOCIETY EVENTS.

American Iron, Steel and Heavy Hardware Association will hold its annual convention in Washington, D. C., May 23 to 25 inclusive. Headquarters will be located at the Hotel Washington. Secretary, A. H. Chamberlain, 1328 Broadway.

American Society for Testing Materials will hold its twenty-fifth annual meeting at the Chalfonte-Haddon Hall Hotel, Atlantic City, June 26 to July 1, inclusive.

National Association of Heating and Piping Contractors will hold its annual convention at the Hotel Statler, Buffalo, N. Y., May 31 to June 3, inclusive.

National Association of Sheet Metal Contractors will hold its annual convention at the Cadle Tabernacle, Indianapolis, Ind., May 16 to 19, inclusive.

New Jersey State Building Council will hold its annual meeting and convention at Asbury Park, May 23 and 24, inclusive. Secretary, Henry Sands, 346 Sussex avenue, Newark.

New Jersey State Association of Master Plumbers will hold its twenty-first annual convention at Achtel-Stetter's 842 Broad street, Newark, N. J., May 23 and 24, inclusive. Ira K. Morris, 222 Market street, Newark, is in charge of the program and arrangements for this convention.

New York Building Superintendents' Association will hold its annual picnic and field day at Karaysonyi's, Glenwood Landing, L. I., Thursday, June 29. A large boat has been chartered for the transportation of members, their families and their guests to the park. An excellent dinner will be served, after which there will be a baseball game and an interesting program of field sports. Further details of the program will be announced later.

National Ornamental Glass Manufacturers' Association will hold its annual convention at Cincinnati, O., June 26 and 27, inclusive.

Illuminating Engineering Society will hold its annual convention in Boston, September 25 to 28 inclusive. This will be the sixteenth annual gathering of the society, and the convention arrangements are in the hands of a committee of which C. L. Edgar, president of the Edison Electric Illuminating Company of Boston, is chairman; H. F. Wallace, vice-chairman, and J. Daniels, secretary.

CURRENT BUILDING OPERATIONS

BUILDING interests in this city and the surrounding territory are daily evidencing greater concern over the labor outlook. Building trade workers are not only scarce in some trades, but are demanding wages considerably in excess of their stipulated union scales, and as a result construction costs are steadily mounting and there is a fear that they will go beyond the limit permitted by good business judgment.

There is also a scarcity of basic materials, and a consequent advancing trend to their prices. Both of these factors are exerting a marked influence upon the local construction program, and during the past week a number of prospective builders have decided to hold their operations in indefinite abeyance until the conditions are more favorable to economic building.

Common brick has advanced again in price and the current wholesale quotation is \$20 a thousand in cargo lots. Portland cement manufacturers have also announced an increase in price of 25c. per barrel, making the delivered price of this commodity in New York City \$3.25 per barrel, less the usual rate for bags returned. The demand is active for all materials and the dealers are for the most part concerned in allocating their supplies so that none of the active construction will suffer undue delays for materials.

Common Brick—Demand for this commodity is far in excess of the available supply and manufacturers are making every effort to get brick into the city, and as a result the up-river plants are now practically devoid of stock. Recent arrivals have been taken out of the market immediately upon the report that the barges have docked and still there is a mad scramble for brick by builders who don't want their projects delayed beyond the October renting season. Manufacturers are doing the best they can to advance production and from all accounts they will have new brick in the market about May 24. This is considerably earlier than in other years, but the circumstances demand all possible haste in filling orders. There is some labor unrest in the Hudson River brick plants and strikes for higher wages have occurred at Kingston, but they have been promptly settled. So far these disturbances have not spread to the yards further down the river, and it is hoped by manufacturers that labor conditions in the plants about Haverstraw and Newburgh will be such this summer as to permit the maximum of brick production.

Summary—Transactions in the North River brick market for the week ending

Thursday, May 11, 1922: Condition of market: Demand greater than the supply; prices, advanced and firm at the new level. Quotations: Hudson Rivers, \$20 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 30; sales, 30. Distribution: Manhattan, 9; Brooklyn, 15; New Jersey points, 3; Astoria, 2; Flushing, 1.

Lumber—Trade is active in both wholesale and retail departments of the lumber business and dealers are confident that the demand will increase considerably before mid-summer. There is a growing

demand from building sources, particularly in suburban sections, and manufacturing consumers are again becoming real factors in the lumber market. As a whole, lumber prices are steady and firm, but during the past week or so there has been a slight easing off on soft wood prices due to the arrival of fairly large consignment from mill points. Yellow pine is holding firmly and other structural woods are steady. Hardwoods, particularly flooring, are stronger in tone and there is a likelihood of higher prices in the near future.

BUILDING COMMODITY PRICES

CURRENT prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York.

Note—Price changes are indicated by bold-face type.

Brick (Wholesale, on Dock, N. Y.), per thousand:

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

Hudson River best grades..\$20.00 to —
Raritan — to —
Second-hand brick, per load
of 3,000, delivered.....\$47.00 to —

Face Brick—Delivered on job in New York:

Rough Red.....\$45.00 to —
Smooth Red..... 45.00 to —
Rough Buff 50.00 to —
Smooth Buff 50.00 to —
Rough Gray 53.00 to —
Smooth Gray 53.00 to —
Colonials 45.00 to —

Cement—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Domestic Portland cement, per bbl.. \$3.25
Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd. \$2.75
Bronx deliveries 2.75
¾-in., Manhattan deliveries..... 2.75
Bronx deliveries 2.75

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water front, in which case prices will be slightly higher.

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries \$2.75
Bronx deliveries 2.75

Hollow Tile—

Exterior—Not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring.....\$0.12 per sq. ft.
3x12x12 0.12 per sq. ft.
4x12x12 0.17 per sq. ft.
6x12x12 0.19 per sq. ft.

Note—For deliveries north of 125th st., Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens\$10.50 per 1,000

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Finishing Lime (Standard in 300-lb. barrel)\$4.50 per bbl.

Common Lime (Standard 300-lb. barrel) 3.75 per bbl.

Finishing Lime (Standard in Hydrate Finishing, in paper bags24.00 per ton

Hydrate Common, in paper bags\$19.50 per ton

Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth bags\$21.00 per ton

Brown Mortar, in cloth bags. 18.00 per ton

Lath Mortar, in cloth bags... 18.00 per ton

Finishing Plaster, in cloth bags 24.50 per ton

Rebate for returned bags. 15c. per bag

Finishing Plaster (250-lb. barrel)\$4.00 per bbl.

Finishing Plaster (320-lb. barrel) 5.35 per bbl.

Plaster Blocks—

2-in. (solid) per sq. ft.....\$0.10½ to \$0.12

3-in. (hollow) per sq. ft... 0.10½ to 0.12

COMBINATION DRAINBOARD and WASH TRAY COVER



Made to fit Porcelain, Soapstone and Cement wash trays. This porcelain enamel steel COMBINATION DRAINBOARD and WASH TRAY COVER will prevent the water from dripping on the floor between the sink and wash trays, when dishes, etc., are being washed. Sanitary, durable and attractive.

For Sale by Plumbing Supply Dealers

MARIETTA HOLLOW-WARE & ENAMELING CO.
MARIETTA, PENNA.

Sash Weights—Sash Chain
Castings and Forgings
Grate Bars
SPECIAL IRON WORK
Pencoyd Steel and Iron Co.
Cort. 1372 206 Broadway, New York

SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



F. J. KLOES

Established 1872

269 Canal St., New York

Telephone: Canal 4072

MATERIALS AND SUPPLIES

Roofing and Building Papers—There is a substantial volume of business in this line and the demand is growing daily as new operations are started. Suburban construction is the most important factor in this market and the outlook is for increased requirements throughout the next few months. Prices are firm and unchanged.

Structural Steel—The market for fabricated material for building projects is quite active and the outlook for a steady improvement in demand is excellent. Commitments during the past week or so have

involved a large total tonnage, and several important operations, requiring upward of 1,500 tons each, are likely to be closed within the next week or so. Despite the shortage of common brick and other basic materials and the difficulty of securing labor in some trades, the local building program is progressing favorably and there is no recession of activity in sight. Steel prices are very firm and subject to further advances. Fabricators are now generally quoting from \$67 to \$75 per ton for material erected in commercial structures.

Concrete Bars—Demand for concrete reinforcing material has dropped off to a large extent during the past week. This is largely the result of the fears that the coal strike will prevent mills from delivering on their contracts. Another factor is the advancing price trend, and until both supply and prices are stabilized buying will probably be only for immediate requirements.

Builders' Hardware—Demand is extremely active and dealers are doing their utmost to keep their stocks complete. Persistent rumors of shortages prevail and prices are very firm. Reports from manufacturers indicate that the hardwood demand from all sections of the country is very heavy and production is approximately at full capacity.

Cast Iron Pipe—Despite the lack of important municipal business, the market for cast iron pipe is exceedingly active, with private buyers making heavy commitments for this commodity. Inquiries are numerous and denote a large volume of new business to be released within the next few months. For the most part, pipe foundries are operating at nearly 100 per cent. of capacity and prices are strong and with a tendency to advance. With demand for cast iron pipe in excess of the supply and pig iron prices steadily increasing, manufacturers anticipate an early advance in pipe prices. Current New York prices are as follows: 6 in. and larger, \$48.80 per net ton; 5 in. and 4 in., \$53.80, and 3 in., \$63.80, with Class A and gas pipe \$4 extra per ton.

Window Glass—As local construction increases in volume the demand for both plate and window glass is improving proportionately and jobbers are making active preparations for the rush of orders that is due to come during the latter part of the summer, just before the bulk of the building now under way reaches the point at which this material is to be used. At present glass prices are very firm and there is little probability that current levels will be changed to any extent.

Electrical Supplies—The demand for wiring materials and other electrical supplies is steadily gaining. The building boom in this territory is now at its height and there is every indication that the building material and supply markets will be busy to full capacity for the next few months. The price situation in the electrical trade is quite favorable. No changes of importance have been announced and prices are apparently more steady than they have been for some time. Jobbers report their stocks in good shape and there is no complaint of delayed deliveries.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.
27x48x½ in. \$0.34 each
32x36x¼ in. 0.20 each
32x36x½ in. 0.22 each
32x36x¾ in. 0.28 each

Sand—

Delivered at job in Manhattan \$2.00 to — per cu. yd.
Delivered at job in Bronx 2.00 to — per cu. yd.

White Sand—

Delivered in Manhattan.... \$4.50 per cu. yd.

Broken Stone—

1½-in., Manhattan delivery. \$4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.
¾-in., Manhattan delivery.. 4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.

Building Stone—

Indiana limestone, per cu. ft. \$1.62
Kentucky limestone, per cu. ft. 2.27
Briar Hill sandstone, per cu. ft. 1.68
Gray Canyon sandstone, per cu. ft. 1.65
Buff Wakeman, per cu. ft. 1.90
Buff Mountaint, per cu. ft. 1.80
North River bluestone, per cu. ft. 1.85
Seam face granite, per sq. ft. 1.20
South Dover marble (promiscuous mill block), per cu. ft. 2.25
White Vermont marble (sawed) New York, per cu. ft. 3.00

Structural Steel—

Plain material at tidewater; cents per pound:
Beams and channels up to 14 in. 1.60c. to —
Beams and channels over 14 in. 1.60c. to —
Angles, 3x2 to 6x3. 1.60c. to —
Zees and tees. 1.60c. to —

Lumber—

Wholesale prices, New York.
Yellow pine, merchantable 1905, f. o. b. N. Y.

3x4 to 14x14. 10 to 20 ft. \$40.00 to \$52.00
Hemlock, Pa., f. o. b., N. Y., base price, per M. 37.50 to —
Hemlock, W. Va., base price, per M. 37.00 to —
(To mixed cargo price add freight, \$1.50.)
Spruce, Eastern, random cargoes, narrow (delivered) .. 28.50 to —
Wide cargoes 31.50 to —

Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.

Cypress Lumber (by car, f. o. b., N. Y.):
First and seconds, 1-in. \$105.00 to —
Cypress shingles, 6x13, No. 1 Hearts 15.00 to —
Cypress shingles, 6x13, No. 1 Prime 13.00 to —
Quartered Oak to \$166.00
Plain Oak to 126.00

Flooring:

White oak, quart'd sel. \$97.50 to —
Red oak, quart'd select. 97.50 to —
Maple No. 1. 71.00 to —
Yellow pine No. 1 common flat 56.50 to —
N. C. pine flooring Norfolk 62.50 to —

Window Glass—

Official discounts from manufacturers' lists:
Single strength, A quality, first three brackets 85%
B grade, single strength, first three brackets 85%
Grades A and B, larger than the first three brackets, single thick. 85%
Double strength, A quality. 85%
Double strength, B quality. 87%

Linseed Oil—

City brands, oiled, 5 bbls. lot. \$0.97 to —
Less than 5 bbls. 0.99 to —

Turpentine—

Turpentines \$0.87 to \$0.90



Face
Enameled
Fire

BRICK

As manufacturers of BRICK for thirty years, we have a record of repeat orders that affords you a 100% guarantee of **satisfactory service**. To the **service** given by our Face, Enameled and Fire BRICK, is added the **service** we render in shipment and delivery. Prompt shipments on any size contracts in any range of shade or texture, at fair prices and of first-class quality.

FACE BRICK

in Buffs, Ironspots, Browns and Mingled Effects, in full range or any individual Shade or Texture.

ENAMELED BRICK

in White and Mottled Effects, first and second quality for interiors, exteriors and courts.

FIRE BRICK

and fireclay of highest grades.

Lowest market prices. May we estimate for you?

American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 8787-8788

Money to Loan

on all classes of high-grade income producing properties in New York City, in amounts of \$500,000 and upward.

Building Loans

American Bond & Mortgage Company, Inc.

562 Fifth Ave., New York City
Telephone 9600 Bryant

POMEROY

Solid Iron and Hollow Metal Windows

Built in the belief that the best metal window is the only safe window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

282-96 East 134th Street NEW YORK
Phone: Mott Haven 5220

H. W. BELL CO.

Gypsum Blocks Terra Cotta Blocks Plaster Boards

Dumbwaiter Blocks Flue Pipe Firebrick

Park Ave. & 139th St.

Phone—Mott Haven 3134

BROOKLYN

KENT AVENUE & MORTON STREET

BUILDERS

LITTLE CASH REQUIRED

We can subordinate entire purchase price of several well-located plots and obtain liberal building and permanent loans.

S. Osgood Pell & Co. 15 & 17 West 44th St.
Tel. Vanderbilt 5610

FOR PAINTING, DECORATING and PLASTERING

Consult

LESCH & JOHNSON

261 East Fordham Road New York
Telephone: Fordham 9345

CONTEMPLATED CONSTRUCTION.

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

5TH AV.—J. E. R. Carpenter, Madison av and 57th st, has completed plans for a 14-sty brick and limestone apartment, 100x150 ft, at 1148 5th av for Mary B. Jennings, Fairfield, Conn., owner. Cost, \$700,000.

BANKS.

AV B.—Holmes & Winslow, 134 East 44th st, have completed plans for a 3 and 4-sty brick bank, 38x48x80 ft, at Av B for the Standard Bank, Richard Lederer, president, northeast corner of Av B and East 4th st, owner. Cost, \$20,000.

DWELLINGS.

MADISON AV.—Schwartz & Gross, 347 5th av, have completed preliminary plans for alterations to the 5-sty brick dwelling, 20x85 ft, at 805 Madison av for Moses and Marx Ottinger, 31 Nassau st, owner. Cost, \$10,000.

HOSPITALS.

DYCKMAN ST.—F. Y. Joannes & Maxwell Hyde, 15 East 40th st, have plans nearing completion for alterations to the hospital at Dyckman st and North River, for Jewish Memorial Hospital; Edman Schwartz, president, 225 4th av, owner. Cost \$60,000. Engineer for roads and grading, A. P. Hartman, 51 Chambers st. Heating, ventilating and plumbing engineer, Werner Nygren, 101 Park av. Owner will take bids on general contract week of May 15.

HOTELS.

BROADWAY.—Maynicke & Franke, 25 East 26th st, have plans in progress for an 18-sty brick and limestone hotel, on plot 175x112 ft, at the southeast corner of Broadway and 71st st for Geo. Dose Engineering Co., 565 5th av, owner and builder. Cost, \$3,000,000.

SCHOOLS AND COLLEGES.

15TH ST.—Morgan M. O'Brien, 119 East 90th st, has plans in progress for alterations to the 3-sty brick dwelling, 50x103 ft, at 115 East 15th st, which is to be converted into a school for Deleahanty Institute of Civil Service, M. J. Deleahanty, director, 123 East 11th st, owner.

MOTT ST.—F. J. Schwarz, 233 Broadway, has plans in progress for a 4-sty and basement brick school, 75x100 ft, with rectory and parish house, at the corner of Mott and Park sts for R. C. Church of the Transfiguration, owner, care of architect. Cost, \$90,000.

STABLES AND GARAGES.

JANE ST.—J. M. Felson, 1133 Broadway, has plans in progress for a 2-sty reinforced concrete and steel garage, 97x103 ft, at 11-19 Jane st for Dochterman Realty Co., 469 East 10th st, owner. Cost, \$100,000. Architect will take bids on general contract.

STORES, OFFICES AND LOFTS.

AMSTERDAM AV.—Chas. M. Straub, 147 4th av, has completed plans for alterations to the 1 and 2-sty brick store and office building, 40x80 ft, at 2042-2048 Amsterdam av for the Jumel Bldg., Inc., Harry Pasternack, president, owner, care of architect. Cost, \$25,000.

MISCELLANEOUS.

32D ST.—Wm. Whitehill, Buckley Newhall Bldg., 41st st and 6th av, has plans in progress for a 1-sty brick and steel sub-station, 25x100 ft and 65 ft high, in 32d st, "L" shape to Madison av, for N. Y. Edison Co., A. E. Brady, president, 130 East 15th st, owner. Cost, \$200,000.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

PROSPECT AV.—Geo. G. Miller, 1482 Broadway, has completed preliminary plans for a 5-sty brick apartment, 110x140 ft, at the northeast corner of Prospect av and 178th st for Gordon Silverman Construction Co., Abraham Silverman, president, 302 West 79th st, owner and builder. Cost, \$275,000.

DAVIDSON AV.—F. W. Rinn, 70 West 181st st, has completed plans for a 6-sty brick apartment, 65x90 ft, at the northeast corner of Davidson av and Buchanan pl for Wm. J. Flynn, 11 East 167th st, owner. Cost, \$135,000.

FACTORIES AND WAREHOUSES.

137TH ST.—John P. Boyland, 120 E. Fordham rd, has plans nearing completion for a 3-sty brick and limestone warehouse, 100x100 ft, at the northeast corner of 137th st and Lincoln av for Beith & Reilly, 2475 3d av, owner. Cost, \$120,000.

STORES, OFFICES AND LOFTS.

WESTCHESTER AV.—Seelig & Finkelstein, 44 Court st, Brooklyn, have completed preliminary plans for a 1 or 2-sty brick store, 82x51 ft, at the northwest corner of Westchester and Brook avs for Tobias & Titelbaum, 105 West 40th st, owner and builder. Cost, \$30,000. Owner will take bids on separate contracts about May 15.

SPRINKLER

SUPERVISORY SERVICE AUTOMATIC SPRINKLER VALVE ALARM SERVICE INTERIOR FIRE ALARM EQUIPMENT

INSTALLED AS A LOCAL SYSTEM
OR FOR CENTRAL OFFICE SERVICE

AUTOMATIC FIRE ALARM SERVICE SPECIAL BUILDING SIGNAL SERVICE

Automatic Fire Alarm Co.

416 Broadway New York City
CANAL 5188

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

8TH AV.—Benj. Driesler, Jr., 153 Remsen st, has plans in progress for a 5-sty brick apartment, 40x80 ft, on the west side of 8th av, 40 ft north of Carroll st, for Victory Operating Corp., 305 Broadway, Manhattan, care of A. Harowitz, owner. Cost, \$65,000. Owner will take bids on separate contracts about June 1.

DWELLINGS.

BEACH 38TH ST.—Samuel L. Malkind, 16 Court st, has plans in progress for a 2½-sty frame and stucco dwelling, on plot 50x100 ft, at Beach 38th st and Surf av, Sea Gate, for Wm. Fox, Sea Gate, owner. Cost, \$40,000.

Queens

DWELLINGS.

JAMAICA, L. I.—L. Danancher, 328 Fulton st, Jamaica, has completed plans for a 2-sty frame dwelling, 26x38 ft, on the east side of Maxwell av, 240 ft south of Ayling av, Jamaica, for J. Bennett, 427 New York av, Jamaica, owner and builder. Cost, \$7,000. Owner will take bids on separate contracts.

FLORAL PARK, L. I.—S. Person, Floral Park, has completed plans for a 2-sty frame and stucco dwelling, 26x30 ft, at Jericho turnpike and Tyson av, Floral Park, for Dr. J. B. Musanti, Floral Park, owner and builder. Cost, \$8,000.

GREAT NECK, L. I.—Polhemus & Coffin, 15 East 40th st, Manhattan, have plans in progress for a 2½-sty brick dwelling, 30x40, at Great Neck for Aaron Davis, East Shore rd, Great Neck, owner. Architect will take bids on general contract about June 1.

MASPEETH, L. I.—P. Tillion & Son, 103 Park av, Manhattan, have plans in progress for a 2-sty frame and shingle dwelling, 27x50 ft, at the corner of Flushing av and Fresh Pond rd, Maspeth, for Dr. L. B. Schmidt, 53 Grand st, Maspeth, owner. Cost, \$10,000. Owner will soon take bids on general contract.

DOUGLSTON, L. I.—Warren & Clark, 13 West 44th st, Manhattan, have completed plans for a 2½-sty brick veneer and stucco dwelling, 23x38 ft, on the north side of Park dr, 113 ft west of East dr, Douglaston, for Gustav W. Ekstrand, 1217 Carroll st, Brooklyn, owner. Cost, \$15,000.

MIDDLE VILLAGE, L. I.—Wm. Von Felde, 2188 Metropolitan av, Middle Village, has completed plans for two 2-sty frame dwellings, 96x30 ft, on Pleasantview av, Middle Village, for Max Hoerning, Middle Village, owner and builder. Cost \$6,000 each.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—Wm. Higginson, 15 Park Row, Manhattan, has plans in progress for a 6-sty reinforced concrete warehouse, 120x140 ft, at Van Dam and Nott avs, L. I. City, for Wheeling Corrugating Co., 16 Desbrosses st, Manhattan, owner. Architect will take bids on general contract about May 25.

Westchester

DWELLINGS.

MT. VERNON, N. Y.—Herbert Lipman, 126 East 59th st, Manhattan, has completed plans for a 2½-sty frame and stucco dwelling, 24x41 ft, on Sycamore av, Mt. Vernon, for Joel D. Marcelo, 736 Riverside dr, Manhattan, owner. Cost, \$10,000.

HOSPITALS.

BRONXVILLE, N. Y.—Bates & Howe and Harry Walker, 35 West 39th st, Manhattan, have plans nearing completion for an addition to the 2-sty brick hospital, of irregular dimensions, on Pondfield rd, Bronxville, for Lawrence

Hospital, W. V. Lawrence, president, Pondfield rd, Bronxville, owner. Cost, \$200,000.

MISCELLANEOUS.

MAMARONECK, N. Y.—Messrs. O. R. Eggers and C. F. Mink, 17 West 46th st, Manhattan, have plans in progress for a 2-sty brick fire house, 67x32 ft, at Weaver st, Edgewood rd and Hillcrest av (Fire Dist. No. 1), Mamaroneck, for Town of Mamaroneck, Geo. W. Burton, supervisor, in charge, 8 Elm st, Mamaroneck, owner. Cost, \$50,000.

New Jersey

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Nathan Welitoff, 249 Washington st, Jersey City, has plans in progress for a 4-sty brick apartment at Elm st and Blvd, Jersey City, for Max L. Balene, 37 Wegman Parkway, Jersey City, owner and builder. Cost \$225,000.

WOODCLIFF, N. J.—Nathan Welitoff, 249 Washington st, Jersey City, has completed plans for a 4-sty brick apartment at Park av and 32nd st, Woodcliff, for Zerman and Rubinstein, 17 Oak st, Weehawken, owner and builder. Cost \$100,000.

CHURCHES.

PLAINFIELD, N. J.—F. J. Schwarz, 233 Broadway, Manhattan, has plans nearing completion for a brick and stone church, 52x94 ft, at the corner of West Front and Albert sts, Plainfield, for St. Stanislaus R. C. Church, Rev. Father J. T. Czarnajewski, pastor, 1003 West 3d st, Plainfield, owner. Cost, \$45,000.

DWELLINGS.

ELIZABETH, N. J.—J. Ben Beatty, 15 Reid st, Elizabeth, has completed plans for a 2½-sty, hollow tile & stucco dwelling, 26x35 ft, at 620 2d av, Elizabeth, for Lorenzo Belluscio, 604 1st av, Elizabeth, owner and builder. Cost \$8,000.

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, Elizabeth, has completed plans for a 2½-sty frame dwelling, 22x59 ft, at 445 Pennington st, Elizabeth, for Harry A. Finkel, 229 Broad st, Elizabeth, owner and builder. Cost \$9,000.

JERSEY CITY, N. J.—M. W. D'Elia, 574 Newark av, Jersey City, has completed plans for seven 2½-sty frame dwellings, 20x48 ft, at 289-301 Woodlawn av, Jersey City, for Sanders & Cogswell, 73 Winfield av, Jersey City, owner and builder. Cost \$8,000 each.

PATERSON, N. J.—Jos. Bellomo, 277 Market st, Paterson, has completed plans for a 2-sty brick & limestone dwelling, 27x55 ft, at 29 No. York st, Paterson, for Salvatore Perannio, 31 No. York st, Paterson, owner. Cost \$12,000. Owner will take bids shortly.

HALLS AND CLUBS.

UPPER MONTCLAIR, N. J.—Francis A. Nelson, 15 West 38th st, Manhattan, has completed plans for a 1 & 2 sty brick clubhouse of irregular dimensions at Upper Montclair, for Women's Club of Upper Montclair; Mrs. L. V. Hubbard, president, 342 Park st, Upper Montclair, owner. Cost \$60,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "s.b."

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Fred F. French Co., 299 Madison av, has the general contract for a 9-sty brick and limestone apartment, 40x100 ft, at 114-116 East 40th st, for Walter E. Maynard, 501 5th av, owner, from plans by general contractor.

MANHATTAN.—Eyrich & Ward, 105 West 40th st, have the general contract for a 6-sty brick tenement, 88x100 ft, at 52-58 East 97th st, for Phelps Stokes Fund; I. N. Phelps Stokes, president, 100 William st, owner, from plans by Sibley & Featherston, 101 Park av, architects. Cost \$160,000. Plumbing, heating and electrical engineer, R. D. Kimball, 15 West 38th st.

MANHATTAN.—Signal Contracting Co., 202 East 38th st, has the general contract for alterations to the 4-sty and basement brick tenement, 20x65 ft, at 70 West 89th st, which is to be converted into bachelor apartments for Alex Monroe, 140 Nassau st, owner, from plans by Samuel Carner, 118 East 28th st, architect. Cost \$15,000.

ELMHURST, L. I.—Babor-Comeau Co., 132 East 40th st, Manhattan, has the general contract for a 3-sty brick and cast stone apartment, 40x100 ft, with stores, on Corona av, Elmhurst, for J. B. Realty Co., owner, care of general contractor, from plans prepared privately. Cost \$55,000.

CHURCHES.

MANHATTAN.—Standard Concrete Steel Co., 201 West 23d st, has the general contract for alterations to the 1-sty brick church, 60x99 ft, at 505-507 West 155th st, for The Welsh Calvinistic Methodist Church; Rev. David M. Richards, pastor, 505-507 West 155th st, owner, from plans by Wm. M. Farrar, 201 West 33d st, architect. Cost \$45,000.

JERSEY CITY, N. J.—Gunn Van Dale, 107 Vesey st, Newark, has the general contract for a 1-sty brick or stone church, 66x130 ft, at

Ege av and Blvd, Jersey City, for R. C. Church of Our Lady of Victory; Rev. Father T. Hampton, pastor, 241 Ege av, Jersey City, owner, from plans by J. A. Jackson, 660 George st, New Haven, architect. Cost \$150,000.

NEWARK, N. J.—Frank Wexler, 54 Stratford pl, Newark, has the general contract for a tapestry brick, limestone and terra cotta synagogue at 269 Belmont av, Newark, for Congregation Oestreich, Hungarian, owner, care of architect, from plans by M. B. Silberstein, 119 Springfield av, Newark, architect. Cost \$30,000.

WHITE PLAINS, N. Y.—Frank N. Goble, 49 Brookfield st, White Plains, has the general contract for a 4-sty hollow tile and stucco convent, 162x128 ft, on Broadway, White Plains, for Sisters of Divine Compassion, White Plains, owner, from plans by A. F. A. Schmitt, 604 Courtlandt av, Manhattan, architect.

DWELLINGS.

MANHATTAN.—Thomas A. Altieri Construction Co., care of M. Silbert, 2323 Crotona av, has the general contract for a 1-sty brick dwelling, 87x50 ft, with stores, at the north-east corner of 186th st and Hughes av, for Mrs. C. Prestigiacomb, 601 East 186th st, owner, from plans by Michael Cardo, Bible House, architect. Cost \$25,000.

MANHATTAN.—H. H. Vought Co., Grand Central Terminal, has the general contract for alterations to the 4-sty brick dwelling, 32x100 ft, at 7 West 57th st, for Warner Van Norden, 62 South st, owner, from plans by W. E. Anthony, 2 West 47th st, architect. Cost \$22,000.

MANHATTAN.—The Whitney Co., 101 Park av, has the general contract for alterations to the 4-sty brick dwelling, 18x60 ft, at 240 East 68th st, for Francis J. Danforth, 2 West 47th st, owner, from plans by Electus D. Litchfield & Rogers, 477 5th av, architect.

MANHATTAN.—J. & W. C. Wallace & Co., Inc., 282 11th av, have the general contract for alterations to the dwelling at 130 East 79th st, for Wm. A. Shakman, 353 4th av, owner, from plans by F. Burrell Hoffman & Murray Hoffman, 147 East 51st st, architects. Cost \$30,000.

WOODMERE, L. I.—E. Cornell, Woodmere, has the general contract for a 2½-sty fishlock brick dwelling, 28x70 ft, on Central av, Woodmere, for M. Joseph, Woodmere, owner, from plans by H. T. Jeffrey, Jr., 309 Fulton st, Jamaica, architect. Cost \$35,000.

FOREST HILLS, L. I.—W. T. Anderson, Inc., Forest Hills, has the general contract for a 2½-sty brick dwelling, 40x72 ft, at the north-west corner of Greenway terrace and Middleway pl, Forest Hills, for Lyle Hunter, 23 Greenway terrace, Forest Hills, owner, from plans by G. Atterbury, 139 East 53rd st, architect. Cost \$30,000.

CROTON ON HUDSON, N. Y.—L. G. Barnhart, 63 St. Andrews pl, Yonkers, has the general contract for a 2½-sty frame and stucco dwelling of irregular dimensions, on Yorktown rd, Croton on Hudson, for Geo. W. Naumburg, 14 Wall st, Manhattan, owner, from plans by Tachau & Vought, 109 Lexington av, architects. Steam engineer, R. D. Kimball, 15 West 38th st, Manhattan.

An Ideal Arrangement

With the abandonment of the private generating plant in the Farmers Loan and Trust group downtown, arrangements have been made with The New York Edison Company to supply current for all needs, and with the New York Steam Company, to supply steam for every purpose

By thus taking both electricity and steam from street sources, much valuable space is released for other purposes. In addition there will be a very material saving in the cost of light, power and heat. Central Station supply is the ideal arrangement for large buildings

The three buildings of this group occupy the greater part of the triangular block bounded by Exchange Place, Beaver and William Streets. The total electrical load will be 4000 lamps and 150 horsepower in motors

If your electrical plant is unsatisfactory or your costs high, let us explain what Central Station Service will mean to you

Big Buildings Use Edison Service

The New York Edison Company

At Your Service

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



J. P. Duffy Co.

Flue Pipe
Terra Cotta Blocks
Gypsum Blocks
Masons' Materials

138th Street and Park Avenue

BROOKLYN

50th-51st Streets and 2nd Avenue

QUEENS

Jackson Avenue and Madden Street

NEWARK, N. J.—Joseph Heller, 92 Huntington terrace, Newark, has the general contract for a 2½-sty tapestry brick and limestone dwelling, 38x56 ft., with garage, at 6-8 Lyons av., corner of Elizabeth av., Newark, for Dr. B. B. Matz, 41 Broome st., Newark, owner, from plans by Frank Grad, 245 Springfield av., Newark, architect. Cost \$25,000.

MANHATTAN.—Rheinstein & Haas, 21 East 41st st., have the general contract for alterations to the 4-sty brick dwelling, 27x146 ft., at 4 Washington sq., north, for Elizabeth H. Stewart, 43 5th av., owner, from plans by Arthur C. Holden, 101 Park av., architect. Cost \$4,000.

SCARSDALE, N. Y.—Edw. Outwater, 516 5th av., Manhattan, has the general contract for a 2½-sty terra cotta block and stucco dwelling, 30x40 ft., at Scarsdale, for Andruo F. Gilsey, 51 East 42nd st., Manhattan, owner, from plans by E. D. Litchfield & Rogers, 477 5th av., Manhattan, architect. Cost \$14,000.

RYE, N. Y.—D. H. Beary, 175 Purchase av., Rye, has the general contract for a 2½-sty frame and stucco dwelling, 27x59 ft., at Rye, for Mrs. Elizabeth A. McCarthy, Rye, owner, from plans prepared privately. Cost \$18,000. Mason work, Wm. H. Wilton, Main st., Portchester.

WHITE PLAINS, N. Y.—Ward Carpenter Co., Grand st., White Plains, has the general contract for a 2½-sty brick and stucco dwelling, 44x52 ft., at Little John pl and Robin Hood rd., Gedney Farm, White Plains, for Joseph Jones, 36 Mamaroneck av., White Plains, owner, from plans by Randall Henderson, Depot Sq., White Plains, architect. Cost \$16,000.

MAPLEWOOD, N. J.—John S. Carragher, Belleville, has the general contract for five 2-sty frame clapboard and shingle dwellings at 17-45 Plymouth av., Maplewood, for Fidelity Construction Co.; Harry Kolodin, president, 24 Ingraham pl., Newark, owner, from plans prepared privately. Cost \$6,000 each.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Wm. Kennedy Construction Co., 215 Montague st., has the general contract for alterations to the 4-sty and basement brick warehouse, 60x120 ft., with store, and a new 4-sty brick building, 25x100 ft., at the southwest corner of 44th st and 5th av., for Cohn Bros. Furniture Co., Inc., 534 5th av., owner, from plans by Chas. F. Garlich, 600 Jefferson av., architect. Cost \$100,000.

BROOKLYN.—Communipaw Construction Co., 95 Liberty st., Manhattan, has the general contract for a 2-sty brick warehouse, 140x280 ft., with garage, at the southeast corner of Stewart and Meserole avs., for Barnet Weinstein, 53 Boerum st., owner, from plans prepared privately. Cost \$65,000.

LONG ISLAND CITY, N. Y.—Wharton Green Co., 37 West 39th st., Manhattan, has the general contract for a 2-sty brick storage building on plot of 14,000 sq ft., at Harris and Van Alst avs., L. I. City, for Film Storage & Forwarding Corp., 37 West 39th st., Manhattan, owner, from plans by F. H. Dewey & Co., 175 5th av., Manhattan, architect.

HOBOKEN, N. J.—E. E. Hamilton, 1516 Wil- low av., Hoboken, has the general contract for a 2-sty brick and reinforced concrete warehouse, 59x97 ft., at 15th and Adams sts., Hoboken, for G. W. Travers Co., 15th and Grand sts., Hoboken, owner, from plans by Paul C. Hunter, 191 9th av., Manhattan, architect. Cost \$35,000. Engineer, Mellor & Hamburger, 516 West 25th st., Manhattan.

HOTELS.

MANHATTAN.—John T. Brady & Co., 103 Park av., have the general contract for an addition to the 14-sty brick and limestone Apartment Hotel Grosvenor, 24x82 ft., at 1 East 10th st., for John A. McCarthy, 243 West 70th st., owner, from plans by Schwartz & Gross, 347 5th av., architects. Cost \$160,000. Excavating, Purcell & Guilfeather, 513 West 40th st., Steel, A. E. Norton, 56 West 45th st.

SCHOOLS AND COLLEGES.

PLAINFIELD, N. J.—Thos. De Riso, 421 Bergenline av., Union Hill, has the general contract for an addition to the 2-sty brick Jefferson Public School on Myrtle av., Plainfield, for City of Plainfield Board of Education; Archibald Cox, president, Plainfield, owner, from plans by John T. Rowland, Jr., 100 Sip av., Jersey City, architect. Cost \$150,000. Heating and ventilating, J. R. Proctor Co., 16 West 9th st., Bayonne. Plumbing, Fred A. Vanderweg, 100 Chestnut st., Roselle Park. Electric wiring, Hoffman & Elias, 549 Columbus av., Manhattan.

STORES, OFFICES AND LOFTS.

MANHATTAN.—H. P. Wright & Co., 207 East 43d st., have the general contract for a 3-sty brick store and office building, 40x49 ft., at 202-4 West 34th st., for Marx Realty & Improvement Co.; Jos. E. Marx, president, 201 West 23d st., owner, from plans by J. M. Felson, 1133 Broadway, architect. Cost \$30,000.

THEATRES.

MANHATTAN.—Nora Construction Co., 233 Broadway, has the general contract for alterations to the 2½-sty fireproof theatre, 41x90 ft., at 11-13 West 116th st., for Manfred Amusement Co., Inc.; Sam Freedman, president, 11-13 West 116th st., owner, from plans by Maurice Deutsch, 50 Church st., architect. Cost \$40,000.

MISCELLANEOUS.

BROOKLYN.—Moore & Patience, 103 Park av., Manhattan, have the general contract for a 3-sty and basement brick and artificial stone community house, 50x100 ft., at 88 Meserole st., for Lexington Council of Knights of Columbus; Jos. T. Walsh, president, owner on premises, from plans by P. Tillion & Son, 103 Park av., architects. Cost \$70,000. Plumbing, Louis Frisse, 669 Bushwick av. Electrical work, Greer Electric Co., 101 Park av., Manhattan. Iron, J. Cutler Iron Works, 95 Lombardy st.

BAYONNE, N. J.—Tucker & Lewis, 103 Park av., Manhattan, have the general contract for a 1-sty reinforced concrete oil separator, 60x200 ft., at Constable Hook, Bayonne, for the Standard Oil Co., of New Jersey, Purchasing Dept., Cunard Bldg., 25 Broadway, Manhattan, owner, from plans prepared privately.

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street

BROOKLYN, N. Y.

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phones: { 1370
Mott Haven { 1371

Office and Factory: River Ave. and East 151st St.

TELEPHONE: MANSFIELD 2300

RETAIL LUMBER CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

HEATING STEAM OR HOT WATER RADIATION WITH GAS

IS MADE SIMPLE AND SATISFACTORY BY USING

KAY-SOLA GAS HEATING BOILERS

FOR HOMES—OFFICES—FACTORIES—STORES WITH OR WITHOUT A CELLAR

Write Dept. G for illustrated literature

THE SOLAR ENGINEERING CORPORATION 505 FIFTH AVE.
NEW YORK, N. Y.

LOUIS BROOK, INC.

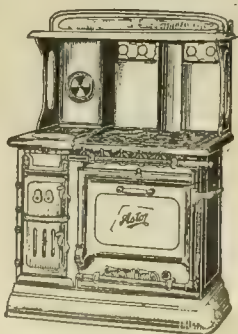
LUMBER and TIMBER at RETAIL

SASHES BLINDS MOULDING TRIM SHELVING FLOORING
SHINGLES ROOFING PARTITION BOARDS VENEER PANELS, ETC.

OFFICE:
148-152 INDIA STREET

TEL. 2600 GREENPOINT
GREENPOINT, BROOKLYN

YARDS:
OAKLAND & INDIA STS.



The UNION STOVE WORKS

Headquarters for Builders for

Kitchen Ranges for Coal or Gas, Standard or
Pipeless Furnaces, Heating Boilers, Laundry
Apparati

THE GREAT "ASTOR" LINE

70 BEEKMAN STREET

Established 88 Years

Telephone: Beekman 2490

BUILDING LOANS

We are in the market for construction loans in the form of first mortgage bond issues in New York and other large cities. We prefer loans of \$500,000 upward.

Owners, builders, and architects should write for booklet describing the STRAUS PLAN. Ask for

Booklet G

S.W. STRAUS & CO.

Established 1882

Incorporated

STRAUS BUILDING

565 Fifth Ave., at 46th St., NEW YORK

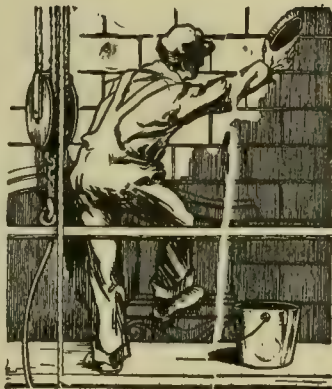
Offices in 15 Principal Cities

Telephone—Vanderbilt 8500

**40 Years Without Loss
to Any Investor**

Copyright, 1922, by S. W. Straus & Co.

A Clean Building



We clean masonry of every type.

A clean building will sell or rent as well as a new building. In appearance it is a new building, for cleaning restores the original freshness of color.

Estimates for cleaning—and pointing, if desired—submitted on request.

Atlantic Terra Cotta Co.

Cleaning Department

350 Madison Avenue

Telephone: Vanderbilt 9980

ASHES FOR SALE

10,000 Yards of Soft Coal Ashes
By Truck or Scow

Available East or North Rivers

Address F. P. S., 600 West 59th Street
Phone: Columbus 1702

A. WILKES COMPANY

PAINTERS

INTERIOR DECORATORS

Exclusive Work, Ask Our References

2371 Jerome Ave.

Fordham 9000

PLANS FILED FOR NEW CONSTRUCTION IN ALL BOROUGHES OF NEW YORK CITY

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

10TH ST. 1 E, 14-sty apt hotel, 24x82, slag rf; \$160,000; (o) John A. McCarthy, 243 W 70th; (a) Schwartz & Gross, 347 5 av (270).

190TH ST, 570-76 W, 5-sty bk tnt, 75x77, plastic slate rf; \$100,000; (o) Lester Const. Co., 189 E 115th; (a) Springsteen & Goldhammer, 32 Union sq (267).

CHURCHES.

WELFARE ISLAND, RIVER RD, 1 & 2-sty 180TH ST, 612-14-16 W, 2-sty bk synagogue, 75x86, slag rf; \$65,000; (o) Temple of the Convent, 612 W 180th; (a) Sommerfeld & Steckler, 31 Union sq (277).

bk chapel & rectory, 37x113, slate & gravel rf; \$40,000; (o) City of N. Y., Dept. of Public Welfare, Municipal Bldg.; (a) Architects Guild, 1 Madison av (268).

FACTORIES AND WAREHOUSES.

105TH ST, 403 E, 3-sty bk factory & storage, 22x73, plastic slate rf; \$18,000; (o) Mrs. Antonietta Gaudolfo, 402 E 108th; (a) Carl B. Cali, 81 E 125th (279).

4TH AV, 110, 1-sty metal storage, 22x40, metal rf; \$300; (o) Theo. E. Schulte, 80 4 av; (a) Geo. & Edw. Blum & F. W. West, 500 5 av (266).

STABLES AND GARAGES.

140TH ST, 50 W, 1-sty metal garage, 24x30, metal rf; \$500; (o) John Dieckman, 368 Washington; (a) Sarsfield J. Sheridan, 5046 Newton av (271).

146TH ST, 110 W, 7-1-sty metal garages, 10x18, metal rf; \$875; (o) Ashley & Booth, 146th st & Lenox av; (a) Jas. R. Ashley, 351 W 86th (278).

AMSTERDAM AV, 2500-4, 2-sty bk garage, 74x100, compo rf; \$50,000; (o) Max Marx, 128 Bway; (a) Wm. Shary, 41 Union sq (276).

BROADWAY, 4560, 1-sty metal garage, 18x45, metal rf; (o) Agnes V. Kraus, 59 Nagle av; (a) A. E. Davis, 258 E 138th (272).

PARK AV, 1473, 1-sty bk garage, 20x80, plastic slate rf; \$5,000; (o) Peter Jackson, 106 Lexington av; (a) Saml. Carner, 118 E 28th (273).

STORES, OFFICES AND LOFTS.

BROADWAY, 3337-9, 1-sty bk str, 70x100, tar & gravel rf; \$20,000; (o) Rose Wood, Republic Theatre, 47th & 7 av; (a) David Bleier, 316 W 42d (275).

BROADWAY, ST. CLAIR PL & W 125TH ST, 1-sty bk str, 29x132, slag rf; \$110,000; (o) Broadway & 125th St. Corp., 103 Park av; (a) Gronenberg & Leuchtag, 450 4 av (274).

MISCELLANEOUS.

AV C, 278-90, 16TH ST, 701-29 E, 1 & 2-sty bk repair shop, 184x357, tar & gravel rf; \$600,000; (o) City of N. Y., Dept. of Plants & Structures, 18th floor, Municipal Bldg.; (a) P. P. (269).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

KELLY ST, e s, 70-29 s Intervale av, 5-sty bk tnt, 50x103, slag rf; \$85,000; (o) Gold Gross Corp., Leon Grossman, 277 Bway, Pres.; (a) Maurice Courland, 47 W 34 (1436).

GRAND AV, s w c Kingsbridge rd, 5-sty bk tnt, 112.7x94, slag rf; \$180,000; (o) Silmarsh Realty Co., Louis Silvermarsh, 372 E 149th, Pres.; (a) Chas. Kreymborg, 2534 Marion av (1535).

COLLEGES AND SCHOOLS.

CAYUGA AV, n w c, 244th st, 2-sty T C school, 72.10x49.10, slate rf; \$40,000; (o) Barnard School for Boys, Wm. Hazen, 4411 Cayuga av, pres; (a) Chas. E. Birge, 29 W 34th st (1272).

DWELLINGS.

CENTER ST, s e c Eastchester Bay, 1-sty fr dwg, 38x26, shingle rf; \$3,000; (o) Harry Stone, 25 W 42; (a) Samuel Pelton, 58 E 13 (1429).

242D ST, s s, 335 e Katonah av, 1-sty & attic fr dwg, 35.2x39, asphalt shingle rf; \$8,000; (o) Edw. J. Ramsey, 3321 Bainbridge av; (a) A. V. B. Norris, 467 Vanderbilt av (1433).

FAILE ST, e s, 170 s Spofford av, 2-sty bk dwg, 22x52, 1-sty bk garage, 19x22, compo rf; \$10,500; (o) Santo Greco, 23 Bradley av, Blissville, L. I.; (a) Wm. I. Hobausser, 116 W 39th (1242).

FILLMORE ST, w s, 220 s Morris Park av, 2-sty br dwg, 22x50, rubberoid rf; \$10,000; (o) Louis Astorino, 2361 Crotona av; (a) B. Ebeling, 1372 Zerega av (1061).

FORSTER PL, s s, 59.1 e Huxley av, 2-sty fr dwg, 24x40, slag rf; \$10,000; (o) Richard D. Martero, 160 W 45th; (a) M. W. Del Gaudio, 158 W 45th (653).

FORSTER PL, s s, 150 w Bway, 2-sty br dwg, 21x55, asphalt shingle rf; \$10,000; (o) Richard D. Martero, 160 W 45th st; (a) M. W. Del Gaudio, 158 W 45th st (654).

GILES PL, w s, 100 s Cannon pl, 2½-sty H T dwg, 34.8x44.8, slate rf; \$20,000; (o) Margaret Hearty, 3040 Kingsbridge Ter; (a) Henry D. Whitford, 597 5th av (638).

GILES PL, e s, 306.1 n Sedgwick av, 2½-sty fr dwg, 18x24, shingle rf; \$4,794; (o) Isabella Stewart, 573 Isham; (a) Chas. A. Newbergh, Grand Central Terminal (844).

GILES PL, e s, 386.8 n Fort Independence av, 2-sty fr dwg, 24x24.2, asphalt shingle rf; \$6,500; (o) J. F. Ruark, 2420 University av; (a) H. R. Stephan, 920 54th, Bklyn (855).

GILES PL, e s, 281.13 n Fort Independence, 2-sty bk dwg & garage, 20x40, shingle rf; \$10,000; (o) P. R. O'Connor, on prem; (a) Dwight J. Baum, 244th & Waldo av (912).

GUN HILL ROAD, n s, 75 e Paulding av, 2-sty fr dwg, 18x24, shingle rf; \$5,000; (o) Wm. E. Huntington, 376 3d av; (a) Sterling Archtl. Co., 154 Nassau st (1069).

219TH ST, n s, 230 w White Plains av, 1½-sty fr dwg, 20x40, shingle rf; \$5,000; (o) Evangeline C. Natoli, 245 Franklin av, Mt. Vernon; (a) M. Coddington, 625 Rossiter, Yonkers (1223).

227TH ST, n s, 125 w Barnes av, 2-sty bk dwg, 22x50, compo rf; \$9,000; (o) Carmine Sgrulonte, 767 E 227th; (a) Cannava & Viviano, 145 W 4th (1172).

237TH ST, n s, 50 w Richardson av, 2½-sty dwg, 24x32, 1-sty fr garage, 12x18, compo shingle rf; \$9,000; (o) Wm. R. Mullen, 1429, 2d av; (a) B. P. Wilson, 1705 Bussing av (706).

237TH ST, s s, 71.3 w Furman av, 2-2-sty fr dwgs, 19.7x64, shingle rf; \$16,000; (o) Max Glassman, 59 E 125th; (a) Geo. E. Greible, 81 E 125th (1189).

239TH ST, s s, 100 e White Plains av, 1-sty fr dwg, 16x48, shingle rf; \$4,000; (o & a) Carrie L. Weldon, 3070 Bainbridge av (1007).

242D ST, s s, 335 e Katonah av, 1-sty & attic fr dwg, 50x38, asphalt slate rf; \$8,000; (o) Edw. S. Ramsay, 3321 Bainbridge av; (a) V. B. Norris, 467 Vanderbilt av, Bklyn (686).

259TH ST, n w c, Huxley av, 3-sty br dwg, 25.6x22.4, shingle rf; \$9,000; (o) Margot L. Ingolf, 5905 Huxley av; (a) W. S. Moore, 52 Vanderbilt av (643).

261ST ST, s w c Delafield av, 2-2½-sty bk dwgs, 24x56, asphalt shingle rf; \$24,000; (o) John F. Morring, 1274 Amsterdam av; (a) Alfred A. Berube, 220 W 42d (1012).

BISSEL AV, n w c Murdock av, three 1-sty fr dwgs, 26x38, shingle rf; \$13,500; (o) Ideal Home Const. Corp., D. J. Rosen, 350 Bway, pres; (a) L. A. Bassett, 2593 Grand Concourse (1430).

BOGART AV, w s, 150 n Rhineland av, 2-sty fr dwg, 20.2x24.2, shingle rf; \$5,000; (o & a) Sidney Popplewell, 233 E 166th (1016).

STABLES AND GARAGES.

BRONX ST, w s, 51.1 n Tremont av, 1-sty bk garage, 51.6x129.11, plastic slate rf; \$30,000; (o) Samuel N. Glasserow, 1044 E Tremont av; (a) Chas. Schaefer, Jr., 391 E 150th st (1279).

ANTHONY AV, n w c 180th, 1-sty bk garage, 26.5x23, tar & felt rf; \$1,000; (o) Nicholas Spallone, on prem; (a) Jos. Ziccardi, 912 Park av (1425).

UNDERCLIFFE AV, e s, 211.7 n 176th st, 2-sty br garage, 20x17, slag rf; \$3,000; (o) Janette S. Edwards, 201 W 78th st; (a) Maximilian Zipkes, 422 4th av (1308).

STORES AND DWELLINGS.

MILES AV, s s, 314 e Pennyfield av, 2-sty fr str & dwg, 24x90, slag rf; \$6,000; (o) Gottlieb Vollmer, 944 Washington av; (a) John J. Dunnigan, 394 E 150th (1355).

STORES, OFFICES AND LOFTS.

FOX ST, e s, 89 s Intervale av, 1-sty br str, 177x153, rubberoid rf; \$20,000; (o) David Pekman, 821 Union av; (a) Robt. Gottlieb, 26 W 113th st (1311).

BELMONT AV, n w c Jerome av, 2-sty bk str & factory, 100x100, plastic slate rf; \$35,000; (o) Hyman Berman, 198 Bway; (a) Nathan Rotholz, 3295 Bway (1435).

MISCELLANEOUS.

VINCENT AV, e s, 175 s Schley av, 1-sty fr dance hall & bathing pavilion, 49x72.10 shingle rf; \$7,000; (o) Philip Pagano, 2080 Crotona av; (a) W. M. Hussion, 135 Westchester sq (1420).

Queens

DWELLINGS.

ASTORIA, -6th av, w s, 110 n Ditmars av, sixteen 2-sty brk dwgs, 20x52, slag rf, 2-fam, elec, steam heat; \$160,000; (o) David Binder, 44 Court st, Bklyn; (a) Seelig, Finkelstein & Wolfinger, 44 Court st, Bklyn (5131 to 5138).

ARVERNE.—Beach 60th st, w s, 560 s Larkin st, twelve 1-sty fr dwgs, 18x32, shingle rf, 1-fam, gas; \$30,000; (o) W. Sirefman & M. Proomkin, Arverne; (a) J. A. Johnson, Rockaway Beach (5194 to 5205).

EDGEMERE.—Mermaid av, s s, 100 w Beach 36th st, three 2-sty fr dwgs, 24x24, shingle rf, 1-fam, gas; \$21,000; (o & a) Analip Holding Co., 61 W 22d st, N Y C (4994-5-6).

EDGEMERE.—Beach 43d st, w s, 1580 n Blvd, five 2-sty fr dwgs, 19x25, shingle rf, 1-fam, gas; \$17,500; (o) Jacob Pitz, 89 Tillary st, Bklyn; (a) Robert Woods, Lynbrook, L. I. (4997-98-99).

JAMAICA.—Shelton av, n w c, Judd st, four 2-sty fr dwgs, 20x58, slag rf, 2-fam, gas, steam heat; \$36,000; (o) Bishowsky & Margolin, 31 Kaplan av, Jamaica; (a) Louis Dannacher, 328 Fulton st, Jamaica (5043-44).

JAMAICA.—Pierson st, s s, 350 w Jeffrey av, 2½-sty fr dwg, 24x52, shingle rf, 2-fam, gas, hot water heat; \$9,000; (o) F. S. Connors, 114 Person st, Jamaica; (a) Herman Funk, 29 Cooper st, Bklyn (4955).

JAMAICA.—South st, s s, 75 e Sutphin rd, 2-sty fr dwg, 20x45, shingle rf, 1-fam, gas; \$7,500; (o) Jos. Nedza, 15 Union av, Jamaica; (a) Louis Dannacher, 328 Fulton st, Jamaica (5018).

JAMAICA.—Beatrice st, n s, 340 w Baisley av, three 1½-sty fr dwgs, 22x30, shingle rf, 1-fam, gas; \$10,500; (o) Harris Nevins, 44 Court st, Bklyn; (a) Louis Dannacher, 328 Fulton st, Jamaica (5019-20-21).

KEW GARDENS.—Curzon pl, n s, 100 e Park la, 2½-sty fr dwg, 38x25, shingle rf, 1-fam, gas, elec, hot water heat; \$15,000; (o) Griswold Dagget, 45 South Elliot pl, Bklyn; (a) Walter McQuade, 101 Park av, N Y C (5158).

L. I. CITY.—Howland st, e s, 100 n Ditmars av, twenty-two 2-sty brk dwgs, 18x62, tar and gravel rf, 2-fam, elec, steam heat; \$264,000; (o) N. Y. & Astoria Land & Improvement Co., Wolcott av, Long Island City; (a) C. F. & D. E. McAvoy & L. Smith, Electric Bldg., L. I. City (5118 to 5128).

L. I. CITY.—Carolyn st, w s, 100 n Nelson av, 2-sty brk dwg, 20x50, slag rf, 2-fam, gas; \$8,800; (o & a) Thomas Maguire, 47 18 av, L. I. City (5116).

Richmond.

APARTMENTS, FLATS AND TENEMENTS.

STAPLETON.—Bay st, w s, 50 s Prospect st, 3-sty br bldg apt, 25x105, slag rf; \$30,000; (o) Frank Tichenor, Stapleton st; (a) Chas. E. Spruck, 24 Vanderbilt av, Stapleton, S. I.; (mason & carpt.) James McDermott, Stapleton, S. I. (382).

CHURCHES.

NEW SPRINGFIELD.—Richmond av, w s, Signs rd, 2½-sty fr church bldg, 32x57, shingle rf; \$20,000; (o) Emanuel Lutheran Church, New Springville, S. I.; (a) Wm. H. Hoffman, West New Brighton, N Y; (mason & carpt.) H. W. Wyman, 27 Wyona av, Port Richmond (330).

DWELLINGS.

ANNADALE.—12 Annadale rd, e s, 96 n Arden av, 1½-sty fr dwg, 24x38, rubberoid rf; \$6,500; (o) Harry L. Lukson, 728 Annadale rd; (a) J. J. Du Bost, Allen and Annadale av, S I (367).

BAY TER.—Fourth st, n w s, 100 s Grant av, 1-sty fr dwg, 26x32, shingle rf; \$3,000; (o) Harry S. Ross, Great Kills, P. O., S. I. (378).

BRIGHTON HEIGHTS.—Oxford pl, n, 270 e Woodstock av, 2-sty brk dwg, 30x38, shingle rf; \$8,000; (o) W. R. Stillwell, care G. Whitford, Tompkinsville, S. I.; (a) Jas. Whitford. (Mason & carpt) done by owner (380).

CONCORD.—Saige st, n w s, 200 n Clove av, 2-sty fr dwg, 19x30, shingle rf; \$5,000; (o) Sarah E. Mullgrew, 229 Pine av; (a) Frank Buttermark; (carpt) John Buttermark, 152 Canal st, Stapleton, S. I. (400).

FACTORIES AND WAREHOUSES.

ANNADALE.—Forest and Center av, 2-sty bk factory, 24x50, asbestos rig; \$6,000; (o) William G. Wilson, 1342 Richmond ter, West New Brighton, S. I.; (a) P. P. (364).

STORES, OFFICES AND LOFTS.

STAPLETON.—Canal st, s s, 200 w Wright st, 1-sty store conc and fr, 27x40, gravel rf; \$7,000; (o) Katherine G. Winters, 160 Canal st, Stapleton, S. I.; (a) Geo. Winters, 95 Wave st (289).

MIDLAND BEACH.—Midland av, n w c 3d st, 1-sty fr three stores, 40x60, rubberoid rf; \$3,000; (o) Ed. Spatz and others, 589 Midland av, Midland Beach, S. I.; (a) P. P.; (carpt) M. A. Biles, Midland Beach, S. I. (323).

STORES AND DWELLINGS.

NEW DORP, S. I.—Garabaldi, s s, 73 e Rome av, 2-sty fr dwg and store, 19x44, rubberoid rf; \$5,000; (o) Anthony Gervasi, 303 E 118th st, N Y C; (a) Cannava & Viviani, 145 W 41st st, N Y C (293).

PLANS FILED FOR ALTERATIONS

Manhattan

GRAND ST, 72, remove C I vault lights, new reinf conc vault lights, alter entrance steps on 5-sty bk stores and lofts; \$1,200; (o) John A. and Herbert D. Lewis, 299 Bway; (a) P. P. (799).

GRAND ST, 90-2-4, remove sidewalk encroachments, new wall, curb on 5-sty bk lofts; \$2,000; (o) Chas. Lane, 5 Beekman; (a) Elwood Hughes, 342 W 42d (852).

GRAND ST, 89, remove sidewalk encroachments, projections, new wall, curb, vault lights, in 5-sty bk store and lofts; \$1,800; (o) Est Chas. A. Baudouine, 1181 Bway; (a) Elwood Hughes, 342 W 42d st (804).

GRAND ST, 97-105, remove sidewalk encroachments, new beams, reinf conc rf, curb on 5-sty bk store and lofts; \$1,550; (o) Leon Tanenbaum, 640 Bway; (a) Elwood Hughes, 342 W 42d st (805).

GRAND ST, 50, remove steps, new toilets, step, mezzanine in 5-sty bk str & tint; \$10,000; (o) Carneval Realty Corp., 90 Murray; (a) Edw. P. Roberts, 37 Sullivan (946).

HUDSON ST, 177-79, new strs, partitions, str fronts on 7-sty bk str & factory; \$2,000; (o) John J. Burton, 28 N Moore; (a) Morris Whinston, 116 W 39th (1028).

LAFAYETTE ST, 250, new tanks & supporting structures on 4-sty bk storage; \$1,100; (o) Est. Ellen M. Hennessy, 220 4 av; (a) The Rusling Co., 26 Cortlandt (977).

LUDLOW ST, 54, lower 2 tier beams, remove wall, new ext, stairs, beams rearrange show window in 4-sty bk str & tint; \$6,000; (o) Meyer Einbinder, 54 Ludlow; (a) Philip Bardes, 230 Grand (947).

MAIDEN LANE, 47-49, remove portion of balcony, new str frt, stairs in 12-sty bk str & offices; \$1,500; (o) Stel Markantonis, Emilo Demittrakakis, 47-49 Maiden la; (a) Walter T. Williams, 41 E 42 (939).

OAK ST, 49, remove toilet, new toilet, windows, partitions in 5-sty bk str & tint; \$3,000; (o) Rosina Di Maio 49 Oak; (a) Alfred L. Kehoe & Co., 150 Nassau (952).

STANTON ST, 317, new toilet, cellar, enlarge str in 5-sty bk str & dwg; \$2,000; (o) Hyman Davidowitz, 316 Stanton; (a) Lorenze F. J. Weiber, 271 W 125th (1001).

SULLIVAN ST, 177, remove stoop, new rooms, rearrange partitions in 4-sty bk restaurant and apartments; \$12,000; (o) Frank Galli, 177 Sullivan st; (a) Frank E. Vitola, 56 W 45th st (812).

THOMPSON ST, 99, new toilets, partitions in 2-3-sty bk dwgs; \$2,000; (o) Nicolo Rossano, 310 W 49; (a) Hamilton & Barbato, 17 W 42 (983).

VAN NEST PL, 3, remove stoop, new steps, exten in 4-sty bk dwg; \$8,000; (o) Paul Costa, 3 Van Nest pl; (a) Frank E. Vitola, 56 W 45th st (813).

VESTRY ST, 5-7, new doors in 2-6-sty bk storage bldg; \$1,000; (o) 5 & 7 Vestry St. Corp., 5 & 7 Vestry; (a) Raphael Prager, 2 Rector (1011).

WARREN ST, 26, fire retard stairs, new toilets in 5-sty bk factory; \$1,500; (o) Chas. I. Silberman, 69 Ludlow; (a) C. B. Brun, 47 W 34 (938).

WOOSTER ST, 201, new tanks & struct on 6-sty bk factory; \$2,600; (o) Louis & Abraham Solomon, 199 Wooster; (a) The Rusling Co., 26 Cortlandt (1028).

7TH ST, 195 E, remove show windows, partitions, 1st tier, beams, new flooring, beams, show window, skylight on 4-sty bk str & tint; \$4,500; (o) First Brodier Bnai Brith Cong. 195 E 7; (a) Max Miller, 115 Nassau (953).

9TH ST, 10 W, new add sty, mansard roof, window, stairs in 3-sty bk dwg; \$5,000; (o) Wm. J. Glackens, 10 W 9th st; (a) Augustus N. Allen, 2 W 45th st (901).

10TH ST, 109 W, remove store front, piers, new store front, piers, partitions in 3-sty bk stores & apartments; \$2,000; (o) Henry Reutheiser, 46 Ft Washington av; (a) Louis Kasoff, 145 6 av (911).

14TH ST, 447-53 W, new f. p. monitor on 8-sty bk factory; \$10,000; (o) American Can Co., 120 Bway; (a) P. P. (968).

14TH ST, 225-7-9, E 14th, remove walls, new windows, piers, beams, alter vestibule, 1 floor of 3 5-sty bk tnts; \$15,000; (o) Michael L. and Fredk. Cohen, 30 W 119th st; (a) Geo. H. Van Ankler, 430 W 44th st (759).

15TH ST, 113 & 115 E, remove & rebuild wall, new partitions, stairs, roof, bulkhead, columns, girders, raise floors in 3-sty bk stable & lofts; \$20,000; (o) Delehanty Realty Co., 123 E 11; (a) Morgan M. O'Brien, 49 E 90 (996).

16TH ST, 449-51, new ext on 1 & 5-sty bk repair shop & factory; \$2,000; (o) Economy Wiping Material Co., 453 W 16; (a) Jacob Gescheidt, 142 E 43 (923).

20TH ST, 5 W, remove posts, girders, new ext, fire retard stair, hall in 5-sty bk shops; \$15,000; (o) Presbyterian Home Board of Foreign Missions, 156 5 av; (a) Philip Bardes, 230 Grand (951).

23D ST, 328-32 E, remove stairs, new elevator, stairs in 6-sty bk factory; \$1,000; (o) Est. Henry Meyer, 2550 Creston av, Bronx; (a) Sommer & Prince, 469 5 av (991).

23D ST, 28-30 W, new reinf conc balcony on 12-sty bk factory & show room; (o) Est Isaac Stern, 907 Bway; (a) Chas. Paff & Co., 7 Dey (873).

32D ST, 34-36 W, new beams, columns in 12-sty bk office bldg; \$1,800; (o) M. & L. Hess, 907 Bway; (a) Thos. A. Williams, 147-9 W 99 (970).

32D ST, 17 W, reduce vault under 12-sty bk hotel; \$1,500; (o) Hotel Aberdeen Co., 17 W 32; (a) Springstein & Goldhammer, 32 Union sq (960).

34TH ST, 112 W, remove wall, new columns, girders, new wall in 4-sty bk theatre; \$2,000; (o) Frank J. Farrell, 112 W 34th; (a) John A. Rofrano, 1 Mott (1008).

34TH ST, 123 E, remove windows, new toilets, show window, stucco front on 5-sty bk str & apts; \$4,000; (o) Hardford Holding Co., 123 E 34th; (a) Geo. M. Landsman, 105 W 40th (842).

34TH ST, 233 E, remove str front, pier stairs (marble), new str front, beams, stairs in 5-sty bk str & apts; \$1,800; (o) Catherine E. Conway, 235 E 34th; (a) H. W. Howard, Jr., 230 E 34th (874).

34TH ST, 404 W, remove stoop, fronts, new windows, entrance, piers, girders, stairs in 3-sty bk shops & apts; \$3,000; (o) O. Gary Ests Corp., 135 Bway; (a) J. C. Hankinson, 529 W 111th (862).

44TH ST, 433 W, remove stoop, encroachments, new partitions, plumbing in 3-sty bk dwg; \$3,000; (o) Dr. Philip Jordan, 433 W 44th st; (a) John H. Knubel, 305 W 43d st (903).

44TH ST, 7 E, remove wall, elevator shaft, new columns, girders in 4-sty bk str & offices; \$2,000; (o) Est. Francis G. Lloyd, care Farmers Loan & Trust Co., 18 William; (a) Rouse & Goldstone 512 5 av (976).

46TH ST, 113 W, new str frt, partitions in 5-sty bk str; \$1,500; (o) Fanny Spraga, 113 W 48; (a) J. M. Felson, 1133 Bway (927).

48TH ST, 170 W, 7TH AV, 717, remove partitions, raise beams, new str front, doors in 2-4-sty bk str & apts; \$12,000; (o) 717 7th av, Anton Weinig, 2296 Bway; (o) 170 W 48th, Fred F. Breuck, Saml. H. Wilson, Richard Cole, 170 W 48th; (a) B. H. & C. N. Whinston, 2 Columbus Circle (888).

49TH ST, 321-23 E, remove stoop, stairs, new partitions, vent ducts, rebuild entrance on 2-3-sty bk dwgs; \$8,000; (o) Grosvenor House, Inc., 321-23 E 49th; (a) Franklin C. Wells, Jr., 248 E 105th (821).

50TH ST, 31 W, remove walls, raise floor beams, new front, ext, add sty on 4-sty bk dwg; \$6,000; (o) Jos. Gross, 145 5th av; (a) Louis Kasoff, 145 6 av (783).

54TH ST, 150 E, new stairs, change partitions in 4-sty bk lodging house; \$4,000; (o) 150 E 54th St. Corp., care Arthur Driscoll, 1482 Bway; (a) Oliver Reagai, 927 Madison av (979).

57TH ST, 415 E, remove stoop, stairs, new entrance, partitions, bath rooms, stairs, hot air heat, elec wiring, doors, windows, floors in 3-

Opportunity for Building Material Dealer TO LEASE

For Term With Renewal Privilege
A Plot at 192 to 196 Third Street, Brooklyn
ON GOWANUS CANAL

125 ft. Frontage, 305 ft. Deep—Frame Building 100 ft. x 20 ft.

Merchants' Storage Co., Inc.

Phone: Henry 3908

MECHANICS' AND SATISFIED LIENS RECORDED IN MANHATTAN AND BRONX

MECHANICS' LIENS.

Manhattan.

MAY 4.	
27TH ST, 336-38 W; Robert E Lavelle—Patrick Tully; Anthony Russo and Sylvester Chiricho (12)	998.12
64TH ST, 167 E; Leslie & Tracy, Inc—Holland S Duell; Levin Construction Co & Woodward Construction Co (13)	667.69
117TH ST, 46 W; Feinberg & Feinberg Inc—Flora R Wolfertman; Milton J Wolfertman; renewal (14)	39.55
55TH ST, 26 E; Voska Foelsch & Sidlo—Lillian W Newlin (15)	79.00
SAME PROP; same—Lillian W Newlin Levin Construction Co (16)	903.00

MAY 5.

55TH ST, 26 E; Woodward Construction Co—Lillian W Newlin; Levin Construction Co (17)	10,695.00
104TH ST, 128 W; Lazar Cohen—Sadie Grubin; Louis Grubin (18)	750.00

MAY 6.

77TH ST, 305 W; Frederick R Smith—Mabel M Smith; Manuel Batancourt (19)	28.15
14TH ST, 56-58 E; E C Butler Electric Corp—Harold Amusement Co (20)	940.47

SAME PROP; same—Marvel Holding Corp; Harold Amusement Co & M J Siegel, Inc (21)	337.50
SAME PROP; same—Marvel Holding Corp; M J Siegel, Inc (22)	305.45

MAY 9.

AV A, ws, whole front bet 63d & 64th sts, 200.10x300; M F Westergren, Inc—N Y Homeopathic College & Flower Hospital; E Sonntag (23)	186.51
11TH ST, 218-20 E; Anthony Brenkworth—Annie Hochstim (24)	167.70

MAY 10.

STANTON ST, nec Mangin, 200x200; S L Snyder Co—State Ice Mfg Corp; Eastern Construction Co (25)	1,444.91
99TH ST, 17 W; Nat L Feldstein—Joseph Low; Sarah Birnbaum & Joseph Low (26)	58.86

129TH ST, 300 W; NTH AV, 2407; Nat L Feldstein—Lilalmy, Inc; Harry G Guttman (27)	165.19
---	--------

BROADWAY, 2272; Leopold H Nurick—Realty Conversion Corp (28)	61.00
--	-------

91ST ST, 122 E; Samuel Offerman—John H Boessennecker & Valentine Boessennecker (29)	325.00
---	--------

WALKER ST, 15; Samuel L Feldheim—Wm D Wilson; Weil & Co, agents (30)	243.15
--	--------

Bronx

MAY 3.

LONGFELLOW AV, 1540-2; Adolph Feigge—Proval Realty & Const Corp WEBSTER AV, 2239; Fells, Lent & Cantor, Inc—M Bregman & M Weinraub; G Katz	238.00
200.00	

MAY 5.

CARPENTER AV, es, 90 s 223d, 25x 100; Louis Leon—Anthony Luise; Vincent Malaw	400.00
---	--------

MAY 6.

SULLIVAN PL, ns, 137.7 e Tremont av, 25x100; Steffen-Braham Co—Edward C McNulty; Edw C & Augusta McNulty	2,850.00
--	----------

BARNES AV, 4039; Larkin Lumber Co Theresa Manke; Vincent J Milano BRONXWOOD AV, es, 200 s Duncan, 25x200; Larkin Lumber Co—John & Rose Fraioli; Vincent J Milano	500.38
--	--------

CARPENTER AV, 3910; Larkin Lumber Co—Antonio & Maria G Luisi; Vincent J Milano	230.50
--	--------

LAYTON AV, nwe Fairfax av, 47.5x 125.8; Larkin Lumber Co—Gennaro Palerri; Vincent J Milano	732.52
--	--------

CORONA.—Kingsland av, n s, 100 e 51st, 2-sty fr ext, 18x12, front dwg, int alts; \$1,000; (o) Jos. Zotto, 15 West Jackson av, Corona; (a) A. L. Marinella, 15 W Jackson av, Corona (959)	
--	--

CORONA.—Jackson av, n s, 60 w 46th, int alts on str to provide for dwg; \$1,500; (o) Albert Nieffing, 8 W Jackson av, Corona; (a) A. L. Marinelli, 15 West Jackson av, Corona (960)	
---	--

ELMHURST 173 Gleane st, new enclosed porch, cover with stucco int and ext alt; \$2,000; (o) Mrs. E. C. Johnson, 173 Gleane st, Elmhurst (887)	
---	--

ELMHURST—Gosline pl, e s, 237 w Maurice av, 1-sty fr ext, 35x14, front, tar & gravel roof, int alt; \$2,500; (o) P Napolitano, 20 Manila st, Elmhurst (887)	
---	--

MAY 8.

222D ST, 1122 E; Crowley & Long—Martin Baggett	1,300.00
--	----------

MAY 9.

WARING AV, ns, 50 w Seymour av, 50 x100.8; Gabriel Rabi—Helen Saurech	945.75
---	--------

RESERVOIR AV, ws, 100 s 195th, 50.2 x78.3; Itale Paparella—Frank Treadwell	2,400.00
--	----------

BEAUMONT AV, sec 187th, 50x75; Morris Bregman—Filomena Realty Co; R Scialli	80.00
---	-------

SATISFIED MECHANICS LIENS

Manhattan.

MAY 4.

LEXINGTON AV, 186; Telandar Johnson et al—Julia Rosenberg et al; Apr 10'22	118.00
--	--------

SAME PROP; Patsy Iurilli—same; Jan 25'22	199.28
--	--------

SAME PROP; Oriental Fireproof Sash & Door Co—same; Dec28'21	170.00
---	--------

SAME PROP; Frank Heitzner Contracting Co—same; Dec6'20	4,950.00
--	----------

84TH ST, 113-15 E; Otis Elevator Co—Maria M Baab et al; Mar8'22	371.70
---	--------

MAY 5.

MADISON AV, 1772-4; Tanzer & Nugent—Louis Berman et al; Apr5'22	435.00
---	--------

70TH ST, 229 E; Rubin Salove—David Last et al; July23'13	93.03
--	-------

165TH ST W, ns, block front bet St Nicholas av & Broadway; Anderson Brick & Supply Co—Broadway & 165th St Realty Co et al; Apr17'22	69.50
---	-------

MAY 8.

202D ST, 431-9 W; Neuburger Hillman Corp—Dyckman Garage Village & Repair Shop, Inc, et al; July1'21	1,950.00
---	----------

BOWERY, 295; J F Birch, Inc—Brooklyn Jobbing House et al; Apr6'22	277.00
---	--------

BOWERY, 291-3; Michael Fisher—N Y Society of the Methodist Episcopal Church et al; Feb15'22	847.50
---	--------

MAY 9.

BROOME ST, 264; Joseph Klepper—L N Realty Corp et al; Jan15'21	800.00
--	--------

MAY 10.

SOUTH ST, 9; Pekay Construction Co—Hermann H Fajen et al; Nov15'20	4,354.00
--	----------

14TH ST, 58 to 62 E; Morris Ratner—Markel Holding Corp et al; Mar3 '22	273.21
--	--------

Bronx

MAY 3.

BROOK AV, 260; Robert Brady—Alexander E Cohen et al; Apr2'22	34.50
--	-------

MAY 4.

GUNHILL RD, ns, 250 e Paulding av, x—; A M Oesterheld & Son—Eliza De Marco et al; Apr27'22	207.23
--	--------

CROTONA AV, ws, 175 s 179th, x—; Washington Woodworking Co—Sadie Levenstein et al; Jan31'21	261.70
---	--------

MAY 5.

BRUNER AV, ws, 200 s Cornell av, 50x100; August F Shaffer—Francis S Marion et al; Apr19'22	33.75
--	-------

3D AV, 4768; Standard Plumbing Supply Co—Ordham Realty Corp et al; Mar6'22	357.78
--	--------

197TH ST E, ss, 178.4 w Continental av, 30x100; Felix J Mason—George Wahl et al; Feb28'22	27.50
---	-------

MAY 6.

SCHLEY AV, ns, 183 w Tremont av, 25 x100; George T Bernard—Rer Thurn et al; Mar2'22	739.04
---	--------

MAY 8.

DALY AV, 2107; Benny Blum—Mary Slade et al; Apr19'22	156.00
--	--------

Elmhurst; (a) Chas. Stidolph, 15 Ivy st, Elmhurst (1240)	
--	--

FAR ROCKAWAY.—Oak st, e s, 600 n Bway, concrete foundation; \$1,200; (o) M. Malvin, Far Rockaway (1023)	
---	--

FOREST HILLS.—Greenway North, n w c, Wendover rd, 1½-sty brk, ext, 4x16, rear of garage, int. alt. to provide for dwg; \$2,000; (o) N. S. Jonas, 265 Greenway North, Forest Hills; (a) Sage Foundation Homes Co., Forest Hills (878)	
--	--

FOREST HILLS.—Greenway S, n e c Puritan av, 2-sty terra cotta blk ext, 21x22, side dwg, tile rf, int alts; \$6,000; (o) E. B. Wilson, 134 Puritan av, Forest Hills; (a) A. Embury II, 132 Madison av, Manhattan (1078)	
--	--

sty bk dwg; \$5,000; (o) Eugene C. & Josephine Worden, 21 W 43; (a) Clinton M. Cruikshank, 17 E 42 (971).

57TH ST, 118 W, remove sidewalk encroachments on 12-sty bk hotel; \$2,500; (o) Michael Coleman, 125 W 56; (a) Schwartz & Gross, 347 5 av (964).

57TH ST, 215 W, alter & extend vault, remove sidewalk encroachments, columns, new beams, girders, curb on 4-sty bk art galleries & art schools; \$20,000; (o) American Fine Arts Soc., 215 W 57; (a) Firm of H. J. Hardenbergh, 47 W 34 (935).

57TH ST, 110 W, changes in sidewalk vault, remove sidewalk encroachments, new entrance, stairs in 7-sty bk club; \$10,000; (o) The Lotos Club, 110 W 57th; (a) Donn Barber, 101 Park av (851).

Bronx

LORING PL, 2307, 1-sty fr ext, 20x10, to 3-sty bk dwg; \$500; (o) Jacob Backman, on prem; (a) Jas. P. Boyland, 120 E Fordham rd (250).

CRESTON AV, 2189, 2-sty fr ext, 15.6x18, to 2-sty fr dwg; \$2,000; (o) Theo. Sattler, on prem; (a) Fred W. Morton, 758 Elton av (243).

ELTON AV, 776, new stairs, new plumbing & new partitions to 3-sty bk str & dwg; \$1,500; (o) Chas. Dait, on prem; (a) Chas. Schaefer, Jr., 394 E 150th (240).

MOHEGAN AV, 1830, 2-sty fr ext, 16.4x12, to 2½-sty fr dwg; \$1,000; (o) Caroline Pfau, on prem; (a) Matthew Osmond, 3020 Av D, Bklyn (244).

ST. PAUL AV, 2035, 1-sty fr ext, 7.3x10, to 2½-sty fr dwg; \$1,000; (o) Jos. Kadlie, 1300 Fulton av; (a) Anton Pirner, 2069 Westchester av (248).

SOUTHERN BLVD, 801, new steel cols & beams, new str fronts & new partitions to 5-sty bk str & int; \$7,500; (o) Angelo Greco, on prem; (a) De Rose & Cavalieri, 370 E 149th (246).

WASHINGTON AV, 2077, 3-sty bk ext, 22x8, new rf, new str front & new partitions to 3-sty fr str & dwg; \$7,500; (o) Pompei Const. Co., Anaonio Bonagur, 1967 Washington av, Pres; (a) De Rose & Cavalieri, 370 E 149th (247).

3D AV, 2687, new partitions to 3-sty bk str, offices & dwg; \$1,500; (o) John L. Goldwater, 2493 Valentine av; (a) Albert E. Davis, 258 E 138th (249).

Brooklyn

FULTON ST, 182-4, n w c Orange, rebuild walls, rf, etc., on 4-sty bk str & hotel; \$15,000; (o) Orange-Fulton Realty Corp., 80 Maiden la, Manhattan; (a) Max Hirsch, 26 Court (7571).

MAUJER ST, 97-113, n e c Leonard, wall & plumbing on 3-sty bk school; \$9,500; (o) City of N. Y.; (a) A. W. Ross, 131 Livingston (7537).

PACIFIC ST, 468-78, s s, 148 w 3 av, int alts & plumbing in 4-sty bk sch; \$5,600; (o) City of N. Y.; (a) A. W. Ross, 131 Livingston (7481).

STATE ST, 448, s s, 28 w Nevins, int alts, plumbing & fire-escapes on 4-sty bk 8 fam dwg; \$10,000; (o) Valentine Korn, Jr., prem; (a) Voss & Lauritzen, 65 DeKalb av (7739).

S 1ST ST, 132, s s, 66.6 w Bedford av, ext on 2-sty fr 2 fam dwg; \$2,000; (o) Clara Mirowitz, prem; (a) Max Cohn, 189 Grand (7511).

ATLANTIC AV, 2689-92, s w c Vermont, ext & str fronts on 2-sty fr str & dance hall; \$4,000; (o) Herman Straus, 1012 Myrtle av; (a) Harry Dorf, 614 Kosciusko (7483).

BLAKE AV, 980, s e c Elton, exterior & int alts & str fronts on 3-sty bk str & 4 fam dwg; \$3,500; (o) Annie Appelman, 836 Utica av; (a) E. M. Adelson, 1778 Pitkin av (7746).

BROADWAY, 1194, w s, 148.2 n Van Buren, ext on 3-sty bk str & 2 fam dwg; \$2,000; (o) Lillian Bernstein, 1194 Bway; (a) Harry Dorf, 614 Kosciusko (7523).

FLATBUSH AV, 308-22, w s, 58.2 s Park pl, ext on 3-sty bk str & fur rooms; \$25,000; (o) The Plaza Imp. Co., 218 Fulton, Manhattan; (a) Chas. Werner, 316 Flatbush av (7704).

FLATBUSH AV, 949-51, e s, 18½ s Snyder av, int alts to 2-3-sty bk str & 2 fam dwgs; \$5,000; (o) Mr. Wilson, prem; (a) S. L. Malkind, 16 Court (7484).

VOORHIES AV, 2201-13, n e c Elmore pl, move bldg, 1-sty fr 1 fam dwg; \$4,500; (o) Fannie McKane, prem; (a) Fred B. McDuffee, 65 Clifton pl (7534).

6TH AV, 417-25, n e c 8th, int alts & plumbing in 3-sty bk school; \$3,700; (o) City of N. Y.; (a) A. W. Ross, 131 Livingston (7480).

Queens

ARVERNE.—Eight elec slings on str; \$1400 (1107-8-9-10-11-12-13-14).

COLLEGE POINT.—4th av, s e c 21st st, 1-sty fr ext, 18x52, additional story added to top; \$5,000; (o) Anton Fercuz, on prem (615).

COLLEGE POINT.—13th st, w s, 125 n 7th av, 1-sty fr ext, 16x22, side, to provide for store; \$1,500; (o) Thos. Conlon, 11 13th st, College Point (403).

John P. Kane Company

MASONS' BUILDING MATERIALS

MAIN OFFICE: 103 PARK AVENUE, NEW YORK

DISTRIBUTING YARDS: { FOOT EAST 14TH ST., NEW YORK
FOOT WEST 96TH ST., NEW YORK
6TH ST. AND GOWANUS CANAL, BROOKLYN

Empire Brick & Supply Co.

YARDS

12th Ave., 47th to 48th Sts., Manhattan
138th and Exterior Sts., Bronx
Morgan Avenue and Newtown Creek
(near Stagg St.), Brooklyn

MANUFACTURERS OF BRICK AND DEALERS IN

MASONS' BUILDING MATERIALS

Executive Offices: 103 PARK AVE., NEW YORK

WORKS
STOCKPORT, N. Y.
GLASCO, N. Y.

MURTHA & SCHMOHL CO.

MASONS' BUILDING MATERIALS

OFFICE: FOOT 109TH STREET, EAST RIVER

YARDS

Foot 14th Street, East River

Foot 108th and 109th Sts., East River

416 to 420 East 125th St. **ATHENS BRICK, LIME AND CEMENT CO., Inc.** Yards
Foot East 125th St.
Manufacturers and Dealers
QUALITY — PRICE — SERVICE
Telephones
Harlem { 6342
5833

High Grade
Watchman's Service

Day Tel.: Franklin 6030
139 CENTRE STREET

HOLMES PATROL

Holmes Electric Protective Company

Regular Post Patrol and Special Watch.
Day and Night. Capable, Sober, Reliable,
Efficient.

Night Tel.: Murray Hill 3030
66 WEST 39TH STREET

MISSISSIPPI WIRE GLASS COMPANY

St. Louis Office
4070 North Main St.

220 FIFTH AVENUE
NEW YORK

Chicago Office
7 West Madison St.

M. F. WESTERGREN, INC.

FIREPROOF DOORS AND WINDOWS

213-31 EAST 144th STREET

'Phone 9776-1-2 Mott Haven

**Builders Brick and
Supply Co., Inc.**

Mason's
Building Materials

172d St. and West Farms Road
Telephone: Intervale 0100



Dragon
PORTLAND CEMENT

302 BROADWAY, NEW YORK

**The Lawrence
Cement Company**

WATSON

Electric Elevators

All makes and types repaired and altered. Estimates free. Weekly or monthly inspections by competent elevator men keep elevators safe and reduce repair bills.

Phone: Longacre 0670, 0671, 0672
Night and Sunday: Westchester 3521
WATSON ELEVATOR CO., INC.
407-409 WEST 36TH STREET, NEW YORK

**THE ANDERSON BRICK
AND
SUPPLY COMPANY, Inc.**

MASONS' AND PLASTERERS'
SUPPLIES

FACE BRICK

ALL SHADES and TEXTURES

129th to 130th St. and 3rd Ave.
NEW YORK

Tel. HARLEM 0285

A.B.S.E.E.

**ELECTRIC
ELEVATOR
COMPANY**

52 VESEY STREET
NEW YORK

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; E. S. DODGE, Vice-President; W. P. TIENKEN, Vice-President; J. W. FRANK, Secretary-Treasurer

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

Copyright, 1922, by The Record and Guide Company,

119 West 40th Street, New York (Telephone: Bryant 4800)

VOL. CIX
No. 20 (2827)

NEW YORK, MAY 20, 1922

25c. A COPY
\$12.00 A YEAR

Advertising Index

Page

A. B. See Electric Elevator, 4th Cover	
Ackerly, Orville B. & Son.....	625
Adams & Co.....	624
Adler, Ernest N.....	625
American Bureau of R. E.....	622
American Enameled Brick & Tile Co.....	631
Ames & Co.....	2d Cover
Amy, A. V., & Co.....	2d Cover
Anderson Brick & Supply Co., 4th Cover	
Anderson, James S., & Co.....	2d Cover
Armstrong & Armstrong.....	625
Ashforth & Co.....	2d Cover
Athens Brick, Lime & Cement Co., 4th Cover	
Automatic Fire Alarm Co.....	632
Balter, Alexander.....	624
Bauer, Milbank & Molloy.....	2d Cover
Bechman, A. G.....	626
Bell, H. W., Co.....	632
Benenson Realty Co.....	620
Boyd, James.....	620
Boylan, John J.....	2d Cover
Brener, Samuel.....	620
Brett & Goode Co.....	Front Cover
Brooks & Momand.....	620
Brown, Frederick.....	620
Brown, J. Romaine Co.....	Front Cover
Builders' Brick & Supply Co., 4th Cover	
Bulkeley & Horton Co.....	626
Burling & McCurdy.....	626
Busher, Eugene J., & Co.....	2d Cover
Butler & Baldwin.....	Front Cover
Cahn, Harry.....	620
Cammann, Voorhees & Floyd, 2d Cover	
Carpenter, Leonard J.....	2d Cover
Chauncey Real Estate.....	2d Cover
City Investing Co.....	612
Classified Advertising.....	623
Coburn, Alfred P.....	624
Corth, George H., & Co.....	625
Cross & Brown.....	Front Cover
Cruikshank Co.....	Front Cover
Cruikshank's, Wm., Sons.....	Front Cover
Cudner, R. E. Co.....	2d Cover
Cusack Company.....	624
Cushman & Wakefield.....	624
Cutler, Arthur, & Co.....	2d Cover
Cutner, Harry B.....	2d Cover
Davenport Real Estate Co.....	626
Davies, J. Clarence.....	622
Day, Joseph P.....	2d Cover
Dike, O. D. & H. V.....	2d Cover
Dodge, F. W., Co.....	639
Dowd, James A.....	625
Dubois, Chas. A.....	624
Duffy Co., J. P.....	635
Dunlap & Lloyd.....	624
Duross Co.....	2d Cover
Edwards, Charles G., Co.....	2d Cover
Edwards, Dowdney & Richart.....	612
Elliman, Douglas L., Co.....	620
Ely, Horace S., & Co.....	Front Cover
Empire Brick & Supply Co., 4th Cover	
English, J. B.....	2d Cover
Finch, Chas. H., & Co.....	635
Finkelstein, Jacob, & Son.....	625
Fischer, J. Arthur.....	2d Cover

TABLE OF CONTENTS

Editorials.....	613
Transit Commission Proposes 32 Miles of New Subways.....	615
Suit Begun to Test Legality of Tax Exemption Ordinance.....	618
Review of Real Estate Market for the Current Week.....	619
Private Sales of the Week.....	619
Statistical Table of the Week.....	626
New York Society of Architects Holds Annual Meeting.....	627
New York Building Congress Inaugurates Luncheon Meetings.....	628
Local Building Showing Effect of Serious Brick Situation.....	629
Personal and Trade Notes.....	629
Trade and Technical Society Events.....	629
Building Material Market.....	630
Current Building Operations.....	630
Contemplated Construction.....	632
Plans Filed for New Construction.....	635

Fisher, James B.....	626
Fox, Fredk., & Co.....	2d Cover
Frey, William J.....	626
Gitterman, A. N.....	620
Goldberg, Philip.....	Title Page
Goodwin & Goodwin.....	2d Cover
Gulden, Royal Scott.....	624
Hecla Iron Works.....	632
Heil & Stern.....	622
Hess, M. & L., Inc.....	Front Cover
Holmes Elec. Protective.....	4th Cover
Holt & Merrill, Inc.....	625
Home Title Insurance Co.....	612
Hubbard, C. Bertram.....	2d Cover
J. & E. Realty Corp.....	625
Jackson, Daniel H.....	622
Kane, John P., Co.....	4th Cover
Keller, Charles G.....	624
Kelley, T. H.....	624
Kelly, Albert E.....	624
Kempner & Son, Inc.....	Front Cover
Kilpatrick, Wm. D.....	612
Kissling, J. P. & L. A.....	624
Kloes, F. J.....	630

Kohler, Chas. S.....	612
Kopp, H. C., & Co.....	624
Krasiow, Walter.....	620
Kurz, Wm. F. A., Co.....	626
Lackman, Otto.....	626
Ladd & Nichols.....	612
Lawrence, Blake & Jewell.....	612
Lawrence Cement Co.....	4th Cover
Lawyers Mortgage Co.....	622
Lawyers Title & Trust Co.....	623
Leaycraft, J. E., & Co.....	Front Cover
Leist, Henry G.....	2d Cover
Lesch & Johnson.....	635
Livers, Robert.....	624
Losere, L. G.....	626
Marietta Hollow-Ware & Enameling Co.....	630
Martin, Samuel H.....	2d Cover
May, Lewis H., Co.....	2d Cover
McMahon, Joseph T.....	623
Milner, Joseph.....	624
Mississippi Wire Glass.....	4th Cover
Monell, F. Bronson.....	2d Cover
Moore, John Constable.....	625

Advertising Index

Page

Moors, J. K.....	2d Cover
Morgan, Leonard, Co.....	625
Muhler, Arthur G.....	625
Murtha & Schmol.....	4th Cover
Nail & Parker.....	612
Nassoit & Lanning.....	2d Cover
Natanson Max N.....	Title Page
Nehring Bros.....	2d Cover
New York Edison Co., The.....	633
New York Title & Mortgage Co.....	612
Niewenhaus Co., Inc.....	632
Noyes, Charles F., Co.....	Front Cover
Ogden & Clarkson Corp.....	2d Cover
O'Hare, Geo. L.....	612
Oppenheimer, Fred.....	625
O'Reilly & Dahn.....	2d Cover
Payton, Jr., Philip A.....	622
Pease & Elliman.....	Front Cover
Pell, S. Osgood, & Co.....	635
Pencoyd Steel & Iron Co.....	630
Pendergast, John F., Jr.....	626
Pfomm, F. & G.....	Front Cover
Phelps, Albert D.....	626
Pomeroy, S. H., Co., Inc.....	632
Porter & Co.....	Front Cover
Quell & Quell.....	626
Read & Co., Geo. R.....	Front Cover
Realty Co. of America.....	612
Rinaldo, Hiram.....	624
Rose, J., & Co.....	632
Runk, Geo. S.....	624
Ryan, George J.....	2d Cover
Saffir, Abraham.....	625
Sansone, F. P., Co.....	625
Schindler & Liebler.....	624
Schweibert, Henry.....	626
Seaman & Pendergast.....	624
Shaw, Arthur L.....	625
Shaw, Rockwell & Sanford.....	624
Sherman & Kirschner.....	625
Smith, Malcolm E., Inc.....	2d Cover
Spear & Co.....	624
Speyers, Inc., James B.....	625
Spotts & Starr.....	2d Cover
Sterling Mortgage Co.....	623
Straus, S. W., & Co.....	635
Tabolt, Jacob J.....	624
Tankos, Smith & Co.....	625
Title Guarantee & Trust Co.....	612
Tuoti, G., & Co.....	Title Page
Tyng, Stephen H., Jr., & Co.....	612
Union Stove Works.....	624
United Elec. L. & P. Co.....	631
U. S. Title Guaranty Co.....	625
Van Valen, Chas. B.....	620
Vorndrans, Christian, Sons.....	635
Wacht, Samuel.....	623
Walden, James P.....	624
Walsh, J. Irving.....	2d Cover
Watson Elev. Co., Inc.....	4th Cover
Weill, H. M., Co.....	622
Wells Architectural Iron Co.....	632
Wells Sons, James N.....	2d Cover
Westergren, Inc., M. F.....	4th Cover
White, Wm. A., & Son.....	Front Cover
Whiting, Wm. H., & Co.....	Front Cover
Whitney-Foster Corp.....	625
Williams-Dexter Co.....	625
Winter, Benjamin.....	620
Wood-Dolson Co.....	Front Cover
Wyckoff, Walter C.....	2d Cover
Zittel, Fredk., & Sons.....	2d Cover

G. TUOTI & CO.

Member Real Estate Board of New York

Specialists in the

SALE, LEASING and RENTAL

OF

Investment Property

IN ALL SECTIONS

Established 1885

226 LAFAYETTE STREET

Corner Spring Street

Phone Canal 1919

MAX N. NATANSON

BUYS AND SELLS

IMPROVED

MANHATTAN

PROPERTY

Guaranty Trust Building

522 FIFTH AVE.

Suite 900 to 906

Vanderbilt 8586-7-8-9

PHILIP GOLDBERG

REAL ESTATE OPERATOR

BROKERS'
OFFERINGS
SOLICITED

108-110
West 34th St.

Phone:
Fitzroy 6712-6713

TITLE SEARCHES

We are equipped to give courteous, efficient and prompt attention to requests for title examinations.

NEW YORK TITLE AND MORTGAGE COMPANY

Manhattan	-	-	-	135 Broadway
Brooklyn	-	-	-	203 Montague St.
Jamaica	-	-	-	375 Fulton St.
L. I. City	-	-	-	Bridge Plaza
Staten Island	-	-	-	24 Bay St.
White Plains	-	-	-	163 Main St.

EDWARDS, DOWDNEY & RICHART REAL ESTATE AND MORTGAGE LOANS

156 Broadway, New York

Tel. Cortland 1571-1572
Member Real Estate Board, N. Y.

STEPHEN H. TYNG H. OAKLEY HALL

Stephen H. Tyng, Jr., & Co.

Incorporated

Member Real Estate Board, N. Y.

REAL ESTATE MANAGEMENT OF BUSINESS PROPERTY

41 Union Square West

22 EAST 17TH STREET
Telephone: Stuyvesant 4000

*Why You Should Come to Us
To Borrow on Your Real Estate—
No. 3*

You Get Our Judgment on the Title

It is necessary for us to examine the title and guarantee it to our investor.

When we make a loan to you, you may feel reasonably sure that there is nothing the matter with your title and that if you ever come to sell, the purchaser will not reject it for title defects.

Making loans is our business. We are just as anxious to lend to you as you are to borrow from us. All we want is a good loan.

If in addition to the loan you are getting also our opinion of your title, this is one very good reason for borrowing from us instead of borrowing from somebody else.

Applications for loans will be received at any of our offices.

TITLE GUARANTEE & TRUST CO

Capital \$7,500,000—Surplus \$11,000,000

176 Broadway, N. Y.	175 Remsen St., Bklyn.
137 West 125th St., N.Y.	350 Fulton St., Jamaica.
370 East 149th St., N.Y.	Bridge Plaza N., L. I. C.
90 Bay St., St. Geo., S.I.	Mineola, Long Island.

Established 1887

CHAS. S. KOHLER, Inc.

Real Estate Insurance

Broker and Manager of
Estates

MAIN OFFICE:
991 Columbus Ave.—Corner 104th St.
BRANCH OFFICE:
1428 St. Nicholas Ave.—Near 181st St.
NEW YORK

Lawrence, Blake & Jewell

Mortgage Loans

115 Broadway

Tel. 4080 Rector

Member Real Estate Board, N. Y.

GEORGE L. O'HARE

MEMBER REAL ESTATE BOARD OF N. Y.

REAL ESTATE

EXCEPTIONAL INVESTMENTS
SELLING—RENTING—BUSINESS AND
APARTMENT BUILDINGS

SPECIALIZING IN LEASEHOLDS
MORTGAGE LOANS

FULL EQUIPPED DEPT. FOR EXCHANGING

489 FIFTH AVE.
TEL. VANDERBILT 5402-6441

Specialists in Harlem and Colored Tenement Properties

NAIL & PARKER REAL ESTATE

145 West 135th Street
New York City

JOHN E. NAIL
HENRY C. PARKER

Telephone 7662
Morningside 7688

William D. Kilpatrick

REAL ESTATE OPERATOR

149 BROADWAY

SAMUEL KILPATRICK

LADD & NICHOLS

Incorporated
Real Estate Brokers
City and Country Property
Management

9 EAST 46th STREET

S. E. Brewster
C. J. Coe J. C. Peet
Tel. Murray Hill 1392-8382

The Realty Company of America

FRANKLIN PETTIT
President

TRANSACTS A GEN-
ERAL BUSINESS IN
THE PURCHASE AND
SALE OF NEW YORK
CITY REAL ESTATE

2 WALL STREET, NEW YORK CITY
Rector 0275-0276

HOME TITLE INSURANCE CO.

HENRY J. DAVENPORT, President

Insures Titles Makes Loans
Sells Guaranteed Mortgages

Capital and Surplus over \$1,500,000

51 Willoughby Street
Brooklyn

Post Office Building
Jamaica

City Investing Company

61 Broadway, New York
Telephone: Bowling Green 5530

Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

Planning New York's Future

New Yorkers are growing accustomed to the idea that this is the biggest city in the world and that its supremacy in population, finance and commerce is likely to increase rapidly from now on. But very few of the millions living within the Metropolitan District have so far visualized to just what eminence it will attain if the present rate of progress in home and in international affairs is kept up for another century or a considerable part of that period. New York to most of its residents is already nearly perfect, and certainly more desirable as a place of residence than any other part of the country or any place in the whole world.

But the public-spirited men and women at the head of The Russell Sage Foundation, fully recognizing all that is praiseworthy in the physical makeup of the city, further realize that even with all its natural and acquired pre-eminence it still can be improved on and that if the well-being of its inhabitants is to be preserved as its growth increases there must be adopted sane and scientific plans along which the development must be accomplished. The statisticians of the Foundation, fixing the population today of the Metropolitan District at 9,000,000, say that in less than thirty years it will be 16,500,000 and by 2000 A. D. that it will aggregate 37,000,000. Realizing that no other human relation is so abnormal as the congestion of population such as exists on the East Side, in certain sections of the Bronx and in Brownsville, only equalled by the squalid conditions of the slums of London and the repellant features of the native quarters in the cities of the Far East, the Foundation has inaugurated a series of studies, legal, physical, industrial, economic and social, for the purpose of formulating a comprehensive regional plan for the development of the city and its environs so that the welfare of this great multitude of people shall be fully protected. When these investigations have reached the stage of intimate knowledge of the conditions of living and working in this densely populated area, then it is proposed to institute comprehensive plans for the development of the district embodying the best thoughts of engineers, artists and architects, public officials, social workers, economists and business men. It is hoped in this way to bring about the undertaking of projects of constructive importance so as to accomplish the greatest improvement in the social, industrial, commercial, intellectual and artistic values of the community.

Secretary of Commerce Hoover, after outlining the proposal of the Foundation, summed up its possibilities in the following words: "New York is the gateway of Europe into the United States and the dumping of great hordes of people into our slums is a poor introduction to Americanization. One part of such a plan must be a realization of each economic group in the community as to its function to the whole great community of which it is a part. With this in mind residential districts, whose interests center largely around low cost of living and educational and recreational facilities, would see their interests in better means of distribution and the development of public utilities. The

manufacturing districts must find out not only better aligned transportation, but co-ordination to residential areas which can be developed upon human lines. The survey can help arouse a consciousness of its needs on the part of each community and group within the whole territory. The co-operation of all groups must be enlisted if a workable plan is to be evolved. This is vital in surmounting the legal difficulties in the way of executing such a plan."

At the recent meeting in the Town Hall, when this great project was launched, speakers called attention to the fact that the rectilinear mapping of the city, with its natural growth retarded by the barriers of the Hudson and East Rivers, had resulted in untold misery in the stifling tenements of the East Side, where two millions of people live in a square mile or two of territory while 300 miles of wilderness of unexampled natural beauty exists only six miles away in Northern New Jersey.

What Washington, Chicago, Paris and other cities have done in the way of city planning New York must do if it is to continue to hold the premier place as the world's most attractive as well as most important city. To the furthering of this commendable project Elihu Root, Robert W. de Forest, John J. Carty, Charles Evans Hughes, William Howard Taft and many other eminent Americans are giving their support, and it is in order that those who will share in the benefits common to all citizens by the carrying out of this humanitarian project, but who will also profit financially, the men and women vitally interested in its real estate, should join with them in its consummation.

Cause of the Brick Shortage

Although it is true that the prevailing scarcity of common brick is retarding local building construction to some extent, there seems to be little real excuse for the loud clamor coming from certain quarters because of the so-called "famine." The complaining builders are themselves largely to blame for the existing conditions. The speculative building program, which has now practically submerged all other forms of construction activity in this vicinity, has for the past few months made it almost impossible for other types of project to proceed. The inroads speculative builders have made upon the available supplies of building labor and materials have substantially increased construction costs and operated in a manner prejudicial to the best interests of the industry as a whole.

No one can deny the existing shortage of brick, but the fault lies almost entirely with those interests which have striven to take the fullest advantage of the Tax Exemption measure and the high rentals still obtainable for living accommodations. In frequent instances these builders have had neither regard for competitors in their own branch of the industry nor any recognition of the rights of others to share in the supplies of those commodities which they desired.

Feverish haste to get apartments completed in time to take full advantage of the high rentals has resulted in a

sustained demand for brick throughout the past year. The open winter was a contributing factor, as it permitted construction practically without cessation. This naturally exhausted the brick reserves which under ordinary conditions would have been available for early spring construction and resulted in the chaotic conditions now prevailing.

Recent suggestions that brick be imported from Europe in an effort to break the local wholesale market have not been taken with any degree of seriousness by builders who are informed as to current conditions. There is every likelihood that a fair trial would prove this method of supply both inadequate and prohibitive as to cost. Builders of experience are not placing much faith in the ability of importers to supply foreign brick at prices which will be sufficiently low to affect the market for the Hudson River product.

At this juncture there seems to be only one remedy for the troubles engendered by the scarcity of common brick. That remedy is patience. Hudson River brick manufacturers are doing their utmost to supply all current requirements, and, in addition, to provide a reserve for the coming winter and the early spring of 1923. They have speedily settled strikes in their plants for higher wages and they are operating their machines at the maximum capacity. These producers had no way of foretelling the demand for this season. In past years they have frequently been left with heavy reserve stocks which they were forced to sacrifice in order to resume manufacturing the following season. But

the general building public has never heard the brick manufacturers complaining of their losses or because the industry was not living up to its obligation to take brick it could not absorb. It is only when the situation is reversed and a group of interests, selfishly concerned about diminishing paper profits, raise a loud wail that talk is heard about injustice, combinations and inflated prices.

The early release of additional construction will only complicate an already serious situation. If given a reasonable opportunity to produce, the Hudson River brick manufacturers will be in a position to supply all current demands, but they cannot be expected to jump from zero to maximum output in the first few weeks of a new season, particularly as they have had to contend with a fuel shortage, inadequate labor and increasing manufacturing costs.

There is a splendid lesson to the building industry in the prevailing common brick situation. Brick manufacturers have never known beforehand what the demand is likely to be for the season next following. They have always been forced to operate their plants blindly, without knowing even approximately what was expected of them, but being always supposed to have adequate reserve stocks available, whether saleable at a reasonable profit or not. Possibly the lesson of the present crisis is to give the brick-makers some idea of what the requirements of the forthcoming season are likely to be. If this demand can be gauged, manufacturing costs can be stabilized, plants more efficiently operated and managed and the entire building industry benefited thereby.

Mr. Noyes Makes Interesting Analysis of the Real Estate Market

CHARLES F. NOYES, president of the Charles F. Noyes Company, believes that the real estate business today compares favorably with that in recent years at this period in the year. Taking up this line of argument Mr. Noyes declared that the business of his firm is exceptionally good at the present time, with a very excellent outlook for further business as the time approaches the usually dull summer months.

"The 'easy' business of war days is gone," said Mr. Noyes recently, "and all who enjoy normalcy and hard work should be glad of it. In its place the important brokerage firms are now arranging deals with bona fide investors, and this is the best character of real estate dealing at any time. Mortgage money is very easy and any good loan can be obtained at rates of from 5½ per cent. to 6 per cent., and a few good loans have recently been placed at 5 per cent; 5 per cent money, however, is exceptional and security must be ultra-desirable. Business renting for the 1923 season is better than most advance renting seasons. While rentals have dropped to stay dropped from the high point of war days when office space commanded \$4.00 to \$5.00 per square foot, warehouse buildings 50c per square foot, and manufacturing lofts \$1.00 per square foot, yet we all know now that the old figures which existed prior to 1914 will not return. All leases made are being made on the basis of rentals that show a good income yield for the properties and this is as it should be.

"Sales of real estate to investors are now being freely made and a considerable amount of exchanging is being handled by the larger real estate offices. Money is plentiful and this is best emphasized by the fact that during the first three months of this year over \$5,000,000,000 in money has been in circulation, or an average of \$51.25 per capita as against \$35.05 per capita during the same period in 1914, and all of this money is eligible for investment. Not only is this great amount of money in circulation, but in 1920-1921 the aggregate resources of the national banks were nearly double those of 1914. The business man of large affairs finds himself at the end of the war period with 'odds and ends,' and these with a little addi-

tional money he can convert into a substantial realty investment. This exchange movement in my opinion will grow, and I predict that within six months one of the healthiest trading markets of my time will be in progress.

"The fact that real estate has proven itself to be the one prime investment of all and is so regarded for the first time even by men who formerly clung to Wall Street or bond investments, is accelerating this movement. The real estate market 'turned the corner' last January and now every month shows a steady and healthy gain not only in volume of business done but in aggregate amount over that of 1921.

"From April 26, 1922, to May 2, 1922, there were transferred 351 properties on Manhattan Island, involving a total assessed valuation of \$24,135,000; as against 295 properties transferred from April 27 to May 3, 1921, with an assessed valuation of \$20,054,500. From January 1, 1922, to May 2, 1922, there have been 4,090 transfers on Manhattan Island with an assessed valuation of \$283,040,750, while during the same period in the year 1921 there were 3,597 transfers at an aggregate valuation, based on the city assessment roll, of \$203,904,299. These figures conclusively show that the corner was turned January 1, 1922, and improved conditions in real estate are now being felt by those whose fingers are continually on the pulse of the real estate market.

"The only clouds on the horizon, and these affect every commodity just the same as real estate, are the Soldiers' Bonus Bill, tariff revision and Income Tax regulations. The first two may or may not be solved to the general satisfaction of business, but the present Income Tax regulations as they affect real estate ownership and income derived therefrom will, I think, be modified and worked out with fairness to real estate investments before we are many years older. Beneficial changes were made in the regulations and the laws for 1922, and more will be worked out later. When this one serious handicap is removed Manhattan real estate will have the biggest rise in its history, and while we are waiting for this, all real workers in the real estate profession have all the active profitable business that anyone deserves."

REAL ESTATE SECTION

Transit Commission Proposes 32 Miles of New Subways

Plans Additions to Present Lines with Links Between Them and New Four-Track West Side Tunnel All to Cost \$218,000,000

NEW subways, links to join existing lines and extensions of these lines extending for 32.55 miles throughout the city with 84.20 miles of track are to be provided at a cost of \$218,000,000 by the program of the Transit Commission made public on May 11. It is estimated by the engineers acting for the board that the work can be completed in about five years from the time it is started, and it is expected that contracts will be advertised for bidding in about six months. In presenting its plans to the public for consideration and criticism the Commission says:

"Provision for the building of new subways is one of the most important of the duties with which the Transit Commission is charged. The orders issued, or to be issued by the Commission for increasing service on the existing lines as rapidly as the financial condition of the operating companies permits will, for the time being, afford a substantial degree of relief. But these measures are palliatives only, and do not solve the problem. The growth of the rapid transit traffic, which increases daily, has been upon an enormous scale. The new lines provided under the dual contracts, which more than doubled the mileage of the original subway and elevated system, have been open but a few years, and are already crowded to capacity. Under the highly congested conditions of 1913, the year in which the dual contract construction was commenced, the Interborough subway alone carried 327,471,510 passengers. During the year ending June 30, 1921, the Interborough old and new lines together carried 639,385,780. The elevated lines of the Brooklyn Rapid Transit Company in 1913 carried 162,514,055 passengers, while in 1921, with the system of subways allotted to the Brooklyn Company, under the dual plan linked with the elevated, the total rose to 404,970,640. Figures like these tell their own story.

"During the rush hours the lines of both companies are carrying very nearly the maximum number of trains their trackage will accommodate. Bringing in more cars, as the Commission's service orders require, 'spreading the peak' of the period of worst congestion, and keying up the service in every possible respect will continue to help; but points of 'saturation' will again be reached, long before new lines are ready for use. The building of new lines offers, in fact, the only means of permanent and continuous relief, and it is the conviction of the Commission that a broad building program should be launched with the least possible delay.

"A building program should have been under way five years ago. Not a new line has been provided, however, since March of 1913, and some of the construction work then required by the dual contracts has not yet been finished. The time consumed in the building of a subway, including the laying out and validation of routes, the drawing of plans, the preparation of contracts and the actual construction work runs from three to five years.

"With such time limitations in view, the Commission took up the matter of necessary new construction shortly after its appointment. It has since had under consideration a variety of routes and plans, studied out and prepared, in the first instance, by its Consulting Engineer, Daniel L. Turner, and from among these, has agreed upon seven major projects as the first to be presented. It will proceed with the formal adoption of the particular routes included, and take whatever other steps are necessary to set the actual work in motion, after opportunity has been given for full public discussion."

The separate lines proposed, listed in the order in which the Commission believes they should be put under construction, are as follows:

I. The extension of the Corona line, in North Queens, from Corona to Flushing.

II. The extension of the cross-town subway in Forty-second Street, Manhattan, with moving platform equipment connecting with each of the present and future north and south rapid transit lines, both subways and elevated.

III. A Staten Island Tunnel, to connect with the Fourth Avenue Subway, in Brooklyn, and with the various steam and trolley lines in Staten Island.

IV. An extension of the Broadway-Seventh Avenue Line of the Brooklyn Rapid Transit system, from Fifty-ninth Street, Manhattan, under Central Park West 110th Street and Seventh Avenue to 155th Street.

V. A Brooklyn crosstown line from the Queensborough Plaza in Long Island City to a point of connection with the Brighton Beach Line, at or near Franklin Avenue and Fulton Street, Brooklyn.

VI. A new subway and East River tunnel to connect the Fulton Street elevated line, in Brooklyn, with the Broadway-Fourth Avenue Line, at the City Hall station, in Manhattan.

VII. A new trunk line subway to run from downtown, Manhattan, to Washington Heights, following, in the main, Eighth and Amsterdam Avenues.

"Although a certain order of construction is indicated," the Commission says, "it is the judgment of the Commission that, so far as possible, the preliminary work upon all of these lines should be taken up at once, and without material difference in the fixing of the dates of actual beginning of construction. It is considered equally important that the entire program should be arranged, so far as possible, in construction units that will be capable of immediate operation as integral parts of the transit system, each as soon as it can be completed, thereby avoiding waste either in the use of operable structures, or in the unnecessary accumulation of interest. The plans of the engineers have been worked out with these ends in view."

The details of the routes proposed, with the estimated costs and periods of time for construction are as follows:

(1) The line to Flushing which, some years ago, was assured first place in the program of extensions to the dual system, will run as a three track continuation of the elevated structure from Corona to Flushing Creek, and from thence as a subway to Main Street. It will cross the Creek on a drawbridge, the plans for which are about to be submitted to the War Department for approval and at its terminal will connect with practically all of the trolley lines entering Flushing from the north. The estimated cost of the work is \$2,800,000, and the time of completion three and a half years.

(2) The 42nd Street line of moving platforms, which would be carried in subways under the present sidewalks, would be ready for use in three years, and would cost, including station finish, track and real estate, \$6,000,000.

From a traffic point of view the 42nd Street problem is, next to Canal Street, the most important now pressing for solution. The present shuttle service, as the crossbar in the "H" system, has far outgrown its temporary purpose and should be replaced as soon as possible. Passengers are now required to walk a quarter of a mile between the shuttle, with two intervals of waiting, one for the shuttle itself, and one for the up or downtown train. The unloading, simultaneously, of an entire trainload of passengers causes intolerable crowding on the mainline platforms, and aggravates the discomforts of delay. The Commission believes that the moving platform will provide all of the transfer facilities needed more satisfactorily than by any other method. It will reduce walking to a minimum; give continuous service instead of intermittent; shorten the time of transfer; do away with the congestion due to mass arrivals; increase capacity, and provide seats for everyone.

Carried from river to river, this service, incidentally, will solve another serious transit problem. There are seven rapid transit trunk lines, subway and elevated, with twenty-three tracks, at present routing across 42nd Street uptown and downtown, without connection with or transfer to a single crosstown line. When the Eighth Avenue line is built, there will be four more such tracks. This is a vital defect in the carrying system as it exists today. There should be a number of crosstown lines, to give proper convenience and elasticity to the general Manhattan system, but the most pressing need, no doubt, is that existing at 42nd Street, and this need, too, would now be met by the moving platform. Incidentally, the present surface railroad can be eliminated, and proper connection afforded at the 42nd Street North River Ferry for the suburban traffic received at that point. The Commission is reserving appropriate levels for the build-

ing of additional subway tracks also across 42nd Street, when and if they are required. It has also under consideration the proposed alternative of looping the 42nd Street Line with a new crosstown line through 34th Street to serve the heart of the shopping district.

(3) For the connection to Staten Island two alternatives are offered. That at present favored by the Commission would be provided by the building of a two track subway, beginning at Fourth Avenue and 57th Street, the present terminus of the Fourth Avenue in Brooklyn, running through Fourth Avenue, under private property and the Ridge Boulevard to Fort Hamilton, and thence under the Narrows to Pennsylvania Avenue, in Staten Island. Via Pennsylvania Avenue the tunnel would extend to a point near Vermont Avenue, at which connection can be made to the South Beach branch of the Staten Island Rapid Transit Railway, continuing thence through Pennsylvania Avenue to the South Side Boulevard, where connection can also be made to Tottenville, and other points now reached through the trolley system.

Such a subway and tunnel would take from five to five and a half years to build. The engineers of the Commission, however, also recommend that, upon the completion of the line to Fort Hamilton, a Municipal Ferry be put in operation to connect with the Staten Island points. Such a ferry would cost \$3,000,000, and would bring the Island traffic in touch with the subway system three years earlier. Upon the completion of the entire line, it would still find a highly useful service in providing a crossing point for vehicular traffic.

The alternative Staten Island route proposed would begin at Fourth Avenue and 67th Street, Brooklyn, at a connection with the Fourth Avenue line, and proceed under New York Bay to Arietta Street, in Staten Island, where connections would be made with the rapid transit and trolley systems.

To complete the Fort Hamilton route, subway and tunnel, would cost approximately \$17,000,000, with \$3,000,000 added if a ferry service is used. The route to Arietta Street, which would have a balancing advantage in touching more directly the Staten Island communities at present the most populous, would cost about \$4,000,000 more.

It is appreciated that the Board of Estimate and Apportionment, under a legislative act of 1921, has been preparing to construct a tunnel connection between Brooklyn and Staten Island, for the joint use of passenger and freight traffic. So far as such a tunnel is designed to carry rapid transit passengers, it would, of course, be essential that it be planned in cooperation with the Transit Commission. The engineers of the Commission are, however, unanimous in their judgment that a tunnel designed to carry freight trains cannot be used for rapid transit passenger purposes. In this judgment the engineers of the Board of Estimate have apparently concurred; though the Commission has not as yet been informed of the nature of their present plans. The Commission is, of course, prepared to enter into any manner of practicable cooperation that will give the Borough of Richmond its much needed transit relief.

The Transit Construction Commissioner, predecessor of the Transit Commission, initiated the preparation of plans for a rapid transit tunnel as early as May, 1920, at which time an appropriation of \$50,000 was made by the Board of Estimate and Apportionment to provide for the incidental surveys and explorations necessary to the development of more detailed designs and the selection of a place for the proper tunnel crossing. At the time of the passage of the Act of 1921 this work had been advanced considerably but it was stopped when the Board of Estimate cut out the appropriation covering it which the Transit Commission had inherited. It seems not improbable that if the Fort Hamilton Route be chosen, a plan might be agreed upon under which the freight and rapid transit tunnels can be built at the same time, with a consequent saving in the net cost of each.

(4) The Broadway-Fourth Avenue Line, now operated by the Brooklyn Rapid Transit Company to 59th Street, Manhattan, is a four track trunk line running through 86th Street and Fourth Avenue, in Brooklyn, over and under the East River by way of the Manhattan Bridge and the Whitehall Tunnel, and via Broadway and Seventh Avenue, North. The southern terminal of this line is already supplied with more branches than the trunk tracks can properly accommodate, but the northern extremity has but one collecting and distributing branch, the two track line through 59th and 60th Streets to the Queensborough Plaza. The other two tracks of the trunk line are dead-ended at 59th Street. For this reason, workward in the morning and homeward at night, during the rush hours, only half of the capacity of the line is developed from the northern terminal. Passengers using the Brooklyn system are, moreover, unable to pass north of 59th Street without paying an additional fare at an Interborough station. It is proposed, therefore, to build another two track extension from Seventh Avenue North under Central Park West, and the Park to 110th Street, and thence via Seventh Avenue to 155th Street and Eighth Avenue. A spur track for such a connection has already been constructed. This extension would provide, in effect, another north and south line for the full length of Manhattan Island. It would relieve very materially the Ninth and Sixth Avenue Line of the Manhattan Elevated Company, as well as the Lenox Avenue branch of the original subway between 110th Street and the Harlem River.

Furthermore, it would hasten the time when the Sixth Avenue elevated line may be removed from the street. This line at present adds practically nothing to the capacity of the city's rapid transit facilities. It adds only to the convenience of the passengers using it, and its removal from the street would provide the most immediate outlet possible for the sort of development that is now overstraining Fifth Avenue.

Another incidental advantage of this extension would be that the surface tracks upon Central Park West may be more readily removed—as the subway would provide virtually the same service—and the released surface of the street thereupon transformed into a westerly Park Boulevard.

The approximate cost of the Central Park West-Seventh Avenue extension would be \$26,500,000, and the time consumed in construction three and one-half years.

(5) The so-called Brooklyn Crosstown Line was originally projected as an elevated when the dual system was laid out, but its construction was deferred because of local objection to elevated construction, and because of the fact that the city's resources for the more expensive alternative of subway building had then been exhausted. It is the opinion of

the Commission that the line should be built as a subway without further delay—first, as a means of articulating all of the rapid transit lines at present traversing Brooklyn and Queens, so that any one of these can be reached conveniently and quickly from any other one; second, as a means of access to the shore front of Brooklyn and Queens north of the Navy Yard; and third, as a direct means of carrying passengers from Manhattan and Queens to Brooklyn and Coney Island without traversing the congested district of lower Manhattan.

Such a line will tend further to decentralize traffic by building up another prosperous business thoroughfare north and south in Brooklyn, and will save the Queens traffic bound for Brooklyn from a long detour through Manhattan.

Through Long Island City the line will follow Jackson Avenue, one of the widest and most important thoroughfares in the business section of Queens. Through the Greenpoint section of Brooklyn, it will follow Manhattan Avenue, the principal business street of that section, and thence through Roebling Street, Williamsburgh, and by the cutting of a new street, of about three blocks in length, from Roebling Street to Bedford Avenue, and thence to a connection with the Brighton Beach Line at Fulton Street and Franklin Avenue. In its progress, it would furnish points of transfer to the stations of all the other lines it would intercept—the Broadway, Myrtle and Lexington Avenue elevated lines, and the 14th Street-Eastern subway.

The Commission has also in view a further connection between this line by way of Flushing or Park Avenues and Jay and Smith Streets, to the Borough Hall section of Brooklyn. At some future time, no doubt, it will also be desirable to connect the northern end of the line directly with the Astoria branch of the Queensborough system, thence into Manhattan at 25th Street and across 125th Street to Fort Lee Ferry.

The estimated cost of the line as now proposed is \$24,000,000, and the time to complete from three to three and one-half years.

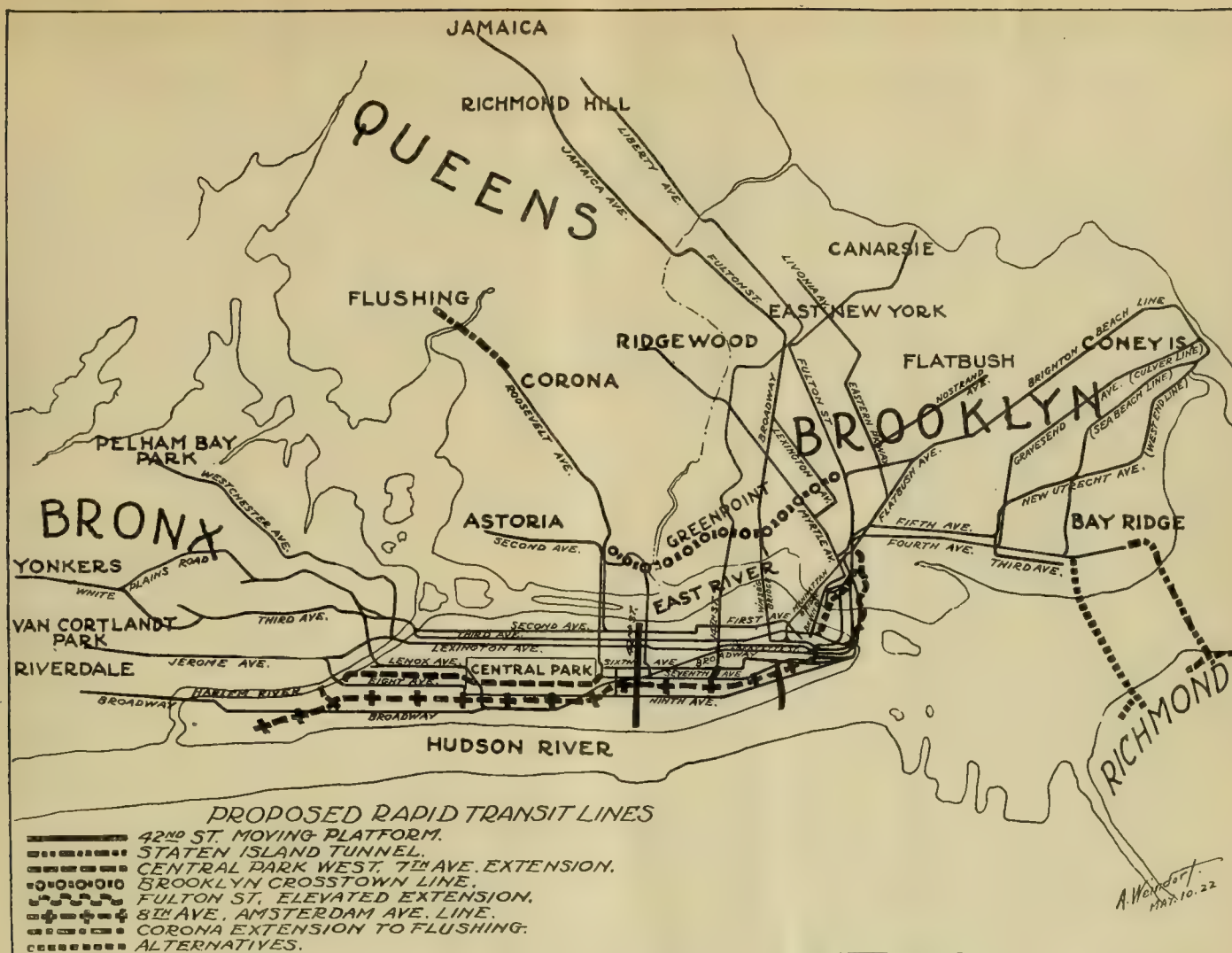
(6) The proposed link between the Fulton Street elevated line in Brooklyn and the Manhattan sections of the Brooklyn Rapid Transit subway would proceed, at the Brooklyn end, by way of the so-called "Ashland Place connection." This will provide additionally a connection with the present Fourth Avenue Subway. It is the view of the Commission, however, that another crossing to Manhattan should be afforded through a new East River tunnel, for the relief from over-crowding of the existing Whitehall tunnel. If such a plan is followed, it will involve more or less modification of the Nassau Street line in Manhattan. The building of this line, for which provision is made in the dual contracts, had not been undertaken, apparently more or less by common consent, during the eight years preceding 1921. The present Commission, upon its appointment a year ago, made no change in this situation, pending proper consideration of plans under which it might be linked with a tunnel of its own or otherwise modified. The present recommendations of the Commission's engineers cover two alternative routes. Each of these would require, at the start, the removal of the elevated railroad from lower Fulton Street, Brooklyn, thereby greatly improving the most important thoroughfare of that borough. Under either, the Fulton Street tracks would be dropped to a subway at a point at or near Clermont Avenue, and carried thence via Fulton Street, private property, Fort Greene Place, DeKalb Avenue, further private property and Livingston Street to Sidney Place. From this point, the first of the alternative routes would proceed under Grace Court and the East River to Nassau Street, and thence across Park Row under the present Post Office Building to a connection with the Broadway Subway at City Hall, Manhattan. Under the second alternative, the line would run from Livingston Street under private property to Clinton Street, and thence through Liberty Street and lower Fulton Street under the East River to Ann Street, in Manhattan, and across Park Row to the main line at City Hall.

"The great Central District of Brooklyn has so far been deprived of proper access to the city-wide subway system," the report adds, "The Commission wishes to right this seeming injustice as soon as possible. Brooklyn needs more than anything else in the way of transit facilities additional trunk line access to and through Manhattan. There are so many branch lines traversing the Borough of Brooklyn under the dual plan, the traffic upon all of which is developing remarkably, and so few trunk lines serving these, that only about half of the full capacity of the existing Brooklyn system can really be developed until more trunk lines are constructed. This, in the judgment of the Commission, is the strongest argument in favor of the construction of a new and separate tunnel for the downtown Manhattan connections.

"The estimated cost of the first of the alternatives proposed from Ashland Place to the City Hall, within which part of the original Nassau Street line would be incorporated, is \$28,000,000, and that of the Ann Street connection, \$25,000,000. In estimating the outlay upon either of these alternatives, however, allowance should be made for the estimated cost of \$7,000,000 of the Nassau line as a link in the dual plan, which is still carried in the estimates of uncompleted dual work, and which, of course, would be deducted from the total cost of the purely new work."

The report continues:

(7) The Eighth Avenue-Amsterdam Avenue line would, in many respects, be the most important and the most ambitious in scope. Beginning at a point in Forty-first Street between Seventh and Eighth Avenues, where connection is to be made with the Queensborough subway, ground for which was broken last week, it will run south on a four track line through Eighth Avenue to Fourteenth Street, and as a two track line to Hudson and Chambers Streets. Northward from Forty-first Street it will run as a four track subway up Eighth Avenue and across Fifty-seventh Street, with underground access to Columbus Circle, and up Amsterdam Avenue to 103rd Street, thence as a four track subway to 155th Street,



still via Amsterdam Avenue but as a three track subway to 159th Street and Fort Washington Avenue, and thence to 181st Street.

It is proposed to construct the Eighth Avenue line by sections, each capable of linking up upon its completion with some part of the transit system now in use, and in accordance with the following program:

(a) The first section recommended for construction will cover the portion of the line extending from 41st Street to Fourteenth. This will carry four tracks, but so placed as to permit the addition of another group of tracks at a later date. Eventually eight tracks are designed for the full trunk sections of this route. Those now to be built will be located in a two deck four track subway, placed on the west side of the Avenue. At Forty-first Street this will be connected with the Queensborough extension, and at 14th Street by means of two connecting tracks to Sixth Avenue and Fourteenth Street, with the Fourteenth Street-Eastern District line to Brooklyn.

These connections will afford a through loop service between the Queensborough and 14th Street lines, incidentally opening up one of the most important sections of Manhattan to either.

(b) The second building stage south on Eighth Avenue will carry the line from Fourteenth Street to a terminal station at Chambers Street, where passengers desiring to go further south in Manhattan, or to Brooklyn, will transfer to the Broadway-Seventh Avenue line.

(c) The third step will cover the section north, again as a two deck four track subway, on the westerly side of Eighth Avenue to Fifty-seventh Street, and thence by way of Amsterdam Avenue to 103rd Street. At this point, the traffic of Lenox Avenue branch of the existing subway can be diverted to the new line thereby providing for the immediate relief of the upper west side of Manhattan through the turning over the existing Broadway-Seventh Avenue line entirely to its service.

(d) As a fourth and final step, the line will be continued on a four track single level up Amsterdam Avenue to 155th Street, and from this point, with three tracks, up Fort Washington Avenue to 181st Street. This fourth unit will provide the further facilities so badly needed through the densely built apartment territory that has developed in upper Manhattan, as the result of the building of the first subway. It would provide this territory with an express service beginning at 155th Street and running the full distance south to Fourteenth Street.

The estimated cost of the Eighth Avenue line by sections would be: (a) \$12,000,000; (b) \$7,500,000; (c) \$24,000,000; (d) \$26,000,000—a total of \$69,500,000. Sections (a) and (b) would take a little over three years to complete; sections (c) and (d) four years.

"It is proposed, incidentally," the Commission declares, "to develop a general concourse station at Columbus Circle, where the lines of the Amsterdam Avenue, the Broadway-Central Park West

connection and the present subway will converge all within an area of two or three blocks. This would bring the service of practically every part of the city to Columbus Circle and materially stimulate the development of this increasingly important section of Manhattan.

"While the building of the Amsterdam Avenue line to Washington Heights, and the extension of the Broadway line to Harlem, will provide the west side of Manhattan for some time to come with the facilities it so badly requires, the crosstown line through Brooklyn, connection with all of Manhattan north of the Queensborough Bridge connection, will, in turn, greatly relieve the present pressure on the east side lines. The provision made at various points in the new plan for cross connections, affecting nearly every line in the city, will in turn permit a much improved distribution of the general traffic, and aid the better development of the city itself."

The several new routes projected will add the following track and route mileage to the present mileage of the dual system:

No.	Classification	Length of Route	
		in Miles	Length of Tracks in Miles
1.	Flushing Extension	1.90	5.20
2.	42nd Street Moving Platform Line.....	2.00	4.00
3.	Staten Island Tunnel. Either alternative.....	3.20	6.40
4.	Central Park West—7th Avenue Extension....	5.10	12.50
5.	Brooklyn Crosstown Line	6.25	12.50
6.	Fulton Street Elevated Extension.....	2.80	5.60
7.	Eighth Avenue—Amsterdam Avenue Line.....	11.00	38.00
		Total 32.55	84.20

"The total estimated cost of the construction," the Commission says in conclusion, "of the seven projects in view is in round numbers \$174,000,000. With the addition to this figure of the overhead costs of administration and engineering, and the amounts of interest on the funds employed, paid during construction estimated at \$44,000,000 in all, the total cost of the lines will be \$218,000,000.

(Concluded on page 618)

Suit Begun to Test Legality of Tax Exemption Ordinance

President Goldfogle, of Tax Department, Made Defendant, Gives Number and Amount of Exemptions During First Year of Law's Operation

A SUIT to determine the legality of the tax exemption ordinance passed by the Board of Aldermen, in accordance with the permissive act passed by the Legislature, has been brought by the Hermitage Company, No. 2 Rector Street, in the Supreme Court against Henry M. Goldfogle, president, and the members of the Board of Taxes and Assessments to restrain them from exempting new housing from taxation.

The Hermitage Company, in the papers filed, assert that since the passage of the ordinance many new houses have been erected and if such ordinance is permitted to be followed by the Tax Commissioners, \$100,000,000 in new construction will be exempt from taxation soon, "thereby increasing very substantially the amount of taxes which this plaintiff will be obliged to pay on its property."

The complaint further sets forth that the "Board of Aldermen had no power or jurisdiction to pass said ordinance, the same is wholly null and void, and the proposed act of the defendants in exempting said new buildings from taxation in accordance with the provisions thereof, will be an illegal official act."

The plaintiff therefore asks that "the said illegal official act of said defendants as such Commissioners in exempting such new buildings from assessment for purposes of taxation be prevented by the judgment of this court and that this plaintiff have such other relief as may be proper."

The Corporation Counsel will defend this suit.

President Goldfogle issued a statement declaring that if the suit was successful the city would receive \$2,294,000 in taxes, which is the amount that would have been paid on \$83,450,000 of property exempted under the ordinance during the first year it was in force, and that the tax lists would ultimately be

increased a total of approximately \$23,000,000 because exemption extends over ten years.

According to figures given out by Commissioner Goldfogle, the exemptions allowed are as follows:

On one and two-family houses, \$59,108,840. On multi-family houses (apartment houses), \$24,341,400. These figures are for all boroughs.

The total tax, if the exemptions are not provided for, would be \$2,294,881.60. Commissioner Goldfogle pointed out that since the exemption lasts for ten years, the amount which the city will lose in taxes is \$22,948,816, and if the same amount of property is exempted during the second year, that figure will be doubled.

The exemptions during the first year the ordinance has been in force follow:

Tax Exemption by Boroughs			
	One-family houses	Two-family houses	Multi-family houses
Brooklyn	3,124	1,352	168
Bronx	718	195	67
Queens	5,235	1,411	29
Richmond	1,122	61	3
Manhattan	1	....	45
Total	10,200	3,019	312

In the Borough of Manhattan the largest single exemption allowed, according to Commissioner Goldfogle, is on an apartment house at Broadway and Ninety-seventh to Ninety-eighth Street. This exemption amounted to \$719,000.

In the Bronx, the largest exemption was \$400,000 on property on Mt. Eden Avenue; in Brooklyn, \$340,000 on property on Ocean Avenue; in Queens, \$279,000 on property at Forest Hills, and in Richmond, \$10,000.

Real Estate Board Increases Annual Dues of Active Members

THE Real Estate Board of New York held its monthly dinner meeting at Delmonico's last Tuesday night.

President Charles G. Edwards, Vice-President Walter Stabler, Secretary William H. Dolson, and Treasurer J. Irving Walsh, took a lively interest in the proceedings. Mr. Edwards relinquished the chair to Mr. Stabler during the discussion of business. Other members of the Board of Governors present were: Clark T. Chambers, Charles A. DuBois, Irving S. Whiting, William D. Kilpatrick and Weymer H. Waitt. The officially appointed inspectors to examine, canvass and count votes were: Benjamin M. Phillips, Fenimore C. Goode, Frank H. Tyler, W. L. DeBost and E. A. Tredwell.

Primarily, the meeting was for passing on amendments to the Constitution in matters which concerned only the active members; and it was the first occasion in the history of the Board when the strictly business affairs of the active members were discussed among all of the members.

Of the amendments acted on the first was for increasing the annual dues of active members from \$75.00 to \$100.00. This was carried by a vote of 91 to 43.

The second amendment was designed to remove the limit now placed on active membership. The growth of the Board

in recent years has made it necessary to amend several times this provision in the Constitution. In 1913 when there were about 195 active members, the limit was placed at 200. In 1920 it was raised to 300. In June, 1921, it was changed so that when there should be a waiting list of 51, 50 should be taken in and a new waiting list be started up to 50. In the fall of 1921 a definite limit of 350 was set up. This has since been passed, with a waiting list nearly sufficient to make 400. The Board of Governors therefore decided to put the matter before the membership with the result that the amendment removing the limit entirely was carried by a vote of 124 to 20.

Among the subjects in which interchange of opinion was had at the meeting were: The Licensing of Real Estate Brokers and Salesmen; the Relationship between the Broker Member and the Property Owner Members of the Board; the Value of the Board to the Broker and to Other Classes of Members.

The Real Estate Board will be represented at the Convention of the National Association of Real Estate Boards at San Francisco in the latter part of May, by Charles G. Edwards, president, J. Irving Walsh, treasurer, and Richard O. Chittick, executive secretary. Mr. Walsh will be accompanied by Mrs. Walsh and their daughter, Miss Walsh.

Transit Commission Proposes 32 Miles of New Subways

(Concluded from page 617)

"The funds necessary to meet the cost of construction will, no doubt, be raised, as required, through the sale of city bonds. The methods through which the amount required for the equipment of the new lines, which may reach an additional \$100,000,000, will be determined as the general consideration of the future relationship of the city and the operating companies proceeds. The degree to which bonds for construction may be sold under the city's present constitutional margin of borrowing capacity is yet to be determined.

The Commission understands from the official statements of the city Comptroller that a substantial borrowing margin is already available. It will, however, very naturally consult both the Comptroller and the Board of Estimate upon the general subject of financing at the appropriate time.

"Early announcement will be made of the dates to be fixed for hearings, at which full public discussion will be invited, and which will be held before further action of any definite nature is taken, either upon the plan in its entirety, or upon any of its details."

Review of Real Estate Market for the Current Week

Sale of a Large West End Avenue Apartment House Stood Out in Bold Relief Amid Much Varied Dealing

THE principal characteristic of the real estate market, this week, was dealing in all kinds of properties in all parts of the city. Old and new tenement houses of the walk-up types, elevator apartment houses, private dwellings of all kinds and conditions, vacant plots for improvement, old corners for reimprovement, business taxpayers, mercantile buildings and dwellings to be remodeled into stores and offices, formed the aggregate. Tenants acquired some of each kind of improved property and one tenant who had been leasing a large plot in Harlem for a stone yard bought the plot. Some old estates disposed of choice parcels. The William Waldorf Astor estate still continues to sell.

Crowning the dealing of the week was the resale of the Evanston elevator apartment house, at the southeast corner of West End Avenue and 90th Street, for about \$1,750,000. It represented the taking of a quick profit by a firm of big operators. Everybody seems to be a bull on New York real estate just now. There were other important elevator apartment houses sold and some of them are in course of being resold. The Horace Russell mansion, on a Park avenue corner, was resold as the site for a church.

Madison and Lexington Avenue corners as well as inside parcels figured largely in the dealing. The upper reaches of these thoroughfares are in a state of transition from private residence to apartment residence and business combined that shows the spreading out of the apartment house construction movement. The Lexington Avenue subway route is a powerful

factor in the change under way. Several sites for tall elevator apartment buildings were bought on cross streets. A single lot in Upper Fifth Avenue—a rarity nowadays—changed hands for improvement with a fine dwelling. Some Third Avenue corners were bought. The Steinway piano firm added to the plot it has assembled in East 58th Street as the site of a new building for its offices.

Downtown the Childs restaurant firm bought a building on Broadway, near Leonard Street, that it has long leased. The lower West Side was active. Trinity Church sold a group of old buildings and there were scattered sales that indicate strong demand. Some of these parcels were bought by tenants. A parcel on Sixth Avenue also went into the hands of a tenant.

Two Columbia University leaseholds adjacent to Fifth Avenue were bought and the buildings on them will be remodeled for business uses. The leasing for a long term of years of the southwest corner of Broadway and Third Street means the passing of an old 3-story building that was originally a dwelling and the reimprovement of the site with a small office building. Emphasizing the growing rental power of the Fifth Avenue and 42d Street section was the leasing of one of the newly made stores in the street side of the Bristol building to a trunk and bag dealer, at an aggregate rental of \$300,000 for a term of years that is not very long. It represents a vastly increased rental over that paid by the former lessee. A 21 years' lease of the old dwellings at 166-168 Fifth Avenue was another important lease of the week.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week was 109, as against 71 last week and 101 a year ago.

The number of sales south of 59th st was 47, as compared with 32 last week and 62 a year ago.

The number of sales north of 59th st was 62, as compared with 39 last week and 70 a year ago.

From the Bronx 34 sales at private contract were reported, as against 39 last week and 21 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 626.

Trinity Sells Old Holdings

Corporation of Trinity Church sold the property at 193 and 205 West Houston st, 146x100x irregular, situated 265 feet east of Varick st. The property consists of six dwellings and a vacant lot. Plans for an interesting development will be announced in a short time.

West Side Corner in New Hands

Col. A. R. Kuser, a large stockholder in the Fox Film Corporation, purchased from the Kelly-Springfield Tire Co. the 4-sty brick building at the southeast corner of Tenth av and 54th st for about \$500,000. The property is under lease to the Fox Film Corporation for a term of 21 years, but that fact, according to officials of the film company, has no bearing whatsoever upon the purchase by Col. Kuser. The Fox interests, it was said, did not want the fee to the building themselves, so Col. Kuser bought it on his own behalf for investment.

The building occupies a plot 175x100.5 and is one block south of the \$1,200,000 Fox film studio and executive office building, which occupies the entire block front on the east side of Tenth av, from 55th and 56th sts. It is used by the Fox company in conjunction with the main building for studio purposes. It also serves as a storage house and headquarters for the purchasing department of the film company.

Candy Manufacturer Buys in Queens

Roman-Callman Co. sold to the Rocco Realty Corporation, (a holding corporation for Ridley's, well known manufacturer of popular priced candy), a plot of 22,750 square feet at the northwest corner of Queens Boulevard and Moore st, Long Island City, having a frontage of 100 feet on the Boulevard and 227½ feet on the street, and being at the end of the viaduct from the Queens Borough Bridge Plaza. The 100 x 100 Boulevard corner was sold for the estate of Joseph A. Bermel, former President

of Queens borough, and the adjoining 127.6 feet on Moore st was acquired from Cornelius Burke. On this plot a 4-sty reinforced concrete building will be erected, having a total floor area of 70,000 square feet (with steam heating, refrigerating, air conditioning, and power plant), and of the most modern construction. Ridley's was established in 1872 and was long located on Grand st, Manhattan, but, keeping up with the growth and development of the city the location was later changed to the West Side of Manhattan, and this latest move to Long Island City will be a notable step in the improvement of one of the important thoroughfares of greater New York.

Long Rest for R. E. Simon

Robert E. Simon, whose work as broker and operator in important real estate transactions has long made him a prominent figure in the New York market will sail for Europe on June 13, on the steamship Reliance, of the American Line.

Mr. Simon will be absent for fifteen months and it will be his first real play spell in many years. While abroad he will carefully study real estate conditions in the large cities and meet the leading property owners and brokers of the places he visits. His main purpose, however, is recreation.

During his absence his office in the Brokaw building, at 1457 Broadway, will be open as usual. It will be in charge of his confidential man, H. R. Thompson, who will represent Mr. Simon in all matters.

United States Guaranty Company Increases Its Dividend to an 8% Basis

The Board of Directors of the United States Title Guaranty Company of 32 Court street, Brooklyn, has declared a semi-annual dividend of 4 per cent., payable on June 15, 1922, to all stockholders of record at the close of business May 31, 1922, it having been on a 6 per cent. annual basis up to the present time.

The progress of this company and the noticeable increase in its activities, which began several years ago under the able leadership of its late president, George A. Fleury, has continued steadily under the present administration. The company has been very active in the mortgage market, principally in the boroughs of Brooklyn and Queens, and has built up a large guaranteed mortgage and certificate business. The officers and directors are being heartily congratulated on the success of their efforts. While its policy is known to be a conservative one, its activities indicate an aggressive attitude in building up its business, and its success on these lines is assured.

The statement of the condition of the company at the close of business December 31, 1921, showed assets of \$1,527,308.51. The capital stock of the company is \$625,000, and its sur-

plus and undivided profits, which were \$480,658.27 at the close of the year, had been increased to \$530,000 on May 1. The officers are Charles E. Covert, president; Paul C. Cloyd, George W. Cummings, Charles J. Lockitt and James G. Debevoise, vice-presidents; Charles H. Puckhaber secretary; James J. Mulhearn, treasurer; Charles V. Rapelle, John Browne, Fred B. Bradley, assistant secretaries, and Hugo Hirsh, general counsel.

Charles A. Boody is Chairman of the Executive Committee, the other members being William C. Courtney, Charles A. Angell, Walter V. Cranford, Charles F. Neergaard, Hugo Hirsh and William B. Greenman.

Childs, As Tenant, Buys Building

The Childs Co. bought the property it occupies at 351 Broadway, with an "L" through to 91 Leonard st, surrounding the northwest corner of Broadway, from the American Institute of the City of New York for a stated consideration of \$203,000. The buildings, of the 4 and 3-sty type, on which a mortgage of \$175,000 is allowed to remain, measure 25.6x173.1x irregular, the "L" through to Leonard st being 11.6x 56.9.

East Side Apartment Site Sold

Douglas L. Elliman & Co. and James E. Clark sold for the estate of Mary B. Hughes 146-158 East 52d st, seven 4-sty flats, on a plot 150x100.5, to a syndicate composed of W. and J. B. Ferguson, Julius Bendheim and David H. Van Dam.

This property, which was held at \$300,000, will be improved by the purchasers with a 9-sty apartment house of the best type from plans of Schwartz & Gross.

Stoddard & Mark represented the buyers and the contract for the building will probably be awarded to Ferguson Bros.

Operators Sell Madison Avenue Corner

Weil & Mayer sold 1431 Madison av. southeast corner of 99th st, a 7-sty elevator apartment house with stores, known as the Blythebourne, on a plot 50.11x100, to Mrs. Celina Bloom.

Steinways Add to Site

Douglas L. Elliman & Co., Inc., in conjunction with Edward J. Hogan, sold for Mrs. Ernest Fahnestock 116 West 58th st, a 4-sty and basement brick dwelling, on a lot 20.2x 100.5.

The buyer is Steinway & Sons, who through this purchase now have a frontage of approximately 60 feet on 58th st by 63 feet on 57th st. This concern, for many years located at 109 East 14th st, plan in the near future to erect a new building for their permanent home on this plot.

Douglas L. Elliman & Co.

Real Estate Brokers
Fifth and Park Avenue Districts
Efficient Property Management
Plaza, 9200 15 East 49th St.

JAMES BOYD

Member Real Estate Board, N. Y.
Real Estate—Mortgage Loans
135 BROADWAY
Phone: Rector 8658-8659

BROOKS & MOMAND

Member of Real Estate Board
Real Estate Mortgages
115 BROADWAY Phone 2267 Rector 2268

CHARLES B. VAN VALEN, INC.

Member Real Estate Board of N. Y.
REAL ESTATE
MORTGAGE LOANS—INSURANCE
110 WILLIAM STREET
Phone: 6000 Beekman

FREDERICK BROWN

Real Estate Operator
OFFERINGS SOLICITED
FROM BROKERS
565 5th Ave. Phone Vanderbilt 8725

WALTER KRASLOW

Real Estate Operator
Brokers' Offerings Solicited
190 Montague St. Brooklyn, N. Y.

BENJAMIN WINTER

**BUY AND SELL HIGH-CLASS
MANHATTAN PROPERTY**
BROKERS ARE INVITED TO SUBMIT
PROPOSITIONS—Quick Decision Given.
Lansing Building
2299 BROADWAY, AT 82nd STREET
Suite 6 Phone: Schuyler 2897

SAMUEL BRENER

REAL ESTATE OPERATOR
50 EAST 42nd STREET
Vanderbilt 3918-19

BENENSON REALTY CO.

BUY and SELL
HIGH CLASS BRONX AND
MANHATTAN PROPERTY
Columbia Trust Bldg., 509 WILLIS AVE.
Phone: Mott Haven 5212-5213

HARRY CAHN

REAL ESTATE OPERATOR
406 EAST 149th St., at 3rd AVE.
Melrose 2312

West Side Mansion Passes

The old De Coppett mansion at 314 West 85th st, which has been in the family for 20 years, has been purchased by Anthony A. Paterno and Victor Cerabone, who will form a corporation to build a 9-sty apartment house on the site, which measures 75x102.2. The mansion will be demolished early in December, and it is expected that the apartment house will be ready for occupancy about July 1, 1923.

Mr. Paterno also purchased the 18-foot dwelling which forms part of the southwest corner of Riverside dr and 85th st for the purpose of protecting the northerly light of the new 14-sty apartment house which he has just completed at 505 West End av, northwest corner of 84th st.

Messrs. Paterno and Cerabone also signed a contract for the purchase of the 16-foot 3-sty dwelling 318 West 85th st for the purpose of protecting the westerly light of the apartment which is to be erected on the site of the De Coppett mansion. The dwelling at No. 302 also controls the light and air on the easterly side of this proposed structure.

Earle & Calhoun were the brokers in all the transactions. The sellers were Andre and Pauline De Coppett.

Enlarge a Corner Plot

The Old Colony Apartments, Inc., representing the J. W. Bishop Co., which recently purchased the Hogson property at the southwest corner of Lexington av and 40th st for the erection of an 11-sty apartment house, has added to its holdings at that location by the purchase of the adjoining 4-sty and basement dwelling, on lot 19.9x5, at 348 Lexington av. The seller was Anna C. Taber.

Acquires Third Avenue Corner Plot

Henry Hof sold for the Schum estate to Julius Goldwater 520 Third av, adjoining the southwest corner of East 35th st, a 5-sty stone tenement house with store, on a lot 25x75.6. The buyer also owns 522, which is the corner. Adjoining, at 160 East 35th st, is the 25th Precinct Police Station.

Estate Sells on East Side

Samuel Fine sold for the estate of Margaret Jaeger to the newly formed Lewkres Realty Corporation, Louis Kresner, president, 295 and 297 Broome st, a 7-sty brick tenement house with stores, on a plot 39.10x88.2; 80 Chrystie st, a 6-sty brick tenement house with stores, on a lot 25.1x100; 610 and 612 East 5th st, a 6-sty brick tenement house with stores, on a plot 35.9x96; 322 and 324 East 8th st, a 6-sty and basement brick tenement house with store, on a plot 39.8x97.6; and 222 and 224 East 51st st, a 6-sty brick tenement house with store, 35.4x107.4.

Sell Park Ave. Corner

Ruland & Benjamin, Inc., sold for Emily L. L. Smith the southwest corner of Park av and 73d st, a 7-sty and basement elevator apartment house, on a plot 33x102.2.

Operator Resells Parcels

Max N. Natanson resold to an investor 2041 Second av, northwest corner of 123d st, a 5-sty tenement house, on a lot 25.1x90. This is one of the three properties recently purchased by Mr. Natanson from the J. Chr. G. Hupfel Co. It was held at \$35,000.

Negotiations are now pending for the resale of the remaining two houses at 180 West End av, northeast corner of 68th st and 663 First av, at the southwest corner of 38th st.

A Bit of Old New York Sold

A. Q. Orza sold for I. Reilly 249 Bleeker st, a 3-sty and basement brick dwelling to a client, who will alter said premises for the purpose of his business. The lot is 15.8x66.6.

This property has been in the family of the seller since 1847, being at that time occupied by the seller's father, Alexander Wright, who conducted a jewelry store when Bleeker st was the main thoroughfare of the city, while nearby A. T. Stewart conducted a dry goods business on the opposite side of the street.

Good Sale in Bleeker Street

Brown, Wheelock Co., Inc., sold for Hearth and Home, Inc., the 5-sty tenement house with stores at 174-182 Bleeker st, between Sullivan and Macdougal sts, to an investing syndicate represented by A. Q. Orza. The property fronts 110 feet on Bleeker st, being 100 feet in depth. The property was held at \$150,000. This plot is part of the square block sold by the same brokers to Hearth and Home about two years ago.

Art Dealer Buys at Turtle Bay

Walter L. Ehrich, of the Ehrich Galleries, Fifth av art dealers, has purchased from A. H. Cushman 241 East 4th st, a 4-sty American basement dwelling, on a plot 20x100.5, in the Turtle Bay development. After alterations, Mr. Ehrich will occupy this dwelling as his own home. S. H. Martin represented the seller. Mr. Ehrich was represented by the M. Morgen-thau, Jr., Co.

Evanston Apartments Resold

The Evanston, a 12-sty and basement apartment house at the southeast corner of West End av and 90th st, which was purchased about a week ago by Benjamin Winter from Herbert Du Fuy, of Pittsburgh, has been resold by Mr. Winter to J. C. and M. G. Mayer. It was held at \$1,750,000. It is reported to have an annual rent roll of \$185,000. The house covers a plot 100.8x162.6 and is arranged in suites of from 8 to 9 rooms with 3 baths each. Johnson & Kahn were the builders. The broker was Walter Ebbitt of Slawson & Hobbs.

Operators Buy the Iowa

Ennis & Sinnott purchased from Marie and Jules Glorieux the Iowa, a 7-sty and basement elevator apartment house at 133 and 135 West 104th st, on a plot 50x100.11. Nassoit & Lanning were the brokers.

Choice Fifth Avenue Lot Sold

Douglas L. Elliman & Co. sold for Mrs. John Innes Kane 953 Fifth av, a vacant lot, 25x120, between 76th and 77th sts, just north of the Edward S. Harkness house and adjoining the recently sold house of the Brigham estate.

Sixth Avenue Tenant Buys There

Louis Carreau sold for the estate of Emily A. Thorn to William P. Sears 840 Sixth av, a 4-sty brick building with store, on a lot 25.1x78.11, between 47th and 48th sts. The buyer, who is a florist, has long been the lessee of the property.

Tenants Buy of Pinkney Estate

Real Estate Management Co. sold for the Pinkney estate the vacant plot, 113.9x100, on the south side of 41st st, 225 feet west of Fifth av, to Annette Bros., who have occupied it for a number of years as a stoneyard.

Sells to Tenant at Profit

Dr. William H. Luckett, the tenant, purchased the 4-sty and basement stone dwelling, on a lot 20x100.8½, at 18 West 87th st through Charles Lowe. This building was purchased by the seller last month at an auction sale held by Bryan L. Kennelly for the estate of Moses J. Wolf.

Rockefeller Makes a Dollar

The board of managers of the State Reformatory for Women at Bedford, N. Y., has received word from John D. Rockefeller that he would again lease to the institution the four brick buildings and several cottages on his property which have been used by the State for the last year. The lease will be for two years and the rent \$1 a year.

REALTY ADVISORY SERVICE

develops and furnishes constructive reports on
Vacant, Under-improved and Improved
Properties when requested

FOR PARTICULARS PHONE WRITE OR SEE

A. N. GITTERMAN

MURRAY Hill 0737

12 EAST 44th ST.

New address
12 East 44th St.

Builder Resells Heights Plot

T. W. Stemmler, Jr., Inc., engineers and constructors, who recently purchased, through M. M. Ringler, the southeast corner of Wadsworth av and 185th st, resold this parcel to a syndicate of upstate capitalists headed by G. F. Williams, who contemplate large investments in choice New York properties during the coming year. T. W. Stemmler, Jr., Inc., have received the general contract to construct a 5-sty apartment house containing suites of 3 and 4 rooms from plans by George Keister. M. M. Ringler, who acted as broker in the resale, has been appointed managing agent of the building. The plot is 50x79.11.

A Lower Wall Street Deal

Realty holdings of the Czarnikow-Rionda Co., sugar brokers, at 106 Wall st, northeast corner of Front st, and 112 Wall st and 119 to 123 Front st, adjoining, have been transferred to the Wallfront Realty Corporation, holding company for the sugar concern. The transfer was made subject to mortgages for \$400,000. On Wall st the realty is separated by the two parcels at 108 and 110, title to which stands in the names of Cordelia S. Stewart and Helen Adele Wissman. The company's holdings front 78.8 feet on Wall st and 109.5 feet on Front st. An official of the company said today that no definite plans had been decided upon for the re-improvement of the property.

Tenant Buys a Clark House

Brown, Wheelock Co., Inc., sold for the Clark estate the 4-sty and basement brick dwelling on a lot 22.6x102.2, at 15 West 73d st, to Dr. Ernest Bishop, the present tenant. The property was held at \$45,000.

Sell Dwelling By Cable

Harris Vought & Co. sold for Mrs. Angela M. Worden the 4-sty stone dwelling, on a lot 18x102.2, at 114 East 76th st. The purchaser is Miss Hazel Hyde, who will occupy. Mrs. Worden is in Europe and all negotiations were conducted by cable.

Sell Columbia University Leaseholds

Elizabeth J. White sold to the Trine Realty Co. the 4-sty and basement stone dwelling, on a lot 25x100.5, at 9 West 48th st, a Columbia College leasehold.

The Marx Realty and Improvement Co. sold to the Brendan Realty Co. the 4-sty and basement stone dwelling, on a lot 20x100.5, at 37 West 48th st, a Columbia College leasehold.

Famous Estate Passes

The Knolls on Chester Hill, Mount Vernon, N. Y., country home of the late James A. Bailey, the circus man, is to be converted into a combination country club and hotel. Announcement to that effect is made by Mayor Edwin W. Fiske of Mount Vernon. According to the latter the project will be carried out by the Bailey Park Hotel Co., which has been incorporated to take the property over.

Judging from the elaborate plans the establishment will be modeled after the Westchester-Biltmore Country Club, just completed by the Bowman interests, between Harrison and Rye. A 12-sty structure containing 500 rooms is to be put up on the Bailey estate and an 18-hole golf course is to be laid out. It is estimated that the entire project will cost about \$3,000,000.

The Knolls comprises about 32 acres, and was mentioned as one of the chief assets in the circus man's estate in the suit brought by his niece, Anna E. Robinson, to break his will on the grounds of insanity and undue influence. The showman had always felt a great affection for the place and spent much of his spare time there. Upon his death he left it to his widow, who died in 1912.

The original owner of The Knolls was best known as the partner of P. T. Barnum in the Barnum & Bailey Circus enterprise. He was born with the virus of the "big top" in his blood and at the age of 15 ran away from the home of his aunt in Detroit, Mich., to join a circus. He was an orphan whose only heritage was the family name of McGinniss. This, however, he readily changed by way of compliment to Fred Bailey, the manager of his first show.

Sale in Throggs Neck

The old Newbold estate at Throggs Neck, facing Long Island Sound, has been sold by the estate of Annie F. Leverich to the Penny Field Camps, Inc., which will improve many of the 60 or 70 lots with bungalows and small houses. The sellers had owned the property for 20 years. A large residence is included in the sale.

New Real Estate Firm

Lewis W. Flaunlacher and Harry Thoens resigned as vice president and secretary respectively of M. & L. Hess, Inc., and have organized Thoens & Flaunlacher, Inc., for the purpose of conducting a general real estate business. After extensive alterations the new organization will maintain headquarters on the ground floor at 25 West 33rd st, Astor Court, adjoining the Waldorf Astoria. They will specialize in commercial property.

Bronx Corner Bought

Armstrong Bros. sold for Samuel Kilos to Irving and Chester D. Judis, 11-21 Burnside av and 2050 Davidson av, northeast corner of the two thoroughfares, a 5-sty and basement brick apartment house, on a plot 113.9x119.7. There are 7 stores on the Burnside av front. It is tax exempt.

Large Brooklyn Plot Sold

Joseph P. Day sold privately the block on the west side of Fourth av, between 3d and 4th sts, Brooklyn, including lots on 3d and 4th sts, comprising a total of about 60 lots. The property has been owned by the Litchfield estate for nearly a quarter of a century, and comprises part of the old Washington Baseball Park, and was to be sold by Mr. Day at auction on June 1. It is understood an extensive building improvement is to be started on the site at an early date.

Part of Gravesend Track Sold

Samuel Dietz purchased 100 lots from William E. Harmon & Co., on old Gravesend Race Track in Brooklyn, and has formed the City Club Homes Corporation and the M. & D. Homes Corporation, which will build on East

1st and East 2d sts, and Ays U and T semi-detached houses to sell for \$7,500.

Sales in Borough Park

Joseph Stein sold for the March Realty Corporation the four business properties 1261 to 1269 Prospect av, to an investor. The property was held at \$48,000. The same broker sold for Mrs. Helen Wilson, 1559 58th st, a detached dwelling with garage, to M. Reana, for occupancy; for Mrs. Ida Smith, 1420 47th st, a detached dwelling, on a plot 40x100, to a client who will alter same into a 2-family house. All are in Borough Park, Brooklyn.

Brooklyn Factory Buildings Sold

A. H. Mathews & Co. sold for the Schieren Realty Co. to the Hugo Brand Leather Co., of Manhattan, the 2 and 3-sty factory buildings, on a plot 71x100, on 13th st, near Third av, South Brooklyn.

L. I. City Block Front Sold

Cross & Brown Co. and Max Kemp sold the entire block front on Second av, from Grand to Newtown av, Long Island City. It is exceptionally well located, being at the junction of Grand and Newton avs. The Newton av corner will be immediately improved with stores.

United Electric Service

is supplied to the



170th TO 171st STREET &
FT. WASHINGTON AVENUE

Two six-story alternating current elevator dwellings, each containing forty-eight apartments, situated in one of the most beautiful sections of Washington Heights.

The owners and builders are the Fortway Building Corporation, Samuel H. Golding, President; the architects, George and Edward Blum, and the electrical contractors, Wimpie Electric Co., Inc.

When in need of Electric Light or Power Service, call Stuyvesant 4980. Your requirements, whether large or small, will receive the prompt attention of our Commercial Department representatives.

**The United Electric
Light and Power Co.**

130 East 15th St., New York.

MONEY TO LEND

ON

Building and Permanent Loans

We Give Quick Answers and Our Fees Are Moderate.

LAWYERS MORTGAGE COMPANY

Capital and Surplus \$9,000,000.

R. M. HURD, President

56 Nassau Street, New York

184 Montague Street, Brooklyn

4 Herriman Avenue, Jamaica

CO-OPERATION OF RELIABLE BROKERS INVITED OFFERED

Hotel, 75 Rooms, Southshore, L. I. (S-R-E)
 Cor. Bldg., 24x65, 6th Av. and 40's; 21 yr. Lease (R)
 Loft Bldg., 11-sty, 5th Av., nr. 14th, \$650,000 (S-E)
 Apt. House, 9-sty, Riverside Dr., \$700,000 (S-E)
 1880 Acre Farm, Madera Co., Cal., \$262,000 (S-E)
 5000 Acres Fruit & Farm Land, Central Fla., \$10 (S)
 Canning Factory, 40,000 s. f., E. Pa., \$325,000 (S)
 Fact'y Site, 3½ Acres, Rail Siding, B'n., \$35,000 (S)
 Summer Hotel, 90 Rooms, etc., Catskills (S-E)

WANTED

\$100,000 on 1st Mtg. Theatre nr. Providence (M)
 Explanation: E—Exchange; M—Mortgage; R—Rent;
 S—Sell.

AMERICAN BUREAU OF REAL ESTATE

All About Real Estate Everything—Everywhere

MODERN "A-BUREAU" SYSTEM

18-20 W. 34th St. (Astor-Court Bldg.), New York

Telephone: 0336-0397 Pennsylvania

ALL ITEMS TREATED STRICTLY CONFIDENTIAL

(See Previous Weekly Ads.)

J. CLARENCE DAVIES

Incorporated

Member Real Estate Board, N. Y.

BRONX REAL ESTATE

AUCTIONEER—BROKER
APPRAISER—MORTGAGE LOANS

Main Office: 149th St. and Third Ave.

BRANCHES:32 Nassau Street 51 East 42nd Street
Phone Connections**Philip A. Payton, Jr.,
Company
REAL ESTATE AGENTS
AND BROKERS**New York's Pioneer Negro
Real Estate Agents

127 West 141st Street

Between Lenox and Seventh Avenues

Telephone: Audubon 0945

HEIL & STERNMember of Real Estate Board, N. Y.
Real Estate

Business Property Specialists

1165-1167 BROADWAY (n. w. cor. 27th St.)

Telephone: Watkins 4280

**DANIEL H. JACKSON
REAL ESTATE OPERATOR**

OFFERINGS INVITED

135 BROADWAY

Rector 3569

**SPECIALISTS IN
PENN. TERMINAL SECTION
REAL ESTATE**

AGENTS—BROKERS—APPRAISERS

H. M. Weill Co.

Tel. Longacre 2290-2817 221 West 33rd St.

Judge Russell's Home Resold

The efforts of J. P. Morgan, Mrs. Robert Winthrop and other well known Murray Hill residents to prevent the old home of the late Judge Horace Russell, at the southeast corner of Park av and 37th st, from falling into the hands of tall apartment house builders have been successful. The property has been purchased by Christian Scientists, who plan to erect a costly church on the site. The plot measures 98.6x105.

Mr. Morgan, Mrs. Winthrop, William Church Osborn, Mrs. Charles H. Coster, George Bowdin, John Riker, Mrs. Willis Reese and others formed a syndicate last fall and purchased the property. The sale to the church interests is said to have been made at a figure which will clear the syndicate of all expense involved in the venture. The Murray Hill folk had about determined to improve the site with low multiple residences when the offer was received from the church interests.

Resell Fine Dwelling

Douglas L. Elliman & Co. sold for I. N. Phelps Stokes 22 East 63d st, a 5-sty brick American basement dwelling, on a lot 18.9x100.5, to a prominent New York banker, who will occupy it. This house, which adjoins the new building of the New York Life Insurance & Trust Co. on the southwest corner of 63d st and Madison av, was recently purchased by Mr. Stokes through the same brokers from E. Dimon Bird.

Sell a Shelter Island Plot

Bulkley & Horton Co. sold, at Shelter Island Heights, L. I., a plot 50x250, on Main st, running through to the street in the rear between the Hotel Poggatacutt and the Chequit Inn, for Mamie Ellsworth, to a client. This property is part of the former Cassidy estate.

Buys Staten Island Tract

Max Bache purchased from L. C. Butler the former Jordan property consisting of 46 lots, having large frontages on Richmond rd and Price (Oak st), in the heart of the business section at Concord, Staten Island, and opposite the trolley transfer station.

Morgenthau Moves Uptown

M. Morgenthau, Jr., Co. leased through Cross & Brown new offices on the 6th floor of the Bush building, 130 West 42d st. They will move their main New York office, which is now located at 206 Broadway, to their new headquarters as soon as alterations can be made and the offices equipped. Coincidentally with the removal of the M. Morgenthau, Jr., Co. the following corporations with which Mr. Morgenthau, Jr., is actively affiliated, or for which the M. Morgenthau, Jr., Co. is acting as agents, will move to the Bush building: The Stability Realty Co., which owns and is developing the Country Club District Subdivision on Merrick rd at Central av, Jamaica; the Oak Point Corporation, of which Mr. Morgenthau is treasurer; the Terrain Realty Co., which is a holding company for clients of the M. Morgenthau Jr. Co.; the East 81st Street Corporation, of which Mr. Morgenthau is president; the Lexington Avenue Corporation; the Seimor Homes Corporation, and the Lanerch Land Co., Inc., for which the M. Morgenthau Jr. Co. is acting as sales and fiscal agents.

MORTGAGE LOANS

The Garment Center Realty Co. obtained from the Title Guarantee & Trust Co. a loan of \$6,000,000, covering their two buildings on the west side of Seventh av, at 37th st. The northerly building has a frontage of 74 feet on Seventh av, and a depth of 275 feet on 37th st, with an L through to 38th st with a frontage of 116.8 feet. The southerly building fronts 98.9 feet on Seventh av, with a depth on 37th st of 225 feet and with an L to 36th st with a frontage of 170.8 feet.

The mortgage runs for a term of 10 years with amortization during the entire period. The land and buildings are assessed for taxation at \$8,275,000. There are more than 1,400,000 square feet of rentable area and 90 per cent of the space has already been rented for more than \$1,550,000 per annum.

William A. White & Sons were the brokers who placed the mortgage and the Title Guarantee & Trust Co. expects to dispose of the mortgage to investors in Guaranteed First Mortgage Certificates.

A few years ago it would have been very difficult to place a mortgage of this size as there were few lenders in the country able or willing to make so large a mortgage loan. The Title Guarantee & Trust Co. has found such large numbers of people eager to take certificates of varying amounts in these large mortgages on desirable properties that it finds no embarrassment now in handling these large mortgage loans.

The New York Post-Graduate Medical School and Hospital obtained from the Emigrant Industrial Savings Bank a loan of \$175,000 on its property, 118.6x irregular, at the northeast corner of Second av and 20th st.

Charles B. Van Valen, Inc., obtained from the New York Life Insurance Co. a loan of \$450,000 on 777 Madison av. The plot, 100x100.5, is improved with a 10-sty fireproof elevator apartment house with a pent house containing 32 servants' rooms. It has an aggregate rental of \$130,000.

The Lafayette and Coster Corporation obtained from the City Mortgage Co. a building loan of \$120,000 on the property, 93x84xirregular, at the southwest corner of Lafayette and Hunts Point av, Bronx.

The Prudence Co. loaned \$225,000 to J. & C. Fischer on the piano factory property, 415 to 431 West 28th st, with a frontage of 243.9 feet. The loan matures in January, 1932, and is at the rate of 6½ per cent per annum.

Byrne & Bowman placed for the Denwood Realty, Benjamin Benenson president, a first mortgage loan of \$145,000 on 255 Fort Washington av, southwest corner of 171st st, a 9-sty apartment house, 103x95. This property was recently acquired by the Denwood Realty Co. through the same brokers.

Mary R. and Robert Goelet obtained from the Union Dime Savings Bank a loan of \$250,000 on the 11-sty Judge Building at 110 and 112 Fifth av, northwest corner of 16th st. It covers a site 92x158.4.

Spear & Co. were associated with William A. White & Sons in the placing of a mortgage of \$400,000 on the St. Denis Offices at 799 Broadway.

MANHATTAN SALES**South of 59th Street**

BARROW ST.—Margaret G. Lord sold to Frank T. Hutchens the 3-sty and basement brick dwelling, 48 Barrow st, on a lot 22x98.

BLEECKER ST.—Mendel Pressberger resold through Louis Block & Co., 97-99 Bleecker st, a 6-sty brick loft and store building, on a plot 50x153.10x irregular. The seller bought the property in April from the estate of Isaac Meinhard.

EAST HOUSTON ST.—Newark Construction Co. sold to Morris and Charles Frish the 6-sty brick tenement house with stores at 473 and 475 East Houston st, on a plot 40x50x irregular.

HUDSON ST.—J. Finkelstein & Son sold the 5-sty brick tenement house with store, on a lot 25.6x60.1, at 612-614 Hudson st for the Evangelical Lutheran Church of St. Matthew. It will be altered into studios.

JANE ST.—The 6-sty brick apartment house with stores at 2 Jane st, southwest corner of Greenwich av, has been purchased by a client of J. Irving Walsh. It occupies a plot 39.4x 63.4x43.6x70.10 and was sold by Jacob Saalberg, who valued at \$70,000.

4TH ST.—Snowber & Co. sold for the Cammann estate the building at 338 West 4th st, southwest corner of Horatio st, a 6-sty brick loft building on a lot 22x74. The purchaser, E. Davis, intends to alter the property. It is assessed at \$42,000.

14TH ST.—John Peters sold for the Urban Securities Co. to Harry Blyn 216 East 14th st, a 4-sty and basement stone business building with store, on a lot 23.6x103.3.

16TH ST.—John Peters sold for David Klinger to Isidor Glickman 640 East 16th st, a 5-sty brick tenement house with stores, on a lot 25x103.3.

27TH ST.—The Wellworth Property Co. sold to Rebecca F. Goldstein the 6-sty brick tenement house with stores at 317 to 321 East 27th st, on a plot 58.4x98.9.

35TH ST.—Louis Carreau sold for Victoria A. Romaine to Clarence M. Ernst 310 West 35th st, a 3-sty and basement brick dwelling, on a lot 12.6x98.9.

43D ST.—Everett M. Seixas Co. sold for Louis Breit to Peter Scheer, for occupancy, 342 East 43d st, a 3-sty and basement stone dwelling, on a lot 16.8x100.5.

45TH ST.—John J. Hoeck sold for Andrew Ewald 436 West 45th st, a 4-sty brick tenement house with store, on a lot 25x100.5.

48TH ST.—Advocate Realty Co. sold 18 and 20 East 48th st, two 5-sty buildings, altered for

stores in the street and parlor floors and apartments above, on a plot 50x100.5. The purchaser is an investor who intends to modernize the buildings for investment.

52D ST.—J. P. & L. A. Kissling sold for the estate of Alexander Strong 261 West 52d st, a 3-sty and basement stone dwelling, on a lot 14x100.5. The buyer will remodel for his business uses.

53D ST.—Wood, Dolson Co., Inc., and Wm. J. Roome & Co. sold for the estate of Pierce Bailey 45 West 53d st, a 4-sty and basement stone dwelling, on a lot 20x100.5. The purchaser, Esther M. Small, will occupy after making extensive alterations.

53D ST.—Morris Levi bought 250-252 East 53d st, a 6-sty brick tenement house, on a plot 40x100.5, which had not changed hands since it was built in 1905.

56TH ST.—The Shenk Realty and Construction Co. bought from Edward Segal the two 2-sty and basement brownstone dwellings, on a plot 37.6x80.5, at 157-159 East 56th st.

59TH ST.—The newly formed 41 East 59th Street Co., represented by Podell, Ansorge & Podell, and having for directors I. L. Korn, V. Brennan and J. Podell, purchased the 4-sty building, with stores, 16.2x100.5, at 41 East 59th st. The 1922 Realty Corporation is the seller.

FIRST AV.—The Bill Realty Co. sold through Ames & Co. to George S. Thompson the 7-sty brick tenement house with stores, at 21 and 23 First av, on a plot 36.7½x100, with an interior L 25x50.3½.

NINTH AV.—The newly formed 661 Ninth Avenue Realty Corporation, L. I. and M. Grossfield and P. Clappier, directors, purchased from Morris Hilborn the 4-sty tenement house with store, on a lot 22x75, at that address. It adjoins the southeast corner of 46th st.

North of 59th Street

63D ST.—G. Tuoti & Co. sold for H. Levine to Joseph Accatasio 405 East 63d st, a 5-sty brick tenement house, on a lot 25x100.5.

63D ST.—Benedict B. Nurick sold for the Marne Realty Corporation to the Avenue C and Sixth Street Realty Corporation, L. Rosenbaum, president, 415-421 East 63d st, four 5-sty brick flats, on a plot 100.3x100.5, held at \$65,000, with rent rolls of over \$11,000. The parcels adjoin the Flower Hospital annex.

65TH ST.—Madeline C. Curtis sold to Mary C. McCarthy the 3-sty and basement stone dwelling, 150 East 65th st, on a lot 16x100.5.

70TH ST.—Cusack Co. sold for Thomas Waters and Lillian Cosel, respectively, 107 and 109 West 70th st, each a 4-sty and basement stone dwelling, on a lot 20x100.5.

72D ST.—John J. and Theo. A. Kavanagh sold for Mrs. Charlotte H. Benjamin to a client for occupancy 170 East 72d st, a 5-sty dwelling, on lot 16.8x102.2. The property was held at \$43,000. Ruland & Benjamin were associate brokers.

76TH ST.—James H. Cruikshank purchased from Arabella S. Burr and Frederic M. Burr 143 West 76th st, a 3-sty and basement stone dwelling, on a lot 17x102.2. William A. White & Sons and H. T. Gurney were the brokers.

80TH ST.—George S. Runk sold for Edward W. Robinson to a physician, for occupancy, 117 West 80th st, a 4-sty brick American basement dwelling, on a lot 25.10x127.8, adjoining the northwest corner of Columbus av. The new owner will make alterations to the premises.

83D ST.—Cusack Co. sold for Isidore Hellman 20 West 83d st, a 4-sty and basement stone dwelling, on a lot 21x102.2.

84TH ST.—S. M. Kaplan sold to George Oken for James Binenthal 533 East 84th st, a 5-sty stone flat, on a lot 25x102.2.

85TH ST.—Charles K. Clisby & Co. sold for Dr. J. H. Bainton 166 West 85th st, a 3-sty and basement brick dwelling, on a lot 18.9x102.2.

87TH ST.—James P. Walden sold for the Van Cott estate to a buyer, for occupancy, 110 West 87th st, a 3-sty and basement stone dwelling, on a lot 17.6x100.8½.

90TH ST.—Ennis & Sinnott resold to Bessie Vessel the 4-sty and basement stone dwelling at 302 West 90th st, on a lot 20x100.8½, adjoining the southeast corner of West End av. Sanderson Realty Co. was the broker.

91ST ST.—Cusack Co. sold for Rachel Schiff to Mary McNally, for occupancy, 49 West 91st st, a 4-sty and basement stone dwelling, on a lot 20x100.8½.

92D ST.—John Poetters sold to Patrick McFadden the 5-sty brick tenement house with stores, at 171 East 92d st, on a lot 25x100.8½.

92D ST.—Morris Dolgin and Martin Liling sold the 6-sty brick elevator apartment house 292 West 92d st, on a plot 37.6x133.5, between Broadway and West End av. The Versailles Holding Co. is reported to be the buyer.

97TH ST.—O'Reilly & Dahn resold for a client 146 East 97th st, a 5-sty stone tenement house, on a lot 26x100.11.

100TH ST.—E. V. Pescia & Co. sold for Helen Lavine to Soccorso Camiolo the 6-sty brick

tenement house with stores, at 173 East 109th st, on a plot 37.6x100.11. The property was held at \$50,000. The American Bureau of Real Estate, A. D. Epstein, president, represented the seller.

111TH ST.—The Marco Holding Corporation sold to Max Ehrlich the 3-sty and basement brick dwelling at 174 East 111th st, on a lot 17x100.11.

MORTGAGE LOANS

\$500,000 LOANABLE
Second mortgages, rent loans and
building loans; brokers protected.

SAMUEL WACHT
Principal

135 Broadway

Rector 7967-8

Member Brooklyn Real Estate Board
Money to Loan on First Mortgage

Joseph T. McMahon

**REAL ESTATE and
MORTGAGE LOANS**

**188 and 190 MONTAGUE STREET
BROOKLYN
Main 0834**

**SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES**

A Conservative Trust Company

Conservative—but one whose statements show a condition of progress and strength second to none in New York.

Conservative—but one with all of the modern machinery for serving depositors, and none of the spirit of mechanical service.

Conservative—but one which, because of its unusual range of activities, is peculiarly fitted to counsel its clients.

Conservative—but one which allows maximum interest on checking accounts and is always alive to the fact that its continued growth depends upon adding YOU and others to the list of those whom it serves.

You are cordially invited to consult

LAWYERS TITLE & TRUST CO.

188 Montague Street, Brooklyn
160 Broadway, New York
44 Court Street, Brooklyn

367 Fulton Street, Jamaica, N. Y.
383 East 149th Street, New York
1354 Broadway, Brooklyn
160 Main Street, White Plains, N. Y.

MONEY TO LOAN

**on-Mortgages
Building Alterations
Leaseholds
Building Loans
BROKERS PROTECTED**

Sterling Mortgage Company Inc.
135 Broadway, New York
TELEPHONE RECTOR 1226-9447

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 25c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

SITUATIONS OPEN

OPPORTUNITY for a broker who is a producer to make a place for himself in a young firm which has best prospects and connections. Box 904, Record & Guide.

YOUNG MAN with good knowledge of general real estate brokerage business and office management. State qualifications. Exceptional opportunity. Box 882, Record & Guide.

WANTS AND OFFER

WANTED: RECORD & GUIDE ANNUALS FOR THE YEARS 1914 AND 1918. STATE PRICE AND CONDITION. ADDRESS BOX C, RECORD & GUIDE.

WANTED: Record sections of Record & Guide issues of October 29, 1921, November 5, 1921. Record & Guide Co.

SITUATIONS WANTED

ENERGETIC young broker experienced sales, leasing, listing, building management and insurance, seeks connection with progressive real estate concern. Box 903, Record & Guide.

CIVIL and architectural engineer, six years' experience design and supervision, desires connection with builder or contractor. Particularly interested in housing construction. Box 901, Record & Guide.

EXPERIENCED general manager high class property, renting, supervising generally, wants position. Will consider estates on commission basis. Good reference and bond. Box 902, Record & Guide.

SALESMAN—Several years' experience selling building material would like position, or connect with real estate office. Box 905, Record & Guide.

118TH ST.—Fischer Realty Co. sold for E. Wolf 426-426 East 118th st, a 6-sty brick tenement house with store, on a plot 41.8x100.11.

121ST ST.—Sisca & Palladino sold for the Palher Realty Co. to Samuel Eckstein 433 and 435 East 121st st, a 6-sty brick tenement house with store, on a plot 44.7x100.11.

127TH ST.—The Alvena, a 6-sty and basement elevator apartment house, 50x99.11, at 14-16 West 127th st, has been sold by Pincus Kosnovsky to Lena and Frieda Wasserman.

131ST ST.—The Direct Leasing Corporation purchased the 3-sty and basement stone dwelling 104 West 131st st, on a lot 16.8x99.11.

132D ST.—Richard W. Lithgow sold to Lena A. Johnson the 3-sty and basement brick dwelling 204 West 132d st, on a lot 16.8x99.11.

133D ST.—Anna E. Witherall sold to John Lazarides the 3-sty and basement stone dwelling 266 West 133d st, on a lot 16.8x99.11, adjoining the southeast corner of Eighth av.

137TH ST.—Norman Lederer sold to F. Lillian Belle the 3-sty and basement stone dwelling 215 West 137th st, on a lot 19x99.11.

139TH ST.—Samuel A. Kelsey sold for Leon B. Ginsburg and Benjamin Lewin as executors 110 West 139th st, a 5-sty and basement brick apartment house, on a plot 31x99.11. The property was held at \$30,000.

149TH ST.—George Gould bought through Harry Sugarman from Marie M. Ehlers 507 West 149th st, a 3-sty and basement stone dwelling, on a lot 17.6x99.11. The buyer will occupy. Dora Jacobs was associate broker.

150TH ST.—Charles Berlin, represented by Joseph Keenan, sold for Rosa Bergoff to Ethel Weissner the 5-sty and basement brick apartment house 537 and 539 West 150th st, on a plot 50x99.11. It was held at \$95,000 and rents for about \$17,000.

158TH ST.—Charles A. Du Bois sold for John G. R. Lillenthal to Helen M. Doyle 630 West 158th st, a 3-sty and basement brick dwelling, on a lot 18.9x99.11. It is the first sale since it was built in 1898.

169TH ST.—The Iris Construction Co. purchased from Edward M. Timmins the vacant plot, 50x86.7, on the north side of 169th st, 168.3 feet west of St. Nicholas av.

173D ST.—Edward S. Schwartz, operator, dealing under the title of the Kinghaven Holding Co., bought from a client of Butler & Bald-

win, Inc., the 5-sty brick apartment house, divided in 5 and 6 room suites, at 506 West 173d st, on a plot 50x100.

215TH ST.—Silverman's Exchange sold for the Folio Holding Co. to the West 215th Street Corporation 401 West 215th st, northwest corner of Columbus (formerly Ninth) av, a 1-sty fireproof garage, on a plot 100x99.11. It was a cash transaction.

LEXINGTON AV.—Emanuel Ettenheimer sold to M. Lemie the 5-sty and basement brick apartment house 1476 Lexington av, northwest corner of 95th st, a plot fronting 100.8 feet on the avenue and 27.6 feet on the street.

LEXINGTON AV.—Joseph Sager purchased from the Wallstein Realty Co. the southwest corner of Lexington av and 116th st, a 1-sty business building, 80x101, containing 10 stores. The property was held at \$250,000. Grudin & Sawitch were the brokers.

MADISON AV.—I. Willis sold for the estate of G. Basch 1836 Madison av, a 5-sty brick apartment house with stores, on a lot 25x100, renting for \$5,000 and held at \$30,000. This is the first sale of the house in 20 years.

MADISON AV.—James H. Cruikshank resold through Harry Sugarman to Rosemary Mullins, tenant, 2046 Madison av, a 3-sty and basement stone dwelling, on a lot 16.4x75.

PLEASANT AV.—Hudson P. Rose Co. purchased from the Dahlgren estate the three 3-sty brick flats 420 to 424 Pleasant av, northeast corner of East 122d st, on a plot 55.11x74.

SECOND AV.—B. Sachs sold to Mildred Solomon the 4-sty brick tenement house with store at 2002 Second av, on a lot 25x74.7.

SEVENTH AV.—Louis Camisa sold to John G. Forster the northeast corner of Seventh av and 111th st, a 5-sty and basement brick flat, on a lot 25.2x100.

THIRD AV.—Julius Reich sold to Milton Cohen the 5-sty brick tenement house with store at 2131 Third av.

76TH ST.—Anita U. Gallagher bought the two 5-sty brick tenement houses at 307-309 East 76th st, on a plot 55.4x102.2.

WADSWORTH AV.—T. W. Stemmler, Jr., Inc., engineers and constructors, purchased the southeast corner of 15th st and Wadsworth av for improvement with a 5-sty apartment house containing suites of 3 and 4 rooms. The plot is 79.11x50. M. Ringler was the broker.

BRONX SALES

SIMPSON ST.—The 5-sty and basement brick flat, 1,098 Simpson st, on a plot 38x100, was sold by M. Halperin to Morris Rabinowitz. The building accommodates 4 families on each floor and was held at \$45,000. Louis Reuter was the broker.

167TH ST.—Morris Koblinksky sold to Benjamin M. Gruenstein the 6-sty brick tenement house with stores, on a plot 41x92, at 494-496 East 167th st.

182D ST.—Butler & Baldwin sold for the estate of Cecelie Ettinger, 541 East 182d st, a 5-sty and basement brick apartment house, on a plot 40x142.6.

184TH ST.—Harry Cahn bought through George J. McCaffrey, Jr., from A. Slutnick, 56 East 184th st, southeast corner of Walton av, a 5-sty and basement brick apartment house, on a plot 95x71.

219TH ST.—Eugene J. Busher Co. sold for William C. Arnold to M. Celentano, for occupancy, 720 East 219th st, a 2½-sty frame detached dwelling, on a plot 50x114.

BRONX PARK EAST.—The Bronx Borough Builders, Inc., sold to Abraham M. Schwartz the property, 60x149.1 irregular, at 3020-3028 Bronx Park East.

CONCOURSE.—The estate of William McNabb sold the southwest corner of Grand Boulevard and Concourse and 176th st, a 2½-sty and basement frame detached dwelling, on a plot 120x57.11xirregular. David L. Woodall Jr. was the broker.

HOLLAND AV.—E. V. Pescia & Co. sold for the Devon Realty Corporation, John Kadel president, to Lorenzo Mattioli the southwest corner of Holland and Allerton av, 100x100. The purchaser will improve the property with four 2-sty 2-family houses. The property was held at \$12,000.

MELROSE AV.—Cahn & Cahn sold to Anthony Pinto and Frank Sanson, 732 Melrose av, a 4-sty brick flat with two stores, on a lot 25x92.5. Andrew Melchiano was the broker.

WHITLOCK AV.—The Falkenbach Manufacturing Co. bought from the Sufred Realty Co., the 3-sty factory building, on a plot 65x137, on the west side of Whitlock av, 55.8 feet north of 144th st.

MEMBERS REAL ESTATE BOARD OF NEW YORK

ADAMS & CO., INC.

Real Estate Tel. Gramercy 1092
170 5TH AVE. SPECIALIST IN BUSINESS PROPERTY

ALEX. BALTER, INC.

REAL ESTATE & INSURANCE
Management of Property a Specialty
152 W. 42nd St., Knickerbocker Bldg. Bryant 2042-3

CUSHMAN & WAKEFIELD, INC.

RENTING AND MANAGEMENT OF
BUSINESS BUILDINGS
50 EAST 42d ST. Murray Hill 7820

ALFRED P. COBURN

Real Estate—Appraisals—Insurance
Management of Estate a Specialty
159 W. 72nd ST. Phones: Columbus 4356-2543

CUSACK COMPANY

Real Estate and Insurance Brokers
Specialists in West Side Properties
176 WEST 72nd STREET
Telephones: Columbus 6947-8179

CHAS. A. DUBOIS

REAL ESTATE
3551 BROADWAY
At 146th St. Established 1894

DUNLAP & LLOYD

Incorporated
Real Estate—Insurance
80 GROVE STREET Phone: Spring 5518

ROYAL SCOTT GULDEN

REAL ESTATE, FIFTH AVE. SECTION
680 FIFTH AVENUE Phone: Circle 8315

CHARLES G. KELLER

Real Estate and Insurance
113 WEST 23rd STREET
Watkins 5336

ALBERT E. KELLY

Successor to Fredk. A. Booth
REAL ESTATE AND INSURANCE
50 Union Square Tel. Stuyvesant 1125

T. H. KELLEY

Specialist in Fordham Heights Property
158 East 188th St., at Grand Concourse
Phone: Fordham 2509

J. P. & L. A. KISSLING

Sales—Management—Appraisals
896 8TH AVE., NEAR 54TH ST.
Established 1870 Circle 0591 to 5

H. C. KOPP & COMPANY

Specialists in Retail Store Locations
MANAGEMENT AND BROKERAGE
402 Madison Avenue Vanderbilt 4900

ROBERT LEVERS

Real Estate—Insurance
THE KNICKERBOCKER, 152 West 42nd Street
Uptown Office: 376 Lenox Avenue. Phone Connections.

JOSEPH MILNER CO., Inc.

Real Estate
505 FIFTH AVE., NEW YORK
Vanderbilt 3607

HIRAM RINALDO

Specializing in the Sale and Leasing of
East Side Property
239 GRAND ST. Bowery Bank Bldg.

GEORGE S. RUNK

REAL ESTATE BROKER
Mortgage Loans—Management
1252 LEXINGTON AVENUE

SCHINDLER & LIEBLER

Real Estate and Insurance
1393 THIRD AVE., at 79th St.

SEAMAN & PENDERGAST

RENTALS — SALES — MANAGEMENT
RESIDENTIAL PROPERTIES
542 FIFTH AVENUE Vanderbilt 1309

Manhattan Office
1 WEST 125th STREET
Tel. Harlem 8400

Bronx Office
1972 JEROME AVENUE
Bingham 2700

SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE

Successors to
SHAW & CO.

COMMERCIAL PROPERTY MANAGEMENT

Rentals—Sales—Appraisals—Insurance
Industrial Locations



840 BROADWAY 1261 BROADWAY
Stuyvesant 0627

JACOB J. TABOLT

REAL ESTATE
670 EIGHTH AVE. Phone
Above 42d St. Bryant 7081

JAMES P. WALDEN

REAL ESTATE
Specialist in West Side Dwellings
200 West 72nd St. Columbus 9006

BROOKLYN SALES

67TH ST.—Realty Associates sold to C. Willberg the vacant plot, 60x100, on the south side of 67th st, 278.6 east of First av. The brokers were Frank A. Seaver & Co.

76TH ST.—Meister Builders, Inc., sold to Nicholas Romane the vacant plot, 220x100, on the northeast side of 76th st, 220 feet southeast of Eleventh av, Dyker Heights.

EAST 22D ST.—J. Lacey sold for G. H. Beall to A. B. Dietrich, plot 40x100, on the east side of East 22d st, 60 feet north of Av K. The new owners will erect a dwelling, to cost \$25,000.

AV J.—A. Mishkin sold for the Adage Realty Corporation to A. S. Beck the southwest corner of Av J and East 10th st, a vacant plot 60x100. The buyer will improve the plot with a dwelling for his occupancy.

BEDFORD AV.—Davenport Real Estate Co., Inc., with Herbert C. Comstock & Son, sold the frame 2-family house 2708 Bedford av for Mrs. Emma S. Levis.

CONEY ISLAND.—Realty Associates sold plots on the west side of Stillwell av, north of Neptune av, Coney Island, as follows: 40x118, to A. Ingoglio; 20x118, to J. F. Garguilo, and 20x118, to P. Ingoglio. The broker in these sales was A. Abate.

BROOKLYN AV.—Ross & Agar sold 51 to 55 Brooklyn av, two 4-sty double apartment houses and one corner store and apartment, on a plot 100x100 for the Spowers estate.

FOURTH AV.—Frank A. Seaver sold the vacant plot, 118.1x120, at the northwest corner of Fourth av and 62d st for the Bay Ridge Land and Improvement Co. to an investor.

FIFTEENTH AV.—Meister Builders, Inc., sold to a client for investment the 16-family apartment house, 40x100, at 3814 Fifteenth av. M. C. Cauci and R. Fontana were the brokers.

NEW YORK AV.—Dr. Francis J. Doyle sold 60-62 New York av, two 4-sty double apartment houses.

NEW UTRECHT AV.—A. Mishkin sold for the Ritz Holding Co. the 3-sty flat with stores, on a lot 24x100, at 5113 New Utrecht av.

SHERIDAN AV.—Levy Bros. sold to the G. & I. Building Corporation, Louis Milchman president, the plot on the west side of Sheridan av, between Atlantic and McKinley avs, 300x100, on which the buyers will erect twelve semi-detached 2-family houses with garages.

WILLOUGHBY AV.—John W. Herbert sold through the Bulkeley & Horton Co., 206 Wiloughby av, a 4-sty double flat, on a lot 20x100.

QUEENS SALES

FAR ROCKAWAY.—Lewis H. May Co. resold for Bessie Joslovitz part of the McKenna property, consisting of the 3-sty dwelling with garage, on the east side of Oak st, Far Rockaway, to Joseph Singer. The property was held at \$30,000.

FAR ROCKAWAY.—The Lewis H. May Co. sold for Bayswater Homestead Corporation (Dr. E. J. Decker, president), the newly completed 2½-sty brick dwelling on the west side of Edgemont Pl, adjoining Mott av, Far Rockaway, to S. Salmonowitz, for occupancy.

LONG ISLAND CITY.—The P. and R. Construction Co., Philip Krulewitch president, builders, has sold the new 5-sty apartment house, 591 to 595 Fifth av, between Grand and Jamaica avs, Astoria, to Ignatz Wohl. The brokers were Murray and O. Brammer. Mr. Krulewitch has completed three buildings and is about to put up two more in the same locality.

RECENT LEASES.**Long West Side Leases**

J. P. & L. A. Kissling leased for Richard Cronin, for a term of 21 years, the 4-sty building 252-254 West 55th st, on a plot 33.4x100, at an aggregate rental of more than \$200,000.

Fenimore C. Goode Co. leased the entire building, 232-238 West 29th st, on a plot 100x100, for the DeFoe Realty Co., to a client who will occupy the property for garage purposes after extensive operations have been made. The lease is for 21 years at a rental aggregating approximately \$250,000.

Long Lease Near Fifth Ave.

Price, Birkner & Johnston leased for a client

the entire 5-sty building 18 West 37th st, on plot 19.6x100, for a term of years.

Leases Nassau St. Parcel

The 5-sty building 83 Nassau st, between John and Fulton streets, has been leased by Louis B. Brodsky and Samuel Augenbligh from the New York Life Insurance and Trust Co. through Horace S. Ely & Co. Permission from the Supreme Court was necessary before the deal could be closed. The lease is for 42 years at an aggregate rental of \$600,000. At the expiration of the present leases the lessees intend to modernize the structure.

Builders Lease Broadway Plot

Elizabeth R. Wellington leased to the Rector Holding Co., controlled by Louis Gold & Co., 3654-3656 Broadway, adjoining the southeast corner of 151st st, for a term of 21 years, with renewal privilege. The property comprises a plot 50x100, adjoining the lot recently leased to Louis Gold & Co. for George Ehret. By this acquisition control of a plot of 75 feet passes into active hands. The contemplated operation will involve, with improvements, about \$400,000, including the rentals to be paid under the terms of the lease. By this lease the last vacant plot on Broadway from 135th to 168th st passes into the hands of builders.

Long Lease on Fifth Ave.

Conrad Glaeser, Inc., builders, have taken over 166-168 Fifth av for a term of 21 years, the aggregate rental being \$500,000. Mrs. Harriet N. Richards is the owner. The property has been in her hands for the last 50 years. They are old 5-sty buildings, which are being remodeled by the lessee. Brown & Wheelock were the brokers.

Congressman Hicks Leases Home

Frederick C. Hicks, who has long represented the Long Island district in Congress, has leased, furnished, through Worthington Whitehouse, Inc., his estate on Barker's Point, Port Washington, L. I., to L. Gordon Hammersley.

Apply to us for Mortgages on Real Estate

United States Title Guaranty Company

32 Court St., Brooklyn, N. Y.

346 Fulton St., Jamaica, N. Y.

MANHATTAN BROKERS

ORVILLE B. ACKERLY & SON
Brokers and Appraisers
LONG ISLAND REAL ESTATE
Phone: Longacre 2280
243 West 34th St., New York City

ERNEST N. ADLER
Upper East Side Property a Specialty

1506 FIRST AVE., at 79th St.

Established 1903 Phone: Rhineland 6125

ARMSTRONG & ARMSTRONG
Real Estate Agents and Brokers
212 ST. NICHOLAS AVE.—Near Eighth Ave. and
181st Street Phone: Morningside 1276

GEORGE H. CORTH & CO.
ECONOMICAL and EFFICIENT
MANAGEMENT OF PROPERTIES
342 MADISON AVENUE, NEW YORK
Telephone: Vanderbilt 9494

JAMES A. DOWD

Real Estate—Insurance
Renting—Management

874 SIXTH AVENUE, above 49th Street

JACOB FINKELSTEIN & SON

Real Estate—Mortgages
Specialists in the Bowery Section

42 BOWERY Phone: Franklin 1810

HOLT & MERRALL, Inc.

Industrial Real Estate

342 MADISON AVE. Tel. Vanderbilt 4699

J. & E. REALTY CORPORATION
SELLING—LEASING—MANAGEMENT
5 COLUMBUS CIRCLE Columbus 7094

LEONARD MORGAN CO.

Real Estate—Insurance—Estates Managed
Gotham Bank Building, Columbus Circle
Suite 504-5 Phone: Columbus 1646

ARTHUR G. MUHLKER

Real Estate—Insurance
1112 PARK AVE., NEAR 90TH ST.
Phone: Lenox 2335

FRED. OPPENHEIMER

Real Estate—Mortgage Loans
540 Bergen Av., at 149th St.
Phone: MELROSE 5907

ABRAHAM SAFFIR

REAL ESTATE
1472 BROADWAY, LONGACRE BLDG.
Phone Bryant 6944

F. P. SANSONE CO.

Real Estate Insurance
Selling Leasing Management
Tel. Vanderbilt 4218
320 EAST 34th STREET, NEW YORK

JOHN CONSTABLE MOORE
REAL ESTATE

15 EAST 40th ST. Vanderbilt 8129

ARTHUR L. SHAW

Washington Heights Specialist
4032 BROADWAY, ABOVE 169TH STREET
Wadsworth 4150-4151

SHERMAN & KIRSCHNER

Real Estate and Insurance

54 E. 109th STREET
NEW YORK

Tel. Harlem 9028-5863

JAMES B. SPEYERS & CO., Inc.
Real Estate

CANADIAN PACIFIC BUILDING
342 Madison Ave. Suite 814-816

TANKOOS, SMITH & CO.

REAL ESTATE
11 JOHN STREET, CORNER BWAY
Cortlandt 6938-2372-1306

WILLIAMS-DEXTER CO., INC.

Greenwich Village Real Estate
Insurance
72 GREENWICH AVE. Chelsea 8096

WHITNEY-FOSTER CORP.

Real Estate Administrator
150 WEST 72nd ST. Columbus 6409

REAL ESTATE NOTES.

WILLIAM H. WHELOCK, president of the Brown-Wheelock Co., was on May 11 elected a trustee of the Greenwich Savings Bank.

CHARLES R. LEONARD of Cedarhurst is the buyer of the home of former Police Commissioner Arthur Woods at 165 East 74th st, sold recently.

SCHULTE CIGAR STORES CO. is the purchaser of the northwest corner of Seventh av and 23d st, recently purchased from the estate of Hubbard Stone.

R. C. S. HESS, who has been associated with M. & L. Hess, Inc., for 17 years, will cease his work there on June 1. It is understood that Mr. Hess will organize a new real estate firm.

HARRY S. SHAPTER, formerly with the Charles Buck Construction Co., 10 East 43rd st, is now associated with the Everett M. Seixas Co., of 507 5th av.

A. H. LEVY, operator, and Isidore Wittkind,

attorney, have taken offices in the Knickerbocker Building, at Broadway and 42d st. They maintained offices in 299 Broadway for the last 15 years.

SHAW, ROCKWELL & SANFORD were the brokers in the recently reported sale by the estate of General Lloyd S. Bryce to the Fred F. French Co. of the northeast corner of Fifth av and 97th st, a vacant plot, 100.11x200.

BOOKS CLOSED on May 1 for the issue of \$1,000,000 additional stock of the New York Title and Mortgage Co. The amount was fully subscribed, going almost entirely to the present holders of the stock.

W. H. DOLSON, president of Wood, Dolson Co., Inc., has accepted the chairmanship of the real estate group in the industrial organization of the city for the Salvation Army's \$500,000 home service appeal, now in progress. Functioning through the Real Estate Board of New York, of which Charles G. Edwards is president, Mr. Dolson has under way an active program for reaching every representative of the real estate interests in Greater New York directly with the Army's appeal for funds.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922	1921	1922	1921	1922	1921
	May 10 to May 16	May 11 to May 17	May 10 to May 16	May 11 to May 17	May 6 to May 15	May 10 to May 16
Total No.....	235	217	240	215	810	776
Assessed Value.....	\$15,472,900	\$16,100,700	.....	.....	.....	.....
No. with consideration	24	27	6	17	26	40
Consideration	\$959,300	\$900,550	\$101,100	\$749,038	\$657,125	\$422,515
Assessed Value.....	\$760,000	\$912,000	.....	.....	.....	.....
	Jan. 1 to May 16	Jan. 1 to May 17	Jan. 1 to May 16	Jan. 1 to May 17	Jan. 1 to May 15	Jan. 1 to May 16
Total No.....	4,614	4,069	4,441	3,070	14,770	12,557
Assessed Value.....	\$313,717,850	\$233,522,799	.....	.....	.....	.....
No. with consideration	434	426	402	207	617	735
Consideration	\$20,438,545	\$22,947,072	\$3,802,146	\$2,478,272	\$9,001,243	\$8,630,906
Assessed Value.....	\$20,259,450	\$19,102,300	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922	1921	1922	1921	1922	1921
	May 10 to May 16	May 11 to May 17	May 10 to May 16	May 11 to May 17	May 6 to May 15	May 10 to May 16
Total No.....	194	178	193	143	850	687
Amount	\$4,619,239	\$4,072,408	\$2,003,729	\$990,059	\$5,806,621	\$3,700,154
To Banks & Ins. Co.	29	27	21	4	201	98
Amount	\$1,778,000	\$1,605,000	\$411,500	\$18,300	\$2,128,200	\$532,350
No. at 6%	163	148	182	99	817	638
Amount	\$3,984,389	\$3,507,596	\$1,910,074	\$588,366	\$5,468,351	\$3,453,202
No. at 5 1/2%	6	9	2	16	21	35
Amount	\$68,000	\$179,837	\$8,000	\$84,920	\$295,000	\$201,010
No. at 5%	1	2	1	5	4	6
Amount	\$20,000	\$81,800	\$4,000	\$9,810	\$18,600	\$12,300
No. at 4 1/2% .....	.....	.....	.....	1	.....	.....
Amount .....	.....	.....	.....	300	.....	.....
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	1	.....	6
Unusual Rates	1	.....	.....	1	.....	.....
Amount	\$225,000	.....	.....	\$6,500	\$3,400	\$28,100
Interest not given...	23	19	8	21	7	2
Amount	\$321,850	\$303,175	\$81,655	\$300,163	\$21,270	\$5,542
	Jan. 1 to May 16	Jan. 1 to May 17	Jan. 1 to May 16	Jan. 1 to May 17	Jan. 1 to May 15	Jan. 1 to May 16
Total No.....	3,721	3,056	3,620	1,857	15,238	10,030
Amount	\$127,962,973	\$96,424,943	\$41,004,455	\$14,017,955	\$86,725,437	\$56,058,395
To Banks & Ins. Co.	551	511	297	112	2,976	1,540
Amount	\$38,651,708	\$39,473,812	\$6,308,680	\$2,013,795	\$24,576,883	\$15,701,971

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922	1921	1922	1921
	May 10 to May 16	May 11 to May 17	May 10 to May 16	May 11 to May 17
Total No.....	50	43	23	22
Amount	\$3,769,500	\$3,577,375	\$508,000	\$495,500
To Banks & Ins. Companies...	33	28	16	15
Amount	\$3,426,500	\$3,303,125	\$363,000	\$340,000
	Jan. 1 to May 16	Jan. 1 to May 17	Jan. 1 to May 16	Jan. 1 to May 17
Total No.....	1,118	903	374	290
Amount	\$77,608,873	\$75,351,359	\$10,860,550	\$6,804,621
To Banks & Ins. Companies...	749	556	233	146
Amount	\$59,163,850	\$63,492,007	\$7,275,900	\$3,995,000

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922	1921	1922	1921	1922	1921	1922	1921	1922	1921
	May 10 to May 16	May 11 to May 17	May 10 to May 16	May 11 to May 17	May 10 to May 16	May 11 to May 17	May 10 to May 16	May 11 to May 17	May 10 to May 16	May 11 to May 17
New Buildings...	20	11	53	88	145	133	363	306	110	68
Cost	\$3,959,975	\$3,782,100	\$2,657,150	\$1,531,725	\$1,461,860	\$1,254,310	\$1,913,095	\$1,589,990	\$180,540	\$203,995
Alterations	\$111,550	\$88,315	\$63,050	\$30,000	\$119,690	\$104,830	\$51,005	\$7,395	.....	.....
	Jan. 1 to May 16	Jan. 1 to May 17	Jan. 1 to May 16	Jan. 1 to May 17	Jan. 1 to May 16	Jan. 1 to May 17	Jan. 1 to May 16	Jan. 1 to May 17	Jan. 1 to May 16	Jan. 1 to May 17
New Buildings...	351	287	1,943	701	5,330	2,833	8,723	3,455	903	658
Cost	\$54,271,476	\$38,724,355	\$54,857,063	\$18,040,920	\$52,709,270	\$32,179,030	\$53,589,019	\$19,116,383	\$3,026,441	\$2,068,858
Alterations	\$10,073,403	\$9,723,822	\$1,592,900	\$711,169	\$2,463,235	\$3,285,945	\$1,543,502	\$1,140,502	\$152,485	\$135,177

Bronx Brokers

A. G. BECHMANN

Real Estate and Insurance
Tel. Intervale 556 1065 SO. BOULEVARD
One block from Simpson Street Subway Station

WILLIAM J. FREY

Real Estate and Insurance
370 EAST 149th ST.
George J. Frey Mott Haven 5409

WM. F. KURZ CO.

Bronx Real Estate
370 EAST 149TH STREET
Established 1897 Phone: Mott Haven 4910-4911

OTTO LACKMAN

Management of Properties my Specialty
2514 Grand Concourse, near Fordham Road
Phone: Fordham 5799

L. G. LOSERE

REAL ESTATE
Entire Charge Taken of Property
871 Brook Ave., at 161st St. Established 1898

JOHN F. PENDERGAST, Jr.

Real Estate—Estates Managed
340 WILLIS AVENUE
Phone Melrose 7223

ALBERT D. PHELPS

BRONX REAL ESTATE
554 Melrose Ave., near 149th St. and 3rd Ave.
PHONE MELROSE 4371

HENRY SCHWIEBERT

Real Estate—Insurance
261 EAST FORDHAM ROAD
Near Valentine Avenue Fordham 9345

Brooklyn Brokers

BROOKLYN PROPERTY MANAGED

During the past 50 years we have built up one of the largest management clienteles in Brooklyn.

BULKLEY & HORTON CO.

"Established Over Half a Century"
585 Nostrand Avenue, near Dean Street
414 Myrtle Avenue, near Clinton Avenue
7520 Third Avenue, near 76th Street
1214 Flatbush Avenue, near Ditmas Avenue
BROOKLYN
Bank of Manhattan Bldg., Jamaica, L. I.

BURLING & McCURDY

Incorporated
ANNOUNCE THEIR REMOVAL
MAY 1st, 1922
TO THEIR NEW BUILDING
158 REMSEN STREET
At Your Service For Real Estate

Davenport Real Estate Co.

FULTON & SO. OXFORD STREETS
AND
FLATBUSH & LINDEN AVENUES
Established 1853 Phone Connections

JAMES B. FISHER

Member of Brooklyn Real Estate Board
REAL ESTATE
174 MONTAGUE ST. Main 7267

QUELL & QUELL

REAL ESTATE INVESTMENTS
MANAGEMENT
318 Patchen Avenue Brooklyn, N. Y.
Telephone: Decatur 4981

BUILDING SECTION

New York Society of Architects Holds Annual Meeting

James Riely Gordon Elected President for Seventh Consecutive Year at Gathering
[Which Indicated Organization's Increasing Sphere of Influence]

NEARLY one hundred members of the New York Society of Architects attended the annual meeting and banquet which was held at the Hotel Astor, Tuesday evening, May 16. Those present were extremely enthusiastic about the excellent progress made by the organization during the past year and the promise of greater constructive efforts to be made during the forthcoming months. This association has outlined an ambitious program of legislative work for the ensuing year and its activities, steadily widening in scope, are a reflection of the growing interest in the development of the organization along constructive lines and the realization that the Society is accomplishing a splendid service in raising the business and ethical standards of the architectural profession.

President James Riely Gordon presided at the business meeting which preceded the dinner. The annual reports of the officers and chairmen of the standing committees all showed the New York Society of Architects to be in a flourishing condition and evidenced a vast amount of unselfish interest and effort on the part of the individuals and committees charged with the conduct of the organization.

The reports of the Membership and Legislative Committees were particularly interesting and encouraging. During the past twelve months the enrollment of this society has grown steadily and consistently and its personnel now includes a large number of the most prominent architects in this city.

The Legislative Committee report dealt almost entirely with the proceedings leading up to the passage of the Architects' Registration Bill passed by the last session of the Legislature, and now law. This committee also outlined its program for legislative work contemplated next year, and impressed upon the society the great need for extreme watchfulness to prevent the passage of laws that will be prejudicial to the best interests of the architectural profession and the building industry as a whole, and furthermore asked for the fullest co-operation of the members in the committee's efforts to foster beneficent legislation.

The Nominating Committee, after reviewing the work of the officers who have served the society during the past year, decided no more zealous or efficient officers could be selected, and renominated James Riely Gordon as president; Adam E. Fisher, vice-president; Edward W. Loth, second vice-president; Arland W. Johnson, secretary; Walter K. Volckening, financial secretary, and Henry Holder, treasurer. These officers were unanimously elected upon the subsequent ballot. The election of Mr. Gordon as president is the seventh consecutive year he has been selected for this honor, and the society was a unit in giving President Gordon credit for untiring labor in developing and expanding the work of the organization.

President Gordon acted as toastmaster at the banquet which followed the annual meeting. Seated with him as guests of the New York Society of Architects were: D. Everett Waid, Treasurer of the American Institute of Architects and President of the New York State Board of Examiners for the Registration of Architects; William P. Bannister, Past President of the Brooklyn Chapter, A. I. A., and Secretary of the State Board of Examiners; Frank Mann, Tenement House Commissioner; W. S. Faddis, President of the Building Trades Employers' Association; Edward W. Loth, Vice-President of

the New York State Association of Architects; James B. Slee, President of the Brooklyn Chapter, A. I. A.; Wm. Wholean, representing Eidlitz & Hulse, attorneys; Hon. James N. Bly, Assemblyman from Brooklyn, and a member of the society, and W. P. Tienken, of THE RECORD AND GUIDE.

After an interesting vaudeville program the toastmaster called upon several of the guests for brief addresses. In practically every instance these talks were informal and dealt largely with the recent passage of the bill requiring architects practicing in this State to register. The New York Society of Architects was in a large measure responsible for the successful passage of this legislation which places this State among the leading commonwealths which have taken definite action toward the curtailment of unqualified practitioners in this profession.

Mr. Waid, who has been identified for several years with the State Board having charge of the registration of architects, briefly told of the benefits accruing to the profession and the building industry through the provisions of this measure and explained some of the qualifications required by the Board of Registration. In closing he highly complimented Assemblyman Bly for his untiring interest and effort in behalf of this bill, and admitted that if it had not been that Mr. Bly was also a qualified architect as well as a statesman, it is doubtful if the bill would have passed the Legislature.

Mr. Bannister told the members of the society something about the machinery of registering the profession according to the provisions of the law. He explained how every section of the law has been passed upon by the State Attorney General, and compared the salient points of the New York State law with similar legislation passed by other states and showed how the profession in New York is better protected against promiscuous practitioners.

Commissioner Mann, of the Tenement House Department, complimented the society on its growth during the year and its achievements along constructive legislative lines, and then told how improved standards of planning and design would better local living conditions and protect our population against poorly constructed and unsanitary dwellings. In passing, he stated that all housing construction records are being broken by the present building boom, that apartments now under construction will provide for approximately 50,000 families, and that the structures for which plans have already been completed and filed but construction not commenced, will furnish homes for another 50,000 families. These apartments are in multi-family dwellings located in the five boroughs of New York City, and do not take into consideration the large number of one and two-family houses either now under construction or for which plans have already been filed.

Assemblyman Bly spoke at length upon the efforts leading up to the passage of the Registration Bill during the closing days of the session, and how it was necessary to combat prejudices of legislators who do not realize the importance of the measure nor the effect its passage would have in stimulating higher professional standards, to say nothing of insuring safer construction throughout the State.

In conclusion Mr. Wholean spoke of the legal aspects of the Registration Bill, and Mr. Loth told of his twenty-five years of experience in working for this measure which only became law about a month ago.

N. Y. Building Congress Inaugurates Luncheon Meetings

Dr. B. M. Anderson, Economist of Chase National Bank, Addresses Members
on Subject of "Price Trend in Trade"

MORE than fifty members of the New York Building Congress attended the first of a series of luncheon meetings arranged to keep the membership in touch with the activities and aims of the organization. This luncheon was held at the Engineers' Club, Tuesday, May 9, and the enthusiasm of those present indicated to the officers that the future meetings scheduled will grow steadily in popularity.

The luncheon this week was planned by John Lowry, Jr., chairman of the Committee on Surveys, and was addressed by Dr. Benjamin M. Anderson, Jr., economist of the Chase National Bank. The subject of Dr. Anderson's address was "Price Trend in Trade," and although the speaker did not stress past or current price trends as they apply particularly to the building industry, those present obtained valuable information and data that will be useful in making an analysis of the price tendencies in the construction business.

Dr. Anderson outlined in an interesting manner the history of general commodity prices from 1914, at the time of the outbreak of the war in Europe, to the present. Study of the index numbers for all commodities showed no particular change during the latter part of 1914 as a result of the war, and in the year following there was only an average increase of five per cent., and Mr. Anderson stated that the industrial slack at the outbreak of the war was the reason for the relatively small increase in prices.

The demands for goods, quickened by the requirements of the warring nations, however, caused American industries to expand their facilities and utilize idle plants, and it was not until this happened that a serious advancing trend was noticeable in commodity prices. Toward the end of the first half of 1916 our industries reached the limit of aggregate production, and after that the European demand for clothing, foodstuffs and war equipment rapidly increased prices so that at the end of the year levels were approximately sixteen per cent. above pre-war times. As conditions grew worse on the other side during 1917 prices advanced rapidly and at the close of the year were eighty per cent. above pre-war levels. From this there was a slight decline for a month or so, but it was followed by a further advancing movement which carried commodity prices to 106 per cent. above normal. The armistice brought still higher prices and it was the general opinion of economists that the return of soldiers and sailors would increase production and consequently reduce prices. This did not occur, however, and we did not reach the peak of the price advance until some months after the war had ceased. The peak of war-time prices was passed during the period when the United States was in its most extravagant mood, and according to Bradstreet's and other recognized publications, the post-war high peak of commodity prices went to 227, as compared with 106 for the war period.

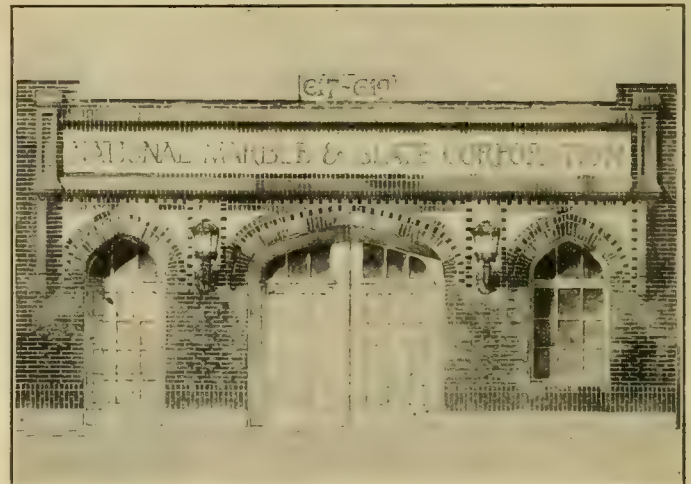
A Small Industrial Project of Considerable Architectural Merit

ARCHITECTURAL distinction in a relatively small industrial project is unfortunately so infrequent as to become worthy of comment when such an operation is discovered. There are many large industrial plants scattered about the country which have become landmarks, noteworthy for architectural treatment which almost seems to remove them from the strictly utilitarian into the realm of the artistic. It is not often, however, that a factory owner, contemplating a small building in a more or less obscure location, has a sufficient aesthetic sensibility to desire and demand a building so designed as to portray his own regard for better things while at the same time elevating the tone of its environment.

John J. Burns, president of the National Marble & Slate Corporation, when this concern decided upon the construction of a modern marble and slate working plant, sought the advice of Hugh Tallant, a well-known architect, who designed a building of modest dimensions but which in architectural treatment will add greatly to the appearance of the neighborhood and materially increase the value of surrounding properties.

The new building for the National Marble & Slate Corporation will be located at 617 to 619 West Forty-eighth street on a plot 50x100 feet, leased from James T. Stanley for a term of twenty-one years, with renewal, and option to purchase. The building will be one story in height with ground dimensions of 50x80 feet. The front will be of face brick and the arched window and door openings will give the structure a decidedly Gothic appearance.

This factory will be the only one of its kind on the west side of Manhattan, and its location and equipment will make it especially adaptable for efficient and rapid service to architects and contractors. The plant will provide work for a force of about twenty skilled marble cutters and polishers.



Hugh Tallant, Architect
PROPOSED FACTORY BUILDING IN 48TH STREET

The equipment will be of the most modern type obtainable, and will consist of cutting, planing and polishing machines, crushers, etc., all electrically operated by direct connected motors. Dock and rail facilities are at hand to insure prompt service to out of town customers.

The National Marble & Slate Corporation will furnish and install fine interior marble, tile, slate, mosaic and terrazzo work in high class building projects and will also manufacture a high grade of cement tile in various colors and designs, for which there is a rapidly growing demand.

Construction of this plant will be started immediately, and it is anticipated will be ready for operation early in September.

Scope of the Lumber Industry

THE lumber and wood-working industries in the United States represent an investment of \$12,000,000,000, and employ approximately 1,000,000 men; their annual railroad freight bill is approximately \$170,000,000, paid for transporting 200,000,000 tons, which is more than 10 per cent. of the total

tonnage of the American railroads, according to Charles Hill, general manager, Southern Pine Sales Corp. of New York, in an address delivered at the annual meeting of the Southern Pine Association held recently in New Orleans. Lumber ranks first among the nation's industries in the number of employees.

Local Building Showing Effect of Serious Brick Situation

Construction Statistics, Compiled by F. W. Dodge Company, Indicates Drop in Both Contemplated New Work and Contract Awards During Past Week

ALTHOUGH the weekly building figures for New York City show slight reductions as compared with previous weeks, a condition largely attributable to the scarcity of brick and the inadequate labor supplies, there is practically no change in the volume of activity throughout the New York territory as a whole. Figures tabulated by the F. W. Dodge Company, covering newly contemplated construction and contracts awarded in New York State and New Jersey, north of Trenton, show that during the nineteenth week of this year 674 new building and engineering operations were reported in the early planning stages. This work will involve an outlay of approximately \$21,800,700. During the same period the contracts awarded in this territory numbered 445 and represented a total expenditure of \$16,448,300.

Reported activity in Greater New York during the week of May 5 to 12 inclusive involved 262 projects, for which plans are being prepared and which will call for a total outlay of \$7,211,200. The contracts actually awarded in the city during the week numbered 112 and will amount to a total of \$8,086,600.

The list of 262 building and engineering operations reported as being planned for locations in Greater New York was composed of the following groups: 40 business projects such as stores, offices, lofts, commercial garages, etc., \$2,294,500; 5 educational buildings of various types, \$295,000; 6 factory and industrial operations, \$109,000; 2 public buildings, \$120,000; 14 public works and public utilities, \$589,000; 4 religious and memorial projects, \$147,000; 185 residential operations such as apartments, flats and tenements and one and two-family dwellings, \$3,374,000, and 6 social and recreational buildings, \$282,500.

Among the 112 operations for which contracts were awarded during the nineteenth week of this year were 28 commercial projects of various types, \$1,992,000; 3 educational buildings, \$225,000; 2 hospitals and institutions, \$410,000; 2 public works and public utilities, \$485,600; 5 religious and memorial projects, \$179,000; 67 residential operations, including multi-family dwellings and one and two-family houses, \$3,449,000, and 5 social and recreational projects, \$1,346,000.

PERSONAL AND TRADE NOTES.

G. G. Holander Floor Company has moved from 70 Willoughby street to larger quarters at 497 Atlantic avenue, Brooklyn.

H. G. Wichman, architect, Lindenhurst, L. I., desires samples and catalogues from manufacturers in building materials and supplies.

W. J. Metcalf, has been appointed assistant to the president of the Yale & Towne Manufacturing Co., Stamford, Conn., hardware manufacturers.

William Ludlum, a well known hardware dealer of Mt. Vernon, has been elected president of the Westchester County Hardware Dealers' Association.

W. M. Westcott, has opened an office at 26 Court street, Brooklyn, as sales agent for the Sharp Rotary Ash Receiver Corporation of Springfield, Mass.

Oscar Vatek and Franklin P. Hammond, architects, have moved their offices from 15 East Fortieth street to 565 Fifth avenue.

Frank Goodwillie and Wm. Edgar Moran, architects, have formed a partnership for the general practice of their profession and have established offices at 56 West 45th street.

Schermaster & Latman, architectural, ornamental and structural iron works, announce that they have moved from 203 East 98th street to 1099 Washington avenue, the Bronx. Telephone: Melrose 0909.

Mortimer Steinfelds, builder, announces the removal of his office from 26 Court street to the Temple Bar Building, 44 Court street, Brooklyn.

Enquist Roofing Company, William L. Enquist, president, has moved from 133 Huron street to larger and better equipped quarters at 113-115 Diamond street, Brooklyn.

Marcus Contracting Co., Inc., 305 Broadway, has obtained the contract for excavation at 186 to 192 Joralemon street, Brooklyn, for P. Gluckman, owner. This firm also has the contract for excavation work at the corner of Fulton and Gold streets, Manhattan, for A. Aronson, owner.

Newenhouse Company, Inc., 161st street and Park avenue, the Bronx, has the general contract for the erection of the Chapel of the College of New Rochelle, from plans by R. H. Dana, architect.

Vernam & Clough, architects, have opened an office for the general practice of their profession at 15 East Fortieth street and desire samples and catalogues of building materials and specialties.

Falkenbach Manufacturing Company, lighting fixtures and art novelties, announces the removal of its office from 159 East Fifty-fourth street to 429 Whitlock avenue, the Bronx, where they have purchased a building for use as factory, sales rooms and office.

Architects Approve Organized City Plan.

The Architectural League of New York, in a resolution passed at its recent Executive Committee meeting, expressed approval of the organized plan for the development of New York City and its environs as outlined by the Russell Sage Foundation. This resolution expressed its appreciation for the wide vision of the Russell Sage Foundation Committee and its devotion to an ideal of organized city planning, and promised the moral support of the Architectural League and its members to the proposals for laying out a definite plan for the future growth of the Metropolitan area.

Slate Producers Organize

Organization of slate producers in the United States into the National Slate Association was effected in the Hotel Commodore, April 20. The purpose of the organization is to promote uses of slate products and to disseminate generally information regarding such products. The organization was due largely to the efforts of Oliver Bowles of the U. S. Bureau of Mines.

The following executive committee was appointed to formulate a detailed organization: Wm. H. Keenan, Bangor, Pa., chairman; G. H. Shinnville, Fairhaven Vt.; N. M. Male, Pen Argyl, Pa.; Roscoe C. Berlin, Slatington, Pa.; F. C. Sheldon, Granville, N. Y.; E. R. Norton, Granville, N. Y.; G. F. Barnard, Boston, Mass.; A. H. Morrow, Pawlet, Vt., treasurer; and W. S. Hays, Philadelphia, Pa., secretary.

City Planning Conference

The fourteenth National Conference on City Planning is to be held at Springfield, Mass., June 5-7, in conjunction with the annual convention of the Massachusetts Federation of Planning Boards. Among the subjects to be presented are "The Treatment of the River Front," one of the speakers on which will be Edward H. Bennett of Chicago; "City Planning in Relation to Transportation and Street Traffic," E. P. Goodrich of the Technical Advisory Corporation, New York City, and D. L. Turner, chief engineer, New York Transit Commission, and "Methods of Winning Public Support for a City Planning Program," S. C. Kingsley, director, Welfare Federation of Philadelphia, and Dr. Samuel B. Woodward, chairman, City Plan Committee, Worcester.

TRADE AND TECHNICAL SOCIETY EVENTS.

American Iron, Steel and Heavy Hardware Association will hold its annual convention in Washington, D. C., May 23 to 25 inclusive. Headquarters will be located at the Hotel Washington. Secretary, A. H. Chamberlain, 1328 Broadway.

American Society for Testing Materials will hold its twenty-fifth annual meeting at the Chalfonte-Haddon Hall Hotel, Atlantic City, June 26 to July 1, inclusive.

National Association of Heating and Piping Contractors will hold its annual convention at the Hotel Statler, Buffalo, N. Y., May 31 to June 3, inclusive.

New Jersey State Building Council will hold its annual meeting and convention at Asbury Park, May 23 and 24, inclusive. Secretary, Henry Sands, 346 Sussex avenue, Newark.

New Jersey State Association of Master Plumbers will hold its twenty-first annual convention at Achel-Stetter's 842 Broad street, Newark, N. J., May 23 and 24, inclusive. Ira K. Morris, 222 Market street, Newark, is in charge of the program and arrangements for this convention.

New York Building Superintendents' Association will hold its annual picnic and field day at Karatsonyi's, Glenwood Landing, L. I., Thursday, June 29. A large boat has been chartered for the transportation of members, their families and their guests to the park. An excellent dinner will be served, after which there will be a baseball game and an interesting program of field sports. Further details of the program will be announced later.

National Ornamental Glass Manufacturers' Association will hold its annual convention at Cincinnati, O., June 26 and 27, inclusive.

Illuminating Engineering Society will hold its annual convention in Boston, September 25 to 28 inclusive. This will be the sixteenth annual gathering of the society, and the convention arrangements are in the hands of a committee of which C. L. Edgar, president of the Edison Electric Illuminating Company of Boston, is chairman; H. F. Wallace, vice-chairman, and J. Daniels, secretary.

American Institute of Architects will hold its fifty-fifth annual convention in Chicago, June 7 to 9 inclusive, at the Chicago Beach Hotel. Details of the program will be announced later.

CURRENT BUILDING OPERATIONS

SCARCITY of common brick has slowed down local construction to some extent, and during the past week the chief topic of conversation among builders and allied interests was the difficulty of securing materials and the bonus demands of certain classes of building trades labor. As far as the supply of common brick is concerned, however, both manufacturers and dealers are assuring the industry that with a little patience all of the requirements will be met. According to current reports the Hudson River common brick plants are now working at all possible speed and brick of this season's make will undoubtedly be on the market within the next two weeks, and possibly less.

Common Brick—Demand for this commodity is intense, and as fast as cargoes arrive they are being taken out of the market by dealers who are rushed with orders and without stocks to fill them. Quite a volume of brick arrived during the week, and the situation is easier than it was a week ago, but the crisis is not over yet, and there will be a shortage for a few weeks to come. The strike of the brickmakers in the Haverstraw yards has been settled and the workers returned to their jobs Wednesday morning. Manufacturers are doing their utmost to speed up production and they are working their machines to full capacity and running as many as they have men to operate. Within the next week or so new brick will likely begin to arrive and after that the producers promise a steady supply adequate to all demands. Common brick prices are exceedingly firm but no advance in the wholesale market has been reported during the week. The level is now \$20 a thousand to dealers in cargo lots.

Summary—Transactions in the North River brick market for the week ending Thursday, May 18, 1922. Conditions of market: Demand heavy; prices very firm and unchanged. Quotations: Hudson Rivers, \$20 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 41; sales, 41. Distribution: Manhattan, 16; the Bronx, 2; Brooklyn, 15; New Jersey points, 6; Astoria, 2.

Lumber—Market conditions have changed but slightly during the past week. The demand for lumber is keen and showing marked signs of increasing within the next few weeks. A large volume of new construction is being undertaken and reports from suburban sections indicate extensive activity along residential lines. Lumber prices are firm and likely to hold at their present levels for some time to come as the current or-

ders are in excess of production and as a consequence the market is not overstocked in some items. Report comes from Washington that a comprehensive program of commercial and manufacturing simplification has been proposed by the National Lumber Manufacturers' Association to Secretary Hoover, and as a result he has called a conference of representatives of both the soft and hard wood lumber manufacturing associations, railways, building engineers, architects and the wood consuming industries and retailers of lumber, to meet in Washing-

ton during the week of May 22. The lumber industry proposed to effect a sweeping reorganization of its grades, dimensions and their simplification that would affect millions of makers, handlers and consumers of lumber. The most novel proposal is that of putting the industry as a whole behind the stated quality of the product of each of its members by branding grades on every piece of lumber sold.

Structural Steel—Structural steel bookings have dropped off to some extent during the past week or ten days, but there

BUILDING COMMODITY PRICES

CURRENT prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York.

Note—Price changes are indicated by bold-face type.

Brick (Wholesale, on Dock, N. Y.), per thousand:

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

Hudson River best grades...\$20.00 to —
Raritan — to —
Second-hand brick, per load
of 3,000, delivered.....\$47.00 to —

Face Brick—Delivered on job in New York:

Rough Red.....\$45.00 to —
Smooth Red..... 45.00 to —
Rough Buff 50.00 to —
Smooth Buff 50.00 to —
Rough Gray 53.00 to —
Smooth Gray 53.00 to —
Colonials 45.00 to —

Cement—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Domestic Portland cement, per bbl.. \$3.25
Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd. \$2.75
Bronx deliveries 2.75
¾-in., Manhattan deliveries 2.75
Bronx deliveries 2.75

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water front, in which case prices will be slightly higher.

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries \$2.75
Bronx deliveries 2.75

Hollow Tile—

Exterior—Not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring.....\$0.12 per sq. ft.
3x12x12 0.12 per sq. ft.
4x12x12 0.17 per sq. ft.
6x12x12 0.19 per sq. ft.

Note—For deliveries north of 125th st., Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens\$10.50 per 1,000

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Finishing Lime (Standard in 300-lb. barrel)\$4.50 per bbl.

Common Lime (Standard 300-lb. barrel) 3.75 per bbl.

Finishing Lime (Standard in Hydrate Finishing, in paper bags 24.00 per ton

Hydrate Common, in paper bags\$19.50 per ton

Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth bags\$21.00 per ton

Brown Mortar, in cloth bags. 18.00 per ton

Lath Mortar, in cloth bags... 18.00 per ton

Finishing Plaster, in cloth bags 24.50 per ton

Rebate for returned bags. 15c. per bag

Finishing Plaster (250-lb. barrel)\$4.00 per bbl.

Finishing Plaster (320-lb. barrel) 5.35 per bbl.

Plaster Blocks—

2-in. (solid) per sq. ft.....\$0.10½ to \$0.12

3-in. (hollow) per sq. ft... 0.10½ to 0.12

COMBINATION DRAINBOARD and WASH TRAY COVER



Made to fit Porcelain, Soapstone and Cement wash trays. This porcelain enamel steel COMBINATION DRAINBOARD and WASH TRAY COVER will prevent the water from dripping on the floor between the sink and wash trays, when dishes, etc., are being washed. Sanitary, durable and attractive.

For Sale by Plumbing Supply Dealers

MARIETTA HOLLOW-WARE & ENAMELING CO.
MARIETTA, PENNA.

Sash Weights—Sash Chain Castings and Forgings

Grate Bars

SPECIAL IRON WORK

Pencoyd Steel and Iron Co.

Cort. 1372

206 Broadway, New York

SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



F. J. KLOES

Established 1872

269 Canal St., New York

Telephone: Canal 4072

MATERIALS AND SUPPLIES

is a vast amount of new work in prospect and quite some tonnage is now being figured. The local shortage of common brick has slowed down construction somewhat, and as a result, contractors are going slowly about steel awards. Prices are exhibiting a marked upward tendency with mill quotations very firm and fabricators quoting from \$67 to \$75 per ton, erected.

Roofing and Building Papers—Reports from the outlying sections of New York City and from the suburban districts show a steady and consistent demand for

these materials. The large program of residential building in the semi-rural sections is largely responsible for the activity of this market. Stocks are not heavy but seem sufficient for all demands and prices are very firm.

Cast Iron Pipe—Business in this line is extremely active, and as a result the Eastern plants are busy at nearly 100 per cent of capacity. Although municipal buying has dropped off to some extent during the past few weeks the demand from private sources is very heavy and from all accounts will continue through-

out the next month or so. Considerable new municipal business is in sight, but the chances are that it will not be realized for bids for a month or so. Prices are very firm and rumors persist to the effect that quotations will be advanced at any time, but up to the present no official announcement of higher prices has been made. New York quotations are as follows: 6 in. and larger, \$48.50 per net ton; 4 in. and 5 in., \$53.80, and 3 in., \$63.80, with Class A and gas pipe \$4 extra per ton.

Window Glass—Increased interest is developing in this line and within the next few weeks it is likely that local demand will reach its season's height. Throughout the city there is a vast amount of apartment house construction now about ready for glass and other projects are coming along steadily which will maintain an active demand for some time to come. Stocks are plentiful and prices are very firm.

Nails—The market is spotty, and in some sections business is excellent, while in others interest is lagging to some extent. Stocks are adequate to meet all current demands and mill deliveries are satisfactory. Prices are variable to a degree and there is considerable difference in quotations according to locality. New York prices range upward from \$3.35 base, per keg on wire nails, and from \$3.90 base, per keg on cut nails.

Builders' Hardware—The recent heavy demand for hardware has depleted stocks to a considerable extent and manufacturers are being pushed to keep abreast of their orders from jobbers. The local building season is now at its height and the demand for all items of hardware is exceptionally keen. There are persistent rumors of higher prices in the near future, but as yet no changes have been announced by either manufacturers or dealers.

Linseed Oil—The local demand has improved greatly during the past week or so, and as a result jobbers are in a more optimistic frame of mind than they have been for many months past. Prices are very firm and slightly higher than they were owing to the advance announced by the crushers. Dealers are in anticipation of a steady increase in demand and as stocks are relatively light prices are expected to remain firm and may possibly advance.

Electrical Supplies—Wiring material sales continue to hold up well, and as a general thing both manufacturers and dealers are satisfied with the prevailing market conditions. Orders are increasing somewhat in both number and size.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.	
27x48x½ in.....	\$0.34 each
32x36x¼ in.....	0.20 each
32x36x¾ in.....	0.22 each
32x36x½ in.....	0.28 each

Sand—

Delivered at job in Manhattan.....	\$2.00 to — per cu. yd.
Delivered at job in Bronx.....	2.00 to — per cu. yd.

White Sand—

Delivered in Manhattan....	\$4.50 per cu. yd.
----------------------------	--------------------

Broken Stone—

1½-in., Manhattan delivery..	\$4.00 per cu. yd.
Bronx delivery.....	4.00 per cu. yd.
¾-in., Manhattan delivery..	4.00 per cu. yd.
Bronx delivery.....	4.00 per cu. yd.

Building Stone—

Indiana limestone, per cu. ft.....	\$1.62
Kentucky limestone, per cu. ft.....	2.27
Briar Hill sandstone, per cu. ft.....	1.63
Gray Canyon sandstone, per cu. ft.....	1.66
Buff Wakeman, per cu. ft.....	1.90
Buff Mountain, per cu. ft.....	1.30
North River bluestone, per cu. ft.....	1.85
Seam face granite, per sq. ft.....	1.20
South Dover marble (promiscuous mill block), per cu. ft.....	2.25
White Vermont marble (sawed) New York, per cu. ft.....	3.00

Structural Steel—

Plain material at tidewater; cents per pound:	
Beams and channels up to 14 in.....	1.60c. to —
Beams and channels over 14 in.....	1.60c. to —
Angles, 3x2 to 6x3.....	1.60c. to —
Zeas and tees.....	1.60c. to —

Lumber—

Wholesale prices, New York.	
Yellow pine, merchantable 1905, f. o. b., N. Y.	

3x4 to 14x14, 10 to 20 ft....	\$40.00 to \$52.00
Hemlock, Pa., f. o. b., N. Y., base price, per M.....	\$7.50 to —
Hemlock, W. Va., base price, per M.....	\$7.00 to —
(To mixed cargo price add freight, \$1.50.)	
Spruce, Eastern, random cargoes, narrow (delivered)...	28.50 to —
Wide cargoes.....	31.50 to —

Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.

Cypress Lumber (by car, f. o. b., N. Y.):	
First and seconds, 1-in....	\$105.00 to —
Cypress shingles, 6x13, No. 1 Hearts.....	15.00 to —
Cypress shingles, 6x13, No. 1 Prime.....	13.00 to —
Quartered Oak.....	to \$166.00
Plain Oak.....	to 126.00

Flooring:

White oak, quart'd sel....	\$97.50 to —
Red oak, quart'd select..	97.50 to —
Maple No. 1.....	71.00 to —
Yellow pine No. 1 common flat.....	56.50 to —
N. C. pine flooring Norfolk.....	62.50 to —

Window Glass—

Official discounts from manufacturers' lists:	
Single strength, A quality, first three brackets.....	85%
B grade, single strength, first three brackets.....	85%
Grades A and B, larger than the first three brackets, single thick.....	85%
Double strength, A quality.....	85%
Double strength, B quality.....	87%

Linseed Oil—

City brands, oiled, 5 bbls. lot.	\$0.97 to —
Less than 5 bbls.....	0.99 to —

Turpentine—

Turpentine.....	\$0.87 to \$0.90
-----------------	------------------



*Face
Enameled
Fire*

BRICK

As manufacturers of BRICK for thirty years, we have a record of repeat orders that affords you a 100% guarantee of satisfactory service. To the service given by our Face, Enameled and Fire BRICK, is added the service we render in shipment and delivery. Prompt shipments on any size contracts in any range of shade or texture, at fair prices and of first-class quality.

We are well and favorably known wherever brick is used throughout the United States, Canada and South America. There can be but one reason for this—SERVICE. Whether it be FACE BRICK, ENAMELED BRICK, FIRE BRICK or FIRE CLAY, our product is furnished in all textures and shades, we are here to serve you in small quantities or large. It will be a pleasure to estimate for you—write us or phone for a representative.

American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 8787-8788

POMEROY

**Solid Iron and Hollow
Metal Windows**

Built in the belief that the best metal window is the only safe window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

282-96 East 134th Street **NEW YORK**
Phone: Mott Haven 5220

H. W. BELL CO.

**Gypsum Blocks
Terra Cotta Blocks
Plaster Boards
Dumbwaiter Blocks
Flue Pipe
Firebrick**

Park Ave. & 139th St.

Phone—Mott Haven 3134
BROOKLYN

KENT AVENUE & MORTON STREET

CONTEMPLATED CONSTRUCTION.

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

49TH ST.—A. C. Bossom, 680 5th av, has plans nearing completion for three 9-sty brick and limestone apartments, 75x100 ft, at 150-2-4 East 49th st for Boston Holding Co., V. Guinzburg, 725 Broadway, owner. Architect will take bids on general contract May 22.

52D ST.—Schwartz & Gross, 347 5th av, have plans in progress for a 9-sty brick and steel apartment house, 150x100 ft, in 52d st, between 3d and Lexington avs, for Bendheim Construction Co., 280 Madison av, owner. Cost, \$1,200,000.

63D ST.—Sugarman-Hess & A. G. Berger, 16 East 43d st, have plans in progress for a 9-sty brick apartment, 86x82 ft, at 125-135 East 63d st, for 125 East 63d Street Corp., Louis Cowan president, 377 Broadway, owner and builder. Cost, \$350,000. Structural engineer, Ball & Snyder, 25 East 24th st. Steel, A. E. Norton Co., 56 West 45th st.

97TH ST.—Schwartz & Gross, 347 5th av, have completed plans for a 6-sty brick and steel apartment house, 75x100 ft, at 15-17-19 West 97th st for Schroder & Koppel, Inc., Millard, Schroder, 61 West 74th st, owner and builder. Cost, \$190,000.

HALLS AND CLUBS.

55TH ST.—H. P. Knowles, 21 West 49th st, has plans in progress for a 10 or 12-sty brick and stone lodge building, 150 ft on 55th st and 100 ft on 56th st, at 131 West 55th st, for A. A. N. M. O. S. Mecca Temple, 105 West 45th st, owner. Cost, \$1,200,000. Structural engineer, Purdy & Henderson, 45 East 17th st.

LENOX AV.—Elwood R. Williams, 288 East

SPRINKLER

**SUPERVISORY SERVICE
AUTOMATIC SPRINKLER
VALVE ALARM SERVICE
INTERIOR FIRE ALARM
EQUIPMENT**

**INSTALLED AS A LOCAL SYSTEM
OR FOR CENTRAL OFFICE SERVICE**

**AUTOMATIC
FIRE ALARM SERVICE
SPECIAL BUILDING
SIGNAL SERVICE**

Automatic Fire Alarm Co.

416 Broadway New York City
CANAL 5118

10th st, has plans in progress for a 2-sty brick and stone lodge building, 80x125 ft, at the southeast corner of Lenox av and 144th st for Knights of Pythias, Lee Crawford, chairman building committee, 110 West 131st st, owner. Cost, \$200,000.

HOSPITALS.

MADISON AV.—Buchman & Kahn, 56 West 45th st, have completed plans for a structural steel and reinforced concrete hospital on the east side of block front Madison av, from 123d to 124th sts, for The Hospital for Joint Diseases. Chas. F. Diehl, superintendent, 1919 Madison av, owner. Cost \$1,000,000.

HOTELS.

BROADWAY.—Schwartz & Gross, 347 5th av, have completed plans for a 14-sty brick, steel and limestone apartment hotel, 100x162 ft, with stores, at the southeast corner of Broadway and 91st st, for Van Rensselaer Estates, Inc., Henry A. Blumenthal president, 233 Broadway, owner and builder. Cost, \$2,500,000. Structural engineer, Ball & Snyder, 25 East 24th st. Steel, Paterson Bridge Co., 314 East 145th st.

STABLES AND GARAGES.

76TH ST.—John E. Collins, 148 Montgomery st, Brooklyn, has completed plans for a 2-sty brick garage, 143x103 ft, at 403-415 East 76th st, for Herman Harjes, 408 East 76th st, owner. Cost, \$55,000. Owner will take bids on general contract about May 22d.

AMSTERDAM AV.—Wm. Shary, 41 Union sq, has completed preliminary plans for a 2-sty brick garage, 74x100 ft, at 2500-4 Amsterdam av, for Max Marx, 128 Broadway, owner. Cost, \$50,000.

THEATRES.

23D ST.—Geo. & Edw. Blum, 505 5th av, have plans nearing completion for alterations to the 4-sty brick theatre, 275x197 ft, with offices, at 23d st and 8th av, through to 24th st, for Morris M. Glaser, 1133 Broadway, owner. Cost, \$500,000. Owner will take bids on general contract May 22.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

KINGSBRIDGE RD.—Chas. Kreymborg, 2534 Marion av, has completed plans for a 5-sty brick, limestone and terra cotta apartment house, 113x94 ft, at the southwest corner of Kingsbridge rd and Grand av, for Silmarsh Realty Co., Louis Silvermarsh president, 372 East 149th st, owner and builder. Cost, \$180,000.

SHERIDAN AV.—Chas. Kreymborg, 2534 Marion av, has completed plans for a 5-sty brick tenement, 100x80 ft, at the southwest corner of Sheridan av and 162d st, for Robert J. Moorehead, 311 East 200th st, owner. Cost, \$170,000.

FACTORIES AND WAREHOUSES

137TH ST.—Max Muller, 115 Nassau st, has completed plans for an addition to the 4-sty brick factory, 40x100 ft, in the south side of 137th st, 100 ft east of Brook av, for Samuel Katzen, 512 East 137th st, owner. Cost, \$30,000. Owner will soon take bids on general contract.

STABLES AND GARAGES.

JEROME AV.—John J. Dunnigan, 394 East 150th st, has completed preliminary plans for a 1-sty brick garage, 100x100 ft, on the south side of Jerome av, 150 ft north of 200th st, for Anne Gully, 114 East 198th st, owner. Cost, \$40,000.

SOUTHERN BLVD.—John J. Dunnigan, 394 East 150th st, has completed preliminary plans for a 2-sty brick and stone garage, 66x149 ft, on the west side of Southern blvd, 195 ft north of 179th st, for Leonard Davis, 368 New York av, Brooklyn. Owner. Cost, \$50,000.



A-B Gas Ranges

**Headquarters for
LANDLORDS AND BUILDERS**

Own your own ranges and don't pay rent for them forever. A-B Ranges are the best bakers, save gas and are finished in sanitary porcelain Enamel. Rustproof.

**40 Different Styles & Sizes at Lowest Prices
Guaranteed to Give Satisfaction**

J. ROSE & CO., 114 W. 39th St., N. Y.

Downtown Store and Service Branch: 63 Orchard Street
Tel. Fitzroy 3466 **Est. 36 Years**

NIEWENHOUS COMPANY, INC.

**We specialize in Financing, Planning and Erecting
Legitimate Building Operations
on a 60% Loan Basis.**

**Commission Moderate. 316-318 East 161st Street
Telephone: Melrose 1694-1695 New York City**

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street

BROOKLYN, N. Y.

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phone: { 1370
Mott Haven { 1371

Office and Factory: River Ave. and East 151st St.

WHITE PLAINS AV.—Robert Skrivan, 2069 Westchester av, has completed preliminary plans for a side extension to the 3-sty and cellar brick storage building and garage, 50x60 ft, at 4761 White Plains av for John Stahl & Sons, owner, on premises. Cost, \$40,000.

THEATRES.

WALTON AV.—John J. Dunnigan, 394 East 150th st, has completed preliminary plans for a 1-sty brick moving picture theatre, 100x208 ft, at the northeast corner of Walton and Burnside avs for Jupiter Realty Co., Morris Winck, president, 71 West 23d st, owner. Cost, \$150,000.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

CLINTON AV.—Slee & Bryson, 154 Montague st, have plans in progress for a 6-sty brick and limestone apartment, 75x115 ft, on Clinton av, near Gates av, for Gordon & Berry, 188 Montague st, owner. Cost, \$165,000.

CHURCHES.

CONSELYEA ST.—F. J. Berlenbach, 260 Graham av, has completed plans for a church at the northeast corner of Conselyea and Humboldt sts for St. Francis of Paola, Rev. Doctor Leonard Russo, pastor, 25 Orient av, owner. Architect will take bids on general contract about May 24.

Queens

CHURCHES.

GLENDALÉ, L. I.—Gustave E. Steinback, 157 West 74th st, has been retained to prepare plans for a brick and stone convent at Glendale for St. Pancras R. C. Church, Rev. Father Francis O. Siegelack, Myrtle av and Deboe pl, Glendale, owner.

DWELLINGS.

CORONA, L. I.—A. Marinelli, 15 West Jackson av, Corona, has plans in progress for a 2-sty frame and shingle dwelling, 21x31 ft, in the east side of 43d st, 155 ft south of Jackson av, for C. Hambasion, 100 43d st, Corona, owner and builder. Cost, \$7,000.

ELMHURST, L. I.—Adolph Goldberg, 164 Montague st, Brooklyn, has plans in progress for twelve 1½-sty frame dwellings, 22x40 ft, at the southwest corner of Vesta st and Otis av, Elmhurst, for Jacob Morgenthaler Sons, 663 Sackett st, Brooklyn, owners and builders. Cost, \$72,000.

JAMAICA, L. I.—L. Danancher, 328 Fulton st, Jamaica, has completed plans for four 2-sty brick dwellings, 16x33 ft, at the southeast corner of Maxweber av and Prospect av, Jamaica, for Robert Graham, 288 New York av, Jamaica, owner and builder. Cost, \$5,000 each. Owner will take bids on separate contracts.

JAMAICA, L. I.—L. Danancher, 328 Fulton st, Jamaica, has plans in progress for a 2½-sty frame dwelling, 20x32 ft, in the east side of Prospect st, 175 ft south of Pacific st, Jamaica, for Pasquale Coppozza, Pacific and Prospect sts, Jamaica, owner and builder. Cost, \$7,000.

JAMAICA, L. I.—W. Halliday, Union Hall st, Jamaica, has plans in progress for a 2-sty frame dwelling, 20x36 ft, on the east side of Woodland av, 160 ft north of Remsen st, Jamaica, for E. Rueling and J. Veleman, 25 Brown pl, Manhattan, owner and builder. Cost, \$6,000.

RICHMOND HILL, L. I.—L. Danancher, 328 Fulton st, Jamaica, has plans in progress for eight 2-sty frame dwellings, 16x38 ft, in the west side of 116th st, south of Metropolis av, Richmond Hill, for Jos. Miller & Sons, 10415 Church st, Richmond Hill, owner and builder. Cost, \$6,000 each.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—W. Kenneth Watkins, 15 East 40th st, Manhattan, has plans nearing completion for a 4-sty reinforced concrete and brick factory building, 80x140 ft, at the northeast corner of Queens Blvd and Moore st, L. I. City, for Riddleys Candy Co., John S. Sutphin, in charge, 345 West 40th st, Manhattan, owner. Architects will soon take bids on general contract.

STABLES AND GARAGES.

LONG ISLAND CITY, L. I.—R. Lukowsky, 49 Stevens st, Astoria, has plans in progress for a 1-sty brick garage, 50x100 ft, on the east side of Harold av, 115 ft south of Skillman st, L. I. City, for J. McKenna, 496 1st av, L. I. City, owner. Cost, \$15,000.

SCHOOLS AND COLLEGES.

HUNTINGTON, L. I.—Gurdon S. Parker, 17 East 42d st, Manhattan, has been retained to prepare plans for a 2-sty brick school at Huntington for Board of Education of Huntington, S. Cheserre, Huntington, owner.

STORES, OFFICES AND LOFTS.

ASTORIA, L. I.—Plans have been prepared privately for eight 1-sty brick and limestone stores, 27x92 ft, at Flushing and 2d avs, Astoria for Five County Realty Corp., A. Sachs, in charge, 435 West 23d st, Manhattan, owner and builder. Cost, \$30,000.

LONG ISLAND CITY, L. I.—Plans have been prepared privately for nine 2-sty and basement brick and limestone stores, 100x100 ft, on the north side of Grand av, between 5th, 6th and 7th avs, for Five County Realty Corp., A. Sachs,

in charge, 435 West 23d st, Manhattan, owner and builder. Cost, \$100,000.

Nassau

HALLS AND CLUBS.

SEARINGTON, L. I.—Albert Humble, 140 West 34th st, Manhattan, has plans nearing completion for a 2-sty hollow tile and stucco country club, of irregular dimensions, with golf course, at Searington, 4 miles from Great Neck, for Shelter Rock Country Club, T. B. Maloney, chairman building committee, Great Neck, owner. Cost, \$40,000. Architect for golf course, Devieux Emmett, St. James. Architect will take bids on general contract about May 22.

Suffolk.

DWELLINGS.

LINDENHURST, L. I.—Max L. Waeber, 116 West 39th st, Manhattan, has plans in progress for one hundred 1½ and 2-sty frame dwellings, of irregular dimensions, at Lindenhurst, for Hebel and Muller, Good Ground, owner.

Westchester

CHURCHES.

RYE, N. Y.—S. Edson Gage, 28 East 49th st, Manhattan, has completed preliminary plans for an addition to the 2-sty local stone church, 125x80 ft, on Purchase av, Rye, for First Presbyterian Church of Rye, Charles G. Sewall, pastor, Rye, owner. Architect will take bids on general contract about May 25.

DWELLINGS.

NEW ROCHELLE, N. Y.—D. A. Summo, Huguenot st, New Rochelle, has plans in progress for a 2½-sty brick veneer dwelling, 30x30 ft, on Albert pl, New Rochelle, for D. Gaiardi,

Mayflower av, New Rochelle, owner. Cost, \$12,000.

SCARSDALE, N. Y.—Plans have been prepared privately for a contemplated 2½-sty brick and hollow tile dwelling on Fenimore rd, in Fox Meadows, Scarsdale, for Geo. M. Laubshire, 35 Waller av, White Plains, owner. Cost, \$15,000.

YONKERS, N. Y.—G. Howard Chamberlain, 1 So. Broadway, Yonkers, has completed plans for a 2½-sty frame dwelling on Palisade av, Yonkers, for M. McKittrick, 227 Palisade av, Yonkers, owner. Cost, \$11,000.

STABLES AND GARAGES.

MT. VERNON, N. Y.—C. J. J. Wolf, 17 South 3d av, Mt. Vernon, has plans in progress for a 1-sty brick and limestone garage, 80x95 ft, with show room, on 3d av, Mt. Vernon, for M. O'Leet, 87 Nassau st, Manhattan, owner. Cost, \$25,000. Architect will take bids on general contract about May 25.

STORES, OFFICES AND LOFTS.

YONKERS, N. Y.—Tentative plans have been prepared privately for a 6-sty brick office building, 62x198 ft, on South Broadway, Yonkers, for Westchester Lighting Co., W. L. Bruce, in charge, 1st av and 1st st, Mt. Vernon, owner. Cost, \$350,000. Owner will take bids on general contract.

MISCELLANEOUS.

PELHAM MANOR, N. Y.—Electus D. Litchfield & Rogers, 477 5th av, Manhattan, have been retained to prepare plans for a contemplated addition to the frame and stucco fire house at Pelham Manor for Village of Pelham Manor, owner. Cost, \$50,000.

Manhattan College

The new Manhattan College which will cover thirteen acres on Spuyten Duyvil Parkway opposite Van Cortlandt Park will use Edison Service

The group of eight buildings will include a high school, administration hall, gymnasium, chapel, science hall, college and two dormitories

The whole college will be supplied by Central Station Service. For lighting purposes 7000 lamps will be required. The power installation of 138 horsepower motors will be for the operation of elevators, heating pumps, ventilating apparatus and refrigerating outfits

Architect: James W O'Connor - - 162 East 37th Street
Consulting Engineer: Louis E Eden - - - 1170 Broadway
Contractors: Nugent Construction Co - - - 505 Fifth Avenue

Big Buildings Use Edison Service

The New York Edison Company

At Your Service

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



New Jersey CHURCHES.

MONTCLAIR, N. J.—Goodwill & Moran, 56 West 45th st, Manhattan, have been retained to prepare plans for an addition to the parish house at South Fullerton av and Union st, Montclair, for St. Luke's Protestant Church, Rev. Luke M. White, pastor, 75 So. Fullerton av, Montclair, owner. Cost, \$25,000.

DWELLINGS.

EAST ORANGE, N. J.—F. J. Meystre, 84 Washington st, Hoboken, has completed plans for a 2½-sty brick dwelling, 32x33 ft, at 15 Woodlawn av, East Orange, for B. Vezetti, 921 Castle Point Terrace, Hoboken, owner and builder. Cost, \$16,000.

MONTCLAIR, N. J.—Plans have been prepared privately for three 2½-sty frame dwellings, 26x38 ft, on Buckingham rd, Montclair, for David H. Tichenor, Inc., 800 Broad st, Newark, owner and builder. Cost, \$7,000 each.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

BANKS.

BROOKLYN.—Thos. Drysdale, Inc., 250 Baltic st, has the general contract for alterations to the factory at the northeast corner of Bedford av and DeKalb av, which is to be converted into a bank, for the Mechanics Bank, Court and Montague sts, H. M. Denott, president, owner, from plans by Shampian & Shampian, 50 Court st, architects. Cost, \$15,000.

BROOKLYN.—Caye Construction Co., Inc., 356 Fulton st, has the general contract for alterations and an addition to the bank at 205 Montague st for American Trust Co., Harry A. Kahler, president, 135 Broadway, Manhattan, owner, from plans by H. S. Luckman, care of owner, architect.

FOREST HILLS, L. I.—Chas. Money, Inc., 241 West 36th st, Manhattan, has the general contract for a 1-sty brick bank building at the corner of Austin and Continental avs, Forest Hills, for Corn Exchange Bank, M. Brown, in charge, 13 William st, Manhattan, owner, from plans by Alfred Fellheimer and Stewart Wagner, 7 East 42d st, Manhattan, architects. Cost, \$80,000.

CHURCHES.

BROOKLYN.—Edmund Broderick, 110 West 40th st, Manhattan, has the general contract for a 1-sty brick and limestone church, 65x145 ft, in the south side of 21st st, 159 ft east of 5th st, for St. John the Evangelist R. C. Church, Rev. Thos. S. Dunigg, pastor, 21st st, near 5th av, owner, from plans by James Martini, 31 Union sq, Manhattan, architect. Cost, \$75,000.

MASPETH, L. I.—John J. Beatty, 1469 Dean st, Brooklyn, has the general contract for a 3½-sty face brick and stone church, 120x70 ft, with rectory, 38x50 ft, at Maspeth, for St. Stanislaus R. C. Church, Rev. Father Jos. A. Bennett, pastor, Perry av, Maspeth, owner, from plans by Gustave E. Steinback, 157 West 74th st, Manhattan, architect.

NEW ROCHELLE, N. Y.—Niewenhouss Co., Inc., Park to Courtlandt avs and 161st st, Manhattan, has the general contract for a 2-sty brick and limestone chapel, 85x119 ft, at New Rochelle for College of New Rochelle, Mother M. Irene, superior, 29 Castle pl, New Rochelle, owner, from plans by Richard H. Dana, Jr., 350 Madison av, Manhattan, architect.

JAMAICA, L. I.—Moore & Patience, Inc., 103 Park av, Manhattan, have the general contract for a 1-sty brick and stone church, 100x100 ft, at the southwest corner of De Graw av and Victoria st, Jamaica, for Congregation of Victoria Congregational Church, Rev. Egbert C. Macklin, pastor, 4 Pette av, Jamaica, owner, from plans by F. J. Kuchler, 27 Parkview av, Jamaica, architect. Cost, \$25,000.

DWELLINGS.

MANHATTAN.—Chas. Money, 241 West 36th st, has the general contract for alterations to the dwelling at 40 East 76th st for Mrs. Langdon Marvin, 48 East 76th st, owner, from plans by Mott B. Schmidt, 14 East 76th st, architect.

BRONX.—H. H. Vought & Co., Grand Central Terminal, have the general contract for a 2-sty terra cotta dwelling, 30x27 ft, with garage, at the northwest corner of Davidson av and 190th st for Rev. Dr. J. M. Hudson, owner, on premises, from plans by Jos. W. Billinger, Grand Central Terminal, architect. Cost, \$9,000.

GREAT NECK, L. I.—Curtis Woodruff & Co., 213 10th av, Brooklyn, have the general contract for a 2½-sty brick dwelling, 30x48 ft, at Great Neck for Mrs. M. T. Kelly, Great Neck, owner, from plans by Rosseter & Muller, 15 West 38th st, Manhattan, architects. Heating, M. J. Casey, Manhattan av, Brooklyn.

WHITE PLAINS, N. J.—Ward Carpenter Co., Inc., Grand st, White Plains, has the general contract for a 2½-sty frame and stucco dwelling, 23x56 ft, on Seymour pl, Gedney Farms, White Plains, for Robt. E. Failey, Greenwich av, White Plains, owner, from plans by Randall Henderson, Depot sq, White Plains, architect. Cost, \$14,000.

BLOOMFIELD, N. J.—Chas. Lucas, Broad st, Bloomfield, has the general contract for a 2½-sty frame dwelling, 24x26 ft, on Baldwin pl, Bloomfield, for P. J. Clark, Baldwin pl, Bloomfield, owner, from plans by Fred L. Pierson, 160 Bloomfield av, Bloomfield, architect. Cost, \$6,000.

WOODCLIFF, N. J.—Rudolph J. Varana, Hudson Heights, has the general contract for a 2½-sty hollow tile, kallastone, stucco and frame dwelling, with garage, at Park av and 31st st, Woodcliff, for Dr. Fred Spindar, 767 Bergenline av, West New York, owner, from plans by C. E. Schermerhorn and Watson K. Phillips, 430 Walnut st, Philadelphia, architect. Cost, \$16,000.

GLEN RIDGE, N. J.—J. S. & L. Carlson Co., Walnut st, Montclair, have the general contract for a 2½-sty frame or hollow tile and stucco dwelling, 28x40 ft, on Summit av, Glen Ridge, for W. B. Day, 899 Broad st, Newark, owner, from plans by Frank Goodwillie, 56 West 45th st, Manhattan, architect. Cost, \$25,000-\$30,000. Heating, Kelsey Heating Co., 565 5th av, Manhattan.

FACTORIES AND WAREHOUSES.

WHITE PLAINS, N. Y.—Wm. Plummer, 246 So. Lexington av, White Plains, has the general contract for a 1-sty brick factory, 32x74 ft, on Westchester av, near Kensico av, White Plains, for Carpenter Ice Cream Co., Realty Bldg., Main st, White Plains, owner, from plans by Frank B. Brown, 6 Grand st, White Plains, architect. Cost, \$15,000.

NEWARK, N. J.—American Concrete Steel Co., Essex Bldg., Newark, has the general contract for a 3-sty and basement brick and reinforced concrete factory, 50x92 ft, at 63-73 Warren st, Newark, for Central Electrotyping Foundry Co., Walter C. Jacobus, president, 9 Campbell st, Newark, owner, from plans by Walter Snyder, 790 Broad st, Newark, engineer. Cost, \$100,000.

HALLS AND CLUBS.

MANHATTAN.—M. Reid & Co., 116 West 39th st, has the general contract for alterations to the 5-sty fireproof club house, 90x167 ft, at 1 too 11 East 60th st for the Metropolitan Club, Frank K. Sturgis, president, 1 East 60th st, owner, from plans by McKim, Mead & White, 101 Park av, architects. Cost, \$26,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—P. J. Carlin Construction Co., room 1951, Grand Central Terminal, Manhattan, has the general contract for a 4-sty brick and stone parochial school, 51x6 ft, at Classon av and Sterling pl for St. Teresa's R. C. Church, Rev. Father Jos. McNamee, pastor, owner, on premises, from plans by Robt. J. Reiley, 477 5th av, Manhattan, architect.

BROOKLYN.—Edmund D. Broderick, 110 West 40th st, Manhattan, has the general contract for an addition to the brick school at the southeast corner of Classon av and Madison st for R. C. Church of the Nativity, Rev. Father John L. Belford, pastor, 495 Classon av, owner, from plans prepared privately. Cost, \$30,000.

PORTCHESTER, N. Y.—Triangle Construction Co., 57 So. Broadway, Yonkers, has the general contract for an addition to the 2-sty and basement brick junior high school at Washington Irving Central School, Irving av, Port-

chester, for Board of Education of Union School District No. 4, De Witt H. Lyon, president, Rye, owner, from plans by Karl C. Mertz, Portchester, architect. Cost, \$120,000. Ventilating, heating and plumbing, Hauwell & Smith, 46 Broad st, Portchester.

POINT PLEASANT, N. J.—De Riso Bros., 17 Bergenline av, Union Hill, have the general contract for a 2-sty hollow tile and stucco public high school, 102x108 ft, at the corner of Trenton and Forman avs, Point Pleasant, for Board of Education of Point Pleasant Beach, Chester W. Clayton, president board of trustees, Point Pleasant Beach, owner, from plans by Clinton B. Cook, Asbury Park Trust Co. Bldg., Asbury Park, architect. Cost, \$145,000.

BROOKLYN.—Peter Cleary, 115 Marion st, has the general contract for a 2-sty brick parochial school at 74th st and 4th av, adjoining Church of Our Lady of Angels, for Our Lady of Angels Church, Rev. Father M. J. Flynn, pastor, 74th st and 4th av, owner, from plans by Robt. J. Reiley, 2 East 41st st, Manhattan, architect.

CLOSTER, N. J.—Equity Construction Co., Commonwealth Bldg., Trenton, has the general contract for an addition to a grade school at Closter for Board of Education of Closter, Clarence A. Clough, president, School Bldg., Closter, owner, from plans by P. J. Lauritzen, 158 West 35th st, Manhattan, and Jallade, Lindsay & Warren, 129 Lexington av, Manhattan, architects. Cost, \$75,000.

STABLES AND GARAGES.

MANHATTAN.—Jacob Gescheidt, 142 East 43d st, has the general contract for alterations to the 2-sty brick garage at 765 1st av for Jacob Levy & Co., Tom Tomich, president, owner, on premises, from plans by J. J. Gloster Co., 110 West 40th st, architect. Cost, \$10,000.

MANHATTAN.—Paul Lang, 1664 Park av, has the general contract for alterations to the 1-sty brick garage, 54x92 ft, at 36-38-40 Beach st for estate of Thos. Lenane, Thos. Lenane, Jr., 307 West st, owner, from plans by Margon & Glaser, 2804 3d av, architects. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—E. E. Paul, 101 Park av, has the general contract for a 12-sty and basement brick, steel and concrete store and loft building, 100x100 ft, at 56-62 Cooper sq for Carl Fischer Co., 48 Cooper sq, owner, from plans by Inglee, Huston & Inglee, 126 East 59th st, architects. Cost, \$600,000. Associate architect, Wm. R. Benedict, 70 East 45th st. Consulting engineer, Clyde Place, 70 East 45th st.

MANHATTAN.—Lyons Construction Co., 2010 Broadway, has the general contract for a 7-sty reinforced concrete loft building, 50x9 ft, at 260-262 West 41st st for P. M. Maresi, 37 Wall st, owner, from plans by Arthur Barzaghi, 17 East 48th st, architect and engineer.

NEWARK, N. J.—Enstie Bros., 40 Clinton st, Newark, have the general contract for a 2-sty brick and steel storage and office building, 40x100 ft, in Johnson st, Newark, for National Lock Washer Co., 65 Johnson st, Newark, from plans by Monks & Johnson, 50 East 42d st, Manhattan and Boston, architect and engineer.

THEATRES.

LYNBROOK, L. I.—John McKeefrey, 1416 Broadway, Manhattan, has the general contract for a 1-sty brick vaudeville and moving picture theatre, 24x100 ft, with stores, at Five Corners, Lynbrook, for Lynbrook Theatre Corp., W. C. Ryder, Lynbrook, owner, from plans by Harrison G. Wiseman, 25 West 43d st, Manhattan, architect.

MISCELLANEOUS.

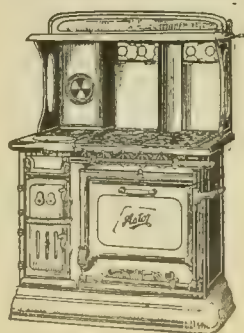
MASPETH, L. I.—Post & McCord, 101 Park av, Manhattan, have the general contract for a 1-sty brick and concrete sub-station, 100x120 ft, adjoining the railroad station, Maspeth, for New York, Queens Electric Light & Power Co., Electric Bldg., L. I. City, owner, from plans by W. W. Knowles, Bridge Plaza, L. I. City, architect. Cost, \$50,000.

BROOKLYN.—Gretsch Construction Co., room 1006, 50 East 42d st, Manhattan, has the general contract for a 3-sty and basement concrete laundry shed, 100x100 ft, with garage, 45x200 ft, in 25th st, between 4th and 5th avs, for Holland Laundry Co., 373 President st, owner, from plans prepared privately.

LONG ISLAND CITY, L. I.—Norman A. Deiser, 601 Eastern parkway, Brooklyn, has the general contract for a 2-sty and basement brick and steel bakery, 70x80 ft, at the northwest corner of Rawson st and Queens Blvd., L. I. City, for S. B. Thomas, 335 West 20th st, Manhattan, owner, from plans by G. C. Buchtenkirch, 280 Madison av, Manhattan, architect. Cost, \$30,000.

SUMMIT, N. J.—A. A. Stryker, 24 Franklin pl, Summit, has the general contract for a 3-sty and basement hollow tile and stucco home for children, 66x60 ft, near Kent pl Blvd, Summit, for Summit Home for Children, B. V. Muchman, member of board, 155 Park av, Summit, owner, from plans by B. V. White, 29 West 34th st, Manhattan, architect. Plumbing, M. Chrystal, 387 Springfield av, Summit.

GARWOOD, N. J.—Levering & Garrigues, 552 West 23d st, Manhattan, have the general contract for three 1-sty brick foundry buildings at Garwood for National Boiler Co., Garwood, owner, from plans by Hooper & Co., 116 Market st, Newark, architect.



The UNION STOVE WORKS

Headquarters for Builders for

Kitchen Ranges for Coal or Gas, Standard or
Pipeless Furnaces, Heating Boilers, Laundry
Apparati

THE GREAT "ASTOR" LINE

70 BEEKMAN STREET

Established 88 Years

Telephone: Beekman 2490

BUILDING LOANS

We are in the market for construction loans in the form of first mortgage bond issues in New York and other large cities. We prefer loans of \$500,000 upward.

Owners, builders, and architects should write for booklet describing the STRAUS PLAN. Ask for

Booklet G

S.W. STRAUS & CO.

Established 1882

Incorporated

STRAUS BUILDING

565 Fifth Ave., at 46th St., NEW YORK

Offices in 15 Principal Cities

Telephone—Vanderbilt 8500

**40 Years Without Loss
to Any Investor**

Copyright, 1922, by S. W. Straus & Co.

J. P. Duffy Co.

Flue Pipe

Terra Cotta Blocks

Gypsum Blocks

Masons' Materials

138th Street and Park Avenue

BROOKLYN

50th-51st Streets and 2nd Avenue

QUEENS

Jackson Avenue and Madden Street

BUILDERS

LITTLE CASH REQUIRED

We can subordinate entire purchase price of several well-located plots and obtain liberal building and permanent loans.

S. Osgood Pell & Co. 15 & 17 West 44th St.
Tel. Vanderbilt 5616

**FOR
PAINTING, DECORATING
and PLASTERING**

Consult

LESCH & JOHNSON

261 East Fordham Road New York
Telephone: Fordham 9345

HOUSE MOVERS and SHORERS

House Moving, Shoring and Jobbing
Promptly Attended to

Christian Vorndrans Sons

413 E. 147th St., Bronx Tel. Melrose 446

PLANS FILED FOR NEW CONSTRUCTION IN ALL BOROUGHES OF NEW YORK CITY

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

89TH ST, 602-4-6 W, 9-sty bk apt, 60x85, slag rf; \$280,000; (o) Nolavia Const. Co., 2050 Amsterdam av; (a) Rosario Candela, 200 W 72d (282).

97TH ST, 13-15-17 W, 6-sty bk tnt, 74x87, slag rf; \$190,000; (o) Millard Shroder, 61 W 74th; (a) Schwartz & Gross, 347 5 av (289).

CLUBS.

39TH ST, 39 E, 10-sty bk club house, 25x90, slag rf; \$150,000; (o) The Princeton Club, Vanderbilt av & 44th; (a) Aymar Embury II, 132 Madison av (287).

LEXINGTON AV, 519 to 523 to 535; also 49TH ST E, 134 to 140; also 48TH ST E, 137 to 141, 31-sty bk club house, 140x145, tile rf; \$3,000,000; (o) Shelton Holding Co., 25 W 43; (a) Arthur L. Harrison, 27 E 40 (291).

FACTORIES AND WAREHOUSES.

48TH ST, 617-619 W, 1-sty bk factory, 33x73, Barrett Spec rf; \$15,000; (o) Nat'l. Marble & Slate Corp., 236 W 55; (a) Hugh Tallant, 469 5 av (295).

LEXINGTON AV, 638, 1-sty bk storage, 20x12, rubberoid rf; \$600; (o) May I. Eisfeldt, 636 Lexington av; (a) Sidney Daub, 5 Beekman (280).

STABLES AND GARAGES.

22D ST, 427 E, 1-sty metal garage, 22x28, metal rf; \$700; (o) Aimore Mfg. Co., 430 E 23d; (a) Kolb Bldg. Co., 250 W 57th (285).

55TH ST, 412 E, 2-sty bk garage, 100x100, rubberoid rf; \$45,000; (o) Harry Weprin, 116 W 39th; (a) Victor Mayer, 15 E 40th (283).

129TH ST, 217-23 E, 1-sty bk garage, 46x160, plastic slate rf; \$15,000; (o) Est. Leicester Payne, 165 Bway; (a) Saml. Cohen, 32 Union sq (294).

154TH ST, 234-246 W; 153D ST, 251 to 257 W, 1-sty bk garage, 22x85x195, tin rf; \$50,000; (o) Otto Sinauer, 527 5 av; (a) Nathan Langer, 81 E 125 (293).

BROADWAY, 4816, 5-1-sty metal garages, 10x18, metal rf; \$1,125; (o) Paul E. Potters, Richard H. Potters, 209 Dyckman; (a) Hoboken Garage Mfg. Co., 1416 Bway (281).

5TH AV, 883, 2½-sty bk garage & apt, 35x34, slate rf; \$10,000; (o) Mrs. Evelyn S. Griswold, 883 5 av; (a) Cross & Cross, 681 5 av (286).

STORES, OFFICES AND LOFTS.

26TH ST, 233-33 W, 7-sty bk strs, show rooms & lofts, 49x98, plastic slate rf; \$100,000; (o) Hugh Gordon Miller, 220 Bway; (a) Alfred M. Korff, 47 W 42d (288).

5TH AV, 228-87, 1-sty metal office, 16x18, metal rf; \$550; (o) Max Bernheimer, 116 W 72d; (a) Maurice Silverstein, 145 W 41st (284).

7TH AV, 2351-57, 2-sty bk strs & dance hall, 100x88, rubberoid rf; \$100,000; (o) land, Caroline Bird, 205 W 89; (o) bldg, R. Holding Co., Inc., 2343 7 av; (a) Harry C. Ingalls, 347 Madison av (292).

MISCELLANEOUS.

56TH ST, 533 W, 1-sty bk blacksmith shop, 18x35, tar & slag rf; \$2,000; (o) Sheffield Farms Co., 524 W 57th; (a) Frank A. Rooke, 15 E 40th (290).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

CLIFFORD PL, n s, from Grand Concourse to Walton av, 13-sty bk tnt, 204.5x200, tin rf; \$1,500,000; (o) Cliff-Walt Realities, Inc., Albert J. Schwarzler, 369 E 167, pres.; (a) Edw. Raldiris, 369 E 167 (1589).

CHURCHES.

BRYANT AV, e s, 500 s Jennings, 2½-sty synagogue, 50x100, tar & gravel rf; \$50,000; (o) Cong. Khal Adath Yeshurn, Abraham Kabick, 1488 Vyse av, Pres; (a) John H. Knubel, 305 W 43d (1570).

VALENTINE AV, e s, 106.10 n Fordham rd, 3-sty bk synagogue, 123x117.49, felt & asphaltum rf; \$250,000; (o) Cong. Tifferith Israel, Samuel Berger, 2481 Valentine av, Pres; (a) Emery Roth, 199 W 40th (1575).

DWELLINGS.

CROTONA PARK E, s e c Crotona Park E, 5-sty bk tnt, 100.2x100, slag rf; \$200,000; (o) Epystrom Holding Co., Inc., N. Strom, 1738 Crotona Park E, Pres; (a) Goldner & Goldner, 47 W 42d (1565).

CANNON PL, e s, 219 n 238th, 2-sty fr dwg, 30.6x23, asphalt shingle rf; \$7,500; (o) Eleanor Conselman, 1042 St. Nicholas av; (a) Moore & Landsiedel, 3 av & 148th (1577).

RIED MILL LA, w s, 1,250 s Boston rd, 1-sty fr dwg, 28.8x27, slate rf; \$750; (o) Howard V. Foster, Ried Mill la; (a) Blair Lumber Co., Grand Central Terminal (1561).

SCHOFIELD ST, n s, 506 e City Island av, 1-sty fr dwg, 18x35, slate rf; \$1,200; (o) Mr. Jos. Connor, 193 E Schofield; (a) Vincent, Connor, 193 E Schofield (1559).

SULLIVAN PL, n s, 137.78 e Tremont av, 1-sty fr dwg, 21x38, asphalt shingle rf; \$4,500; (o) Edw. C. McNulty, 4178 Bronxwood av; (a) Anton Pirner, 2069 Westchester av (1578).

217TH ST, n s, 297.74 e White Plains av, 2-sty fr dwg, 22x50, shingle rf; \$12,000; (o) Wm. & Annie Thofel, 3771 White Plains av; (a) H. Nordheim, 726 E 234th (1560).

BARNES AV, s w c Bruner av, 1-sty stn dwg, 28x40, comp rf; \$2,500; (o) Matteo Pugliesi, 415 E 115; (a) Cannava & Viviani, 145 W 41 (1591).

BOSTON RD, w s, 148.7 n 167th, 4-2-sty bk strs & dwgs, 16x70, tar & gravel rf; \$60,000; (o) Seftin Holding Corp., Irving Seelig, 44 Court, Bklyn, Pres; (a) Seelig & Finkelstein, 44 Court, Bklyn (1585).

BRONXWOOD AV, w s, 62.6 s Bartholdi, 2-sty fr dwg, 22x42, tar & gravel rf; \$4,500; (o) Jas. Mallardi, 3305 Bronxwood av; (a) Jos. Ziccardi, 912 Burke av (1594).

CLAFLIN AV, e s, 75 s 197th, 2-sty fr dwg, 20x52, shingle rf; \$10,000; (o) Maria Baasch, 2800 Claflin av; (a) Robt. Glenn, 358 E 151st (1584).

COLLEGE AV, s w c 169th, 1-sty bk str & garage, 28x25, plastic slate rf; \$3,000; (o) Rosa Flicker, 286 E 169th; (a) M. A. Cardo, 61 Bible House (1558).

DELAFIELD AV, e s, 200 n 256th, 2-sty & attic fr dwg, 26x48, shingle rf; \$9,000; (o) Louis J. Eyring, 1310 Clay av (1563).

EASTERN BLVD, w s, 100 s Roberts av, 2½-sty fr dwg, 21x40, asbestos shingle rf; \$5,000; (o) Michal Mittenzwey, 1532 Rosedale av; (a) B. Ebeling, 1372 Zerega av (1572).

HILL AV, e s, 100 s Edenwald av, 2-sty fr dwg, 27x34, asbestos rf; \$4,800; (o) Jos. V. Rosa, 501 S 7 av, Mt. Vernon; (a) Fred De Filippie, 431 S 7 av, Mt. Vernon (1586).

HUGHES AV, s w c 180th, three 1-sty bk strs & dwgs, 21.4x85.8, 53.6x71.6, slag rf; \$30,000; (o) Levland Realty Co., Inc., S. Landsman, 24 Lenox av, pres.; (a) M. W. Del Gaudio, 145 W 41 (1587).

JESSUP AV, w s, 101.6 s 172d, 4-3-sty bk dwgs & garages, 22x55, tin rf; \$40,000; (o) John W. Farrell, 2407 Valentine av; (a) Colin Cobban, 4282 Park av (1571).

LOGAN AV, s w c Dewey av, 2½-sty bk dwg, 24x36, asbestos shingle rf; \$12,000; (o) John Gaimari, 142 Cherry; (a) Chas. S. Clark, 441 Tremont av (1568).

LOGAN AV, w s, 120 n Barkley av, 1-sty bk dwg, 21x42, shingle rf; \$5,000; (o) Fred Helbeck, 67 Glover, Yonkers; (a) Thos. C. Petersen, 1628 McCombs rd (1581).

OTIS AV, s s, 250 e Tremont av, 2-sty fr dwg, 17x52, shingle rf; \$6,000; (o) Louis E. Ringelstein, 2911 Green pl; (a) John J. Dunnigan, 394 E 150th (1556).

PARK AV, n e c 160th, 2-sty bk garage, 58.29x194.94, rubberoid rf; \$40,000; (o) Niewenhaus Co., Inc., 316 E 161st; (a) P. R. Henkel, Inc., 316 E 161st (1564).

PATTERSON AV, n s, from Sound View to Bolton av, 2-sty bk str & dwg, 25x68.5, tin rf; \$16,000; (o) Murray Homes Const. Co., 1 E Fordham rd; (a) The Pelham Co., 1 E Fordham rd (1574).

PLAZA, n e c Indian Trail, 2½-sty bk dwg, 22x40, shingle rf; \$5,000; (o) John Seletto, 1044 E Tremont av (1573).

RESERVOIR AV, s s, 267.11 e Van Cortlandt av, 2½-sty fr dwg, 21x53, shingle rf; \$12,000; (o) J. M. Quinn, 2815 Creston av; (a) M. Whinston, 116 W 39 (1590).

VAN NEST AV, n s, 50 e Bogart av, 2-2-sty fr dwgs, 20x55, tar & gravel rf; \$16,000; (o) Wax Realty Co., Inc., Nathan Wax, 1969 Bergen, Bklyn, Pres; (a) Chas. Goodman, 375 Fulton, Bklyn (1562).

VAN NEST AV, n e c Radcliffe av, 4-2-sty bk dwgs, 20x66.8, asbestos rf; \$40,000 (o) Jos. Pantaleo, 553 S 6 av, Mt. Vernon; (a) J. G. Beman, 519 S 7 av, Mt. Vernon (1579).

VINCENT AV, s e c Schuyler av, 2-2-sty bk strs & dwgs, 25x66, gravel rf; \$16,000; (o) Emma

TELEPHONE: MANSFIELD 2300

RETAIL LUMBER CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

Eadico, 37 Catherine; (a) E. R. Kane, 1060 Jackson av (1537).

WILCOX AV, e s, 170 n Layton av, 1-sty fr dwg, 37.4x22.4, rubberoid rf; \$1,400; (o) V. J. Merritt, 1112 Wilcox av; (a) Thos. C. Petersen, 1628 McCombs rd (1580).

LIBRARY.

MARION AV, w s, 199.5 n Fordham rd, 2-sty bk library, 60x120, plastic slate rf; \$200,000; (o) City of New York; (a) McKim, Mead & White, 101 Park av (1583).

STABLES AND GARAGES.

ROCHELLE ST, s s, 420 w City Island av, 1-sty fr garage, 40x18, asbestos shingle rf; \$2,000; (o) H. S. Sayers, prem; (a) J. McAgan, 447 E 43 (1596).

233D ST, n w c Webster av, 1-sty metal garage, 44x28; \$1,800; (o) Chas. A. Tier, 211 Primrose av, Mt. Vernon; (a) Presbrey Leland Co., 681 5 av (1595).

OAK POINT AV, s e c Cabot, 1-sty stn garage, 20x36, rubberoid rf; \$1,200; (o) Church E. Gates & Co., 152d st & East River; (a) Thos. Cotter, 2364 Tiebout av (1588).

STORES, OFFICES AND LOFTS.

DECATUR AV, s w c 197th, 1-sty bk str, 50x40, slag rf; \$8,000; (o) Tremont Monterey Corp., C. H. Smith, 464 E Tremont av, pres.; (a) Wm. H. Meyer, 1861 Carter av (1592).

ELTON AV, s w c 161st, 1-sty bk str, 150x64, rubberoid rf; \$18,000; (o) Wm. Greenberg, er 501 E 161; (a) De Rose & Cavalieri, 370 E 149 (1593).

UNIVERSITY AV, w s, 366.05 n 176th, 1-sty bk str, 75x65, slag rf; \$7,000; (o) Unitree Realty Co., Annie E. Delaney, 2062 Ryer av, Pres; (a) Chas. S. Clark, 441 Tremont av (1567).

WESTCHESTER AV, n w c Cauldwell av, 1-sty bk str, 57.74x74.77, plastic slate rf; \$20,000; (o) Murad Bldg. Corp., Isaac D. Cohn, 261 Bway, Pres; (a) Lorenz F. J. Weiher, 271 W 125th (1582).

MISCELLANEOUS.

UNION AV, s s, 50 n 155th, 1-sty bk market, 50x112.94, slag rf; \$18,000; (o) Chas. P. Desher, 565 5 av; (a) Moore & Landsiedel, 3 av & 148th (1576).

WEBSTER AV, e s, 175 n 179th, 1-sty bk market, 25x116.6, plastic slate rf; \$17,000; (o) K. W. Corp., Isaac Wilson, 439 E 23d, Pres; (a) Carl B. Cali, 81 E 125th (1569).

Brooklyn

DWELLINGS.

MILL LA, n s, 8.11 e 155th, 2-sty bk 2 fam dwg, 32x33; \$6,000; (o) Angelo & Tony Governalle, 1527-9 E 54th; (a) John V. Campisi, 33 Cheever pl (8022).

E 4TH ST, 1060-14, w s, 100 s Av O, 3-2½-sty fr 1 fam dwgs, 16x38; \$21,000; (o) Ivan Nurmi, 705 41st; (a) Irving Brooks, 26 Court (8242).

E 7TH ST, 1037-9, e s, 340 s Av J, 2-sty fr 1 fam dwg, 21.6x51; \$14,000; (o) Benj. Levine, 544 Sheffield av; (a) Wm. A. Lacerenza, 16 Court (8274).

E 9TH ST, 1589-91, e s, 80 n Av P, 2-sty fr 2 fam dwg, 22x60; \$9,000; (o) Anton Taft, 195 E 7th; (a) Jas. A. Boyle, 367 Fulton (8045).

E 14TH ST, 1384, w s, 100 n Av N, 2-sty bk 1 fam dwg, 17x36.6; \$5,000; (o) Mrs. Sadie Henry, 165 E 105th, Manhattan; (a) Ralph Henry, 165 E 105th, Manhattan (8205).

E 14TH ST, 1469-73, e s, 230 n Av O, 2-2-sty fr 2 fam dwgs, 22.4x51; \$20,000; (o) Gustave Petersen, 260 Midwood; (a) Chas. G. Wessel, 1399 E 4th (8016).

E 16TH ST, 200-10, w s, 300 n Beverly rd, 2-sty fr 4 fam dwg, 46.6x24; \$6,500; (o) Walter F. Clayton, 212 E 17th; (a) Eric O. Holmgren, 371 Fulton (8041).

E 29TH ST, 542-4, w s, 400 n Farragut rd, 2-2-sty fr 2 fam dwg, 16x61; \$16,000; (o) John Hellebrand, 1650 Coleman; (a) same (8032).

E 31ST ST, 1138-40, w s, 300 s Av J, 2½-sty fr 1 fam dwg, 19.10x41.2; \$6,000; (o) Ralph Joyce, 1126 E 16th; (a) Geo. W. Brush, 193 Court (8002).

BAY 37TH ST, 110-30, w s, 190 s Benson av, 8-2-sty fr 1 fam dwg, 17x17; \$48,000; (o) Chas. Rosiello, 1969 E 17th; (a) Chas. G. Wessel, 1399 E 4th (8015).

E 48TH ST, 1567-71, e s, 340 s Av L, 3-2-sty fr 1 fam dwgs, 16x48; \$16,500; (o) Timothy O'Leary, 436 E 136th, Bronx; (a) Edw. Jackson, 8 Herriman av, Jamaica (8079).

68TH ST, 718-40, s s, 80 w 8 av, 10-2-sty bk 2 fam dwgs, 20x55; \$80,000; (o) Larsen & Jasper, 6823 5 av; (a) W. H. Harrington, 511 Madison av, Manhattan (8272).

69TH ST, 1725-7, n s, 502.10 w 18 av, 2-sty fr 2 fam dwg, 21x62.6; \$10,000; (o) Jos. Giambol, 1401 66th; (a) Isaac Kallich, 2105 86th (8039).

AV O, 422-4, s w c E 5th, 2½-sty fr 1 fam dwg, 25x55; \$12,000; (o) Jacob Connor, 235 Rivington, Manhattan; (a) Irving M. Fenichel, 583 Bedford av (8059).

BEDFORD AV, 2820, w s, 140 n Av G, 2½-sty fr 1 fam dwg, 22x40; \$10,000; (o) Magnus Eriksen, 736 Wythe av; (a) Holmes V. B. Dittman, 2601 Av G (8233).

CENTRAL AV, 128, w s, 150 s Troutman, 3-sty bk str & 2 fam dwg, 25x54; \$16,000; (o)

Vincenzo Grifo, 88 Central av; (a) J. H. Lauzarne, 60 Jefferson (8231).

FARRAGUT RD, 3306, 25 w New York av, 2-2-sty fr 1 fam dwg, 16x40; \$5,500; (o) Geo. J. Lobenstein, 359 Flatbush av (8261).

FARRAGUT RD, 3302, s e c New York av, 2½-sty fr 1 fam dwg, 16x40; \$5,500; (o) same (8262).

LINCOLN AV, 75-81, e s, 705 e Jamaica av, 2-2-sty fr 2 fam dwgs, 18.6x53; \$10,000; (o) Wm. Sim, 8615 75th, Woodhaven; (a) John Ross, 2 Shaw av, Woodhaven (8011).

LIVONIA AV, 781, n s, 100 e Van Siclen av, 2-sty bk str & 2 fam dwg, 20x67; \$8,000; (o) Joseph Frascella, 803 Livonia av; (a) Glucroft & Glucroft, 729 Flushing av (8269).

OCEAN AV, 416-34, n w c Caton av, 9-sty bk 89 fam dwg, 105x174.11; \$550,000; (o) Zel Cla Const. Co., Inc., 50 Court; (a) Chas. B. Meyers, 31 Union sq, Manhattan (8006).

OCEAN AV, 2228-30, w s, 305 n Av R, 2-2-sty fr 2 fam dwg, 22x53; \$16,000; (o) M. Wiensein & I. Biegel, 2818 W 2d; (a) R. T. Schaefer, 1543 Flatbush av (8037).

OLD SOUTH RD, s s, 161.11 w Crescent, 2-sty fr str & 2 fam dwg, 20x42; \$5,000; (o) Isaac Levy, 137 Orchard, Manhattan; (a) Gibson & Kay, 2522 Pitkin av (8053).

VOORHIES AV, 1253-5, n w c E 13th, 1-sty fr 1 fam dwg, 15.6x40.6; \$4,000; (o) Harry Wittes, 387 Grand, Manhattan; (a) Seelig & Finkelstein, 44 Court (8010).

20TH AV, 6603-11, e s, 20 s 66th, 4-2-sty bk str & 2 fam dwgs, 20x70; \$54,000; (o) Newest Bldg. Corp., 217 Pennsylvania av; (a) S. Millman & Son, 1780 Pitkin av (8055).

FACTORIES AND WAREHOUSES.

25TH ST, 225-35, n s, 325 e 4 av, 3-sty bk factory, 95x100; \$130,000; (o) Harry Miller, 726 Ocean av; (a) Wilcox A. Creamer, 1280 Ocean av (8027).

MISCELLANEOUS.

CONEY ISLAND AV, 1675-95, s e c Elm av, 1-sty bk toilets for school, 34.8x19.4; \$11,000; (o) City of N. Y., City Hall, Manhattan; (a) A. W. Ross, 131 Livingston (8007).

Queens

CORONA.—Gunter st n s, 200 E 51st st, four 2-sty fr dwgs, 20x51, slag roof, 2 family, gas, steam heat; \$63,000; (7 bldgs.); (o) Thomas Daly, Junction av, Corona; (a) A. De Blasi, 94 E Jackson av, Corona (7322-23-24-25).

CORONA.—Nicholls st, n s, 263 W Alburts av, 2-sty fr dwg, 16x38, shingle roof, 1 family, gas, steam heat; \$4,900; (o) Jos. Tuohy, Vine st, Corona; (a) C. L. Varrone, 166 Corona av, Corona (7310).

2 fr garages, \$800; (7311-12).

CORONA.—Roosevelt av, s s, 250 E 51st st, three 2-sty fr dwgs, 20x51, slag roof, 2 family, gas, steam heat; \$45,000; (5 bldgs.); (o) Thomas Daly, Junction av, Corona; (a) A. De Blasi, 94 E Jackson av, Corona (7326-27-28).

CORONA.—Roosevelt av, s s, 300 E Tieman av, 2-sty fr dwg, 20x36, shingle roof, 2 family, gas, elec; \$6,500; (o) Hilma McIntyre, 187 Roosevelt av, Corona; (a) Wm. McIntyre, same address (7316).

2 fr garages, \$1,150; (7317-18).

EAST ELMHURST.—Ditmars av s s, 260 e Grand av, 2½-sty frame dwelling, 24x48, shingle roof, 2 family, gas, steam heat; \$9,000; (o) A. and F. Blecker, 542 Dean st, Brooklyn; (a) E. A. Acker, Lyon av, East Elmhurst (7338).

ELMHURST.—Vesta st, s w c, Otis av, twelve 1½-sty fr dwgs, 22x40, shingle roof, 1 family, gas, steam heat; \$72,000; (o) Jacob Morganthaler Sons, 663 Sackett st, Bklyn; (a) Adolph Goldberg, 164 Montague st, Bklyn, (7339 to 7350).

Fr shed, \$100; (7351).

FLORAL PARK.—260th st, s e c, Hillside av, 1-sty fr dwg, 22x34, shingle roof, 1 family, gas, hot air heat; \$2,000; (o) and (a) Pease Const. Co., 243 W 34th st, N. Y., (7357).

FLUSHING.—Ferneliff st s s, 420 E Lawrence av, 2-sty fr dwg, 18x35, shingle roof, 1 family, gas, steam heat, elec; \$4,900; (o) Saimi Hill, Queensboro Hill, Flushing; (a) C. L. Varrone, 166 Corona av, Corona (7309).

FLUSHING.—Queens av s s, 70 E Parsons av, 2½-sty fr dwg, 21x32, shingle roof, elec, steam heat; \$10,000; (o) J. A. Miller, st, Flushing; (a) J. Kraus, 200 5th av, N. Y. C. (7248).

HOWARD BEACH.—Thadford av, e s, 100 N Grimm av, 1-sty fr dwg, 20x40, shingle roof, 1 family, gas; \$3,500; (o) John Rudd, 700 Dean st, Bklyn; (a) Gibson & Kay, 2522 Pitkin av, Bklyn (7335).

JAMAICA.—129th st e s, 100 S Chichester av, nine 2-sty fr dwgs, 16x37, shingle roof, 1 family, gas, steam heat; \$45,000; (o) Tesco Con. Co., Inc., 6 Shipley st, Woodhaven; (a) Chas. Infanter & Son, 2634 Atlantic av, Bklyn (7358 to 7364).

JAMAICA.—Judd av s w c, Willet st, two 2-sty fr dwgs, 23x44, slag roof, 2 family, gas; \$20,000; (o) Keane M. Ambrose, 37 N Washington st, Jamaica; (a) D. J. Levinson, 386 Fulton st, Jamaica (7376-77).

JAMAICA.—180th st n e c, 90th av, seventeen 2-sty fr dwgs, 22x26, shingle roof, 1 family, gas, steam heat; \$76,500; (o) Geo. M. Gross, Ja-

maica av & 181st st, Jamaica; (a) Louis Dannacher, 328 Fulton st, Jamaica (7277 to 7293).

JAMAICA.—181st st w s, w s, 29 S 90th av, ten 2-sty fr dwgs, 22x26, shingle roof, 1 family, gas, steam heat; \$45,000; (o) Geo. M. Gross, Jamaica av and 181st st, Jamaica; (a) Louis Dannacher, 328 Fulton st, Jamaica (7294 to 7303).

Two metal garages, \$500; (7320-21).

LOCUST MANOR.—Whitlock av w s, 140 N Russel st, 2-sty fr dwgs, 20x29, shingle roof, 1 family, gas, steam heat; \$4,500; (o) Henry P. Wilson, 408 W 146th st, N. Y.; (a) Louis Dannacher, 328 Fulton st, Jamaica (7276).

QUEENS.—N Wertland av e s, 326 S Wood av, three 2½-sty fr dwgs, 21x27, shingle roof, 1 family, gas, steam heat; \$19,500; (o) Lochbold & Byrnes Co., Inc., 512 5th av, N. Y. City; (a) H. T. Jeffrey jr, Fulton st, Jamaica (7268-69-70).

QUEENS.—Sherwood av e s, 110 S Hugo st, 2-sty fr dwg, 16x34, shingle roof, 1 family, gas; \$5,000; (o) and (a) G. M. Schneider, 84 Zeiler av, Maspeth (7259).

RIDGEWOOD.—Charlotte pl, w s, 39 n St. Felix av, five 2-sty br dwgs, 20x55, tar and slag roof, 2 family, gas, steam heat elec; \$45,000; (o) Jos. Ruppel, Grove st, Ridgewood; (a) H. C. Brucker, 2549 Myrtle av, Ridgewood (7255-6-7).

RIDGEWOOD.—Glaser st n s, 94 W Old Fresh Pond rd, 2-sty br dwg, 20x88, tar and slag roof, 2 family, gas, elec, steam heat; \$9,000; (o) Chas. Augustin, 283 St. Nicholas av, Ridgewood; (a) H. Brucker, 2549 Myrtle av, Ridgewood (7254).

SPRINGFIELD.—Springfield av, w s, 170 N L. I. R. R., 2-sty fr office and dwg, 30x24, slag roof, 1 family, gas; \$5,000; (o) and (a) Springfield Coal Co., Springfield (7369).

Three fr garages, \$1,500; (7365-66-67).

Brk garage, \$800; (7368).

Fr shed, \$150; (7370).

ST. ALBANS.—Kenmore av n e cor, and Layville st, two 2-sty fr dwgs, 24x24, shingle roof, 1 family, gas, steam heat, elec; \$12,000; (o) Chas. Neibling, 22 170th st, Jamaica; (a) H. T. Jeffrey, Jamaica (7266-7).

WOODHAVEN.—190th st, w s, 256 N Sutter av, 2-sty fr dwg, 18x48, shingle roof, 2 family, gas, steam heat; \$5,200; (o) John Killoran, 1242 Herkimer st, Bklyn; (a) Jos. Monda, Woodhaven (7336).

Fr. garage, \$160; (7337).

WOODSIDE.—20th st e s, 74 S Jackson av, 2-sty fr dwg, 18x25, shingle roof, 1 family, gas; \$2,500; (o) Joseph DeVito, 308 17th av, L. I. City; (a) V. Schiller, 335 11th av, L. I. City (7352).

Three fr garages, \$800; (7354-5-6).

STABLES AND GARAGES.

FLUSHING.—Queens av s s, 70 E Parsons av, fr garage, \$400; (o) J. A. Miller, Jasmine st, Flushing (7249).

JAMAICA.—Sayer st s s, 200 E Merrick rd, con blk garage; \$500; (o) F. L. Wood, premises (7258).

L. I. CITY.—Vandam st e s, 100 S Nelson av, fr shed; \$600; (o) Julius Adelson, premises (7260).

WOODHAVEN.—Woodhaven s w cor, St. Charles Court, fr garage; \$450; (o) Wm. Dahman, premises (7241).

STORES, OFFICES AND LOFTS.

ELMHURST.—Polk av, m s, 60 W 25th st, 1-sty brk store, 40x60, slag roof, steam heat 44c; \$12,000; (o) Queensborough Investing Co., 50 E 42nd st, N. Y.; (a) Geo. H. Wells, 21 E 40th st, N. Y. (7373).

Two brk garages, \$1,500; (7374-75).

ELMHURST.—Roosevelt av, n w c, 26th st, ten 2-sty brk stores and dwgs, 20x53, slag roof, 1 family, gas, steam heat; \$100,000; (o) Stores Const. Corp., 44 Court st, Bklyn.; (a) M. A. Canter, 373 Fulton st, Bklyn (7330-31-32).

WOODHAVEN.—Jerome av, n w c, Greenwood av, five 2-sty brk stores and dwgs, 20x74, slag roof, 2 family, gas; \$52,000; (o) A. & S. Brooklyn Building Corp., 44 Court st, Bklyn.; (a) M. A. Cantor, 373 Fulton st, Bklyn. (7333-34).

PLANS FILED FOR ALTERATIONS

Manhattan

CANAL ST, 400-4, remove store front, partitions, stairs, new fire escape, store front, stairs, entrance on 2-3-sty bk factory & dwg; \$4,000; (o) Elmer H. Scheuber, 200 Hudson; (a) Samuel Carney, 118 E 28 (1072).

CHAMBERS ST, 34-36, new fire-escapes on 4½-sty bk court house; \$5,000; (o) City of N. Y., Dept. Public Bldgs & Offices, Municipal Bldg; (a) P. P. (1047).

COLUMBIA ST, 120, new partitions, stairs in 3-sty bk str, synagogue & apts; \$1,000; (o) Chebra Hamedrosh Sharith Israel, 120 Columbia; (a) Jacob Fisher, 25 Av A (1043).

GRAND ST, 356, remove piers, girders, partitions, new girders, elevators, bk piers in 4-

sty bk str, office & apts; \$8,000; (o) Liberty Piano Co., 350 Grand; (a) Fredk. A. Oekert, 51 E 42d (1033).

WALL ST, 40-42, new f. p. passage, f. p. doors in 12-story bk bank & offices; \$2,500; (o) Bank of the Manhattan Co., 40-42 Wall; (a) Bertram Cunningham, Inc., 565 5 av (1039).

4TH ST, 338 W, remove stairs, toilets, new stairs, fire escapes, toilets in 6-story bk str & storage; \$3,000; (o) Cammann Est., care Shearman & Sterling (atty), 55 Wall; (a) P. P. (1065).

9TH ST, 827 E, new ext, on 1 & 2-story bk machine shop & office bldg; \$1,000; (o) John W. Sullivan, 210 Willoughby av, Bklyn; (a) Ole T. Kvevuk, 177 Harrison pl, West Brighton, S. I. (1034).

11TH ST, 225 W, remove stoop, new english basement in 3-story bk dwg; \$1,000; (o) Jos. F. Jenney, 225 W 11; (a) N. Jos. Podesta, 129 W 11 (1059).

21ST ST, 116 W, new stairs, str fronts, partitions in 3-story bk str & lofts; \$1,500; (o) Max Glassberg, 116 W 21st; (a) Jacob Fisher, 25 Av A (1044).

24TH ST, 25 W, new fire escape on 5-story bk str & factory & apts; \$1,000; (o) Anna Lacord, Paris, France; (a) Geo. E. Sweet, 36 W 34 (1050).

30TH ST, 15-19 E; 31ST ST, 20 E, 2 new tanks & supports on 5-story bk str & factory; \$3,100; (o) Beno Realty Co., 15-19 E 30; (a) The Rusinging Co., 26 Courtlandt (1064).

44TH ST, 410-16 E, remove mezzanine, elevator, new rein conc floor, reconstr mezzanine, raise roof level on 3-story bk refrig storage; (o) Dennis A. Harrington, 770 1 av; (a) Jacob Gescheidt, 142 E 43 (1014).

53D ST, 20 E, 2 new add stys, partitions, offices, toilets, change stairs, elevator in 5-story bk dwg; \$40,000; (o) 20 E 53d St, Corp., 505 5 av; (a) Geo. & Edw. Blum, 505 5 av (1051).

55TH ST, 13 E, new mezzanine, plumbing fixtures, dumbwaiter shaft, redecorate, relocate vent ducts, elect outlets, plumbing fixtures in 4-story bk restaurant & apts; \$30,000; (o) David Mahony, 540 Park av; (a) Chas. H. Puls, 6 E 56th (—).

57TH ST, 3 W, general renovations, new elevator, entrance, remove stoop, steps in 5½-story bk dwg; \$75,000; (o) Lesley J. Pearson, 3 W 57; (a) W. C. Appleton, 53 State st, Boston, Mass. (1053).

57TH ST, 5 W, remove stoop, steps, new entrance, floors, window in 5-story bk dwg; \$12,000; (o) Fredk. F. Ayer, 5 W 57; (a) W. C. Appleton, 53 State, Boston, Mass. (1054).

57TH ST, 7 W, remove stoop, partitions, bk pier, new beams, front, partitions, stairs, lintel in 4-story bk dwg; \$22,000; (o) Mrs Warner Van Norden, 7 W 57; (a) W. E. Anthony, 2 W 47 (1060).

57TH ST, 121 W, remove stoop, new entrance on 5-story bk dwg; \$2,000; (o) Katie Langmann, 121 W 57th; (a) Otto F. Langmann, G. C. Term. (881).

58TH ST, 41-43-45 W, new f. p. doors, rearrange plbg, partitions in 3-5-story bk boarding house; \$1,000; (o) Barbara F. Schurman, Ithaca, N. Y.; (a) Jos. C. McGuire & Co., 50 Church (932).

60TH ST, 19 E, remove steps, stoops, sidewalk encroachments, new steps, stoops on 4-story bk dwg; \$1,500; (o) Emma C. Cammeron, 19 E 60; (a) Chas. I. Fraser, 372 Lexington av (1005).

61ST ST, 205 E, new ext on 3-story bk dwg; \$3,000; (o) Harriet L. Lynch, 205 E 61st; (a) Albert Ross, 50 E 61st (870).

63D ST, 159 E, new ext on 3-story bk dwg; \$5,000; (o) M. Clough C. Overton, 535 Park av; (a) A. W. McCrea, 127 E 40 (924).

65TH ST, 136 E, rearrange stairs, remove stoop, partitions, new partitions, entrance, wall on 3-story bk dwg; \$6,000; (o) Dr. Jas. A. Miller, 136 E 65th; (a) Jas. G. Rogers, 367 Lexington av (1045).

71ST ST, 501-9 E; 72D ST, 500-8 E; AV A, 1339-52, 2 new add stys on 4-story bk factory; \$150,000; (o) P. Lorillard, 19 W 40; (e) Edw. G. Tremine, 119 W 40 (1052).

72D ST, 153-55 W, raise beams, remove front, new front, partitions in 2-5-story bk res; \$30,000; (o) 153-55 W, 72d St, 2272 Bway; (a) Tachau & Vought, 109 Lexington av (857).

72D ST, 161 W, remove & rebuild 1 & 2-story wall, alter stairs, partition, new bath rooms, vent shaft in 5-story bk dwg; \$20,000; (o) Mrs. Parker R. Whitcomb, 161 W 72d; (a) Robt. T. Lyons, 342 Madison av (1040).

75TH ST, 30 E, remove wall, change partitions, new windows, lintels, partitions in 4-story bk res; \$10,000; (o) Mrs. August Belmont, Jr., 640 Madison av; (a) Peabody, Wilson & Brown, 110 E 39th (826).

76TH ST, 40 E, remove stoop, alter front, partitions, stairs in 4-story bk dwg; \$5,000; (o) Mrs. Langdon Marvin, 14 E 46th; (a) Mott B. Schmidt, 14 E 46th (1036).

79TH ST, 169 E, remove stoop, stairs, partitions, new bath rooms, stairs, girder, cornice, exten, add sty on 3-story bk dwg; \$10,000; (o) Pincus Joffe, 1157 Lexington av; (a) Lowiners & Schubert, 366 5th av (785).

82D ST, 331 W, new flower conservatory door in 3-story bk dwg; \$4,000; (o) Oscar Unz, 331 W 82d; (a) Thos. A. McMahon, 80 W 8th (1026).

83D ST, 61 W, extend air shaft, new partitions, plumbing fixtures, steam heating, elect work in 4-story bk dwg; \$3,000; (o) Mrs. Pauline Lewkowicz, 60 W 101st; (a) Saml. Lewkowicz, 138 W 97th (864).

86TH ST, 340 W, remove partitions, new partitions in 12-story bk tnt; \$1,000; (o) Netherland Holding Corp., 340 W 86; (a) Chas. B. Meyers, 31 Union sq (928).

86TH ST, 158-60 E, remove stairs, column, new stairs, flooring, lintel, rearrange partitions in 3-story bk meeting rooms & str; \$8,000; (o) Geller Co., Inc., 158-60 E 86th; (a) Jos. L. Arkin, 810 Fox (1020).

86TH ST, 137 W, new ext, partitions, plumbing, heating, skylight, roofing, elec work in 4-story bk dwg; \$8,000; (o) Jago Rity. & Const. Corp., 253 Bway; (a) B. H. & C. N. Whinston, 2 Columbus Circle (1018).

92D ST, 6 E, remove stoop, stairs, alter front, stairs, doors, bath rooms, screen & sash on 4-story bk dwg; \$15,000; (o) Edw. Koch, 14 E 46th; (a) Mott B. Schmidt, 14 E 46th (1004).

92D ST, 61 E, remove partitions, new partitions, toilets in 4-story bk dwg; \$3,000; (o) Francis K. Stevans, 61 E 92d; (a) Adolph E. Nast, 56 W 45th (802).

93D ST, 415 E, new walls, girders in 1-story bk shop; \$1,500; (o) Michael J. Horgan, 178 E 93; (a) Max Muller 115 Nassau (962).

108TH ST, 430-2, remove inclines, ned stairs in 2-story bk auto repair shop; \$1,000; (o) Jas. Ruddon, 175 E 108; (a) Thos. Christiano, 294 Pleasant av (1070).

109TH ST, 65 E, remove peak roof, new flat roof, balcony, fire escapes, stairs, partitions, in 2-story bk synagogue; \$20,000; (o) Cong. Machalath Zygee, 65 E 109; (a) M. Jos. Harrison, 110 E 31 (945).

116TH ST, 141 & 143 W, remove stairs, stoop, wall, new columns, beams, posts, conc. floor, passage, ladder, stairs, store front on 5-story bk apt house; \$15,000; (o) of 141, Miriam G. Hirsch, 226 W 78; of 143, Saml. L. Hymann, 233 W 83; (a) Maurice Courland, 47 W 34 (929).

116TH ST, 109-11 E, remove partitions in 4-story bk dance hall and meeting rooms; \$3,000; (o) Herman Grossman, 113 E 116th st; (a) Philip Lieberman, 233 Bway (792).

122D ST, 242-52, fire retard stairways in 4-story bk factory; \$2,000; (o) Bernhard Voss, 242-52 E 122d st; (a) Dietrich Wortmann, 116 Lexington av (791).

124TH ST, 120-22 E, new runway, conc flr, drains, partitions, stable fixtures in 5-story bk stable, storage, shops; \$4,500; (o) Harry C. Horton, 143 W 125th st; (a) Jos. Reydel, Jr., 205 E 24th st (739).

125TH ST, 299 W, new ext, walls, roof beams, partitions, tile floor in 2 4-1-story bk stores & offices; \$10,000; (o) 8th Av. & 125th St. Investing Co., 1333 Bway; (a) Morris Whinston, 116 W 49 (986).

125TH ST, 523 W, remove 4th sty, walls, beams, 2 new add stys on 1-story ext, front beams in 4-story bk factory; \$10,000; (o) 523 W 12th St. Corp., 128 William; (a) Otto L. Spannhake, 116 Nassau (1062).

AMSTERDAM AV, 600-18, remove front, wall, girders, new show window, beams, in 2-1-story bk str; \$1,000; (o) Wm. Astor Est. 23 W 26th; (a) John B. MacNeill, 70 Cliff (897).

AMSTERDAM AV, 461, remove windows, window, new girders, columns, str front in 4-story bk str & tnt; \$1,500; (o) H. H. Cammann, Merrick, L. I.; Dr. D. M. Cammann, Merrick, L. I.; E. C. Camman, 84 William; H. S. Cammann, 84 William; (a) A. T. Sutcliffe, 111 E 49th (877).

AMSTERDAM AV, 1560, new stairs, partitions in 4-story bk hospital; \$3,000; (o) The Hebrew Orphan Asylum, 1560 Amsterdam av; (a) Necarsulmer & Lehlbach, 507 5 av (863).

AMSTERDAM AV, 1820-38, new plumbing, elec work, painting, fire walls, partitions, stairs, exits in 3-story bk str & school; \$20,000; (o) Est Bernard Loth, 1160 Bway; (a) Chas. H. Gillespie, 1123 Bway (838).

AMSTERDAM AV, 2042-48, remove wall, columns, new ext, show windows, girders, columns in 1 & 2-story bk str & offices; \$25,000; (o) The Jumel Bldg, Inc., care arch; Pres., Harry Pasternak, 564 W 160th; Sec. & Treas., Wm. Solomon, Hotel Alexandria, 250 W 103d; (a) Chas. M. Straub, 147 4 av (1006).

AMSTERDAM AV, 1988, remove str frt, new str frt, partitions, door in 2-3-story bk str & apts; \$4,000; (o) Gustave Beck, 1988 Amsterdam av; (a) Otto Reissmann, 147 4 av (989).

BOWERY, 248, remove ext, new partitions, ext, beams in 2-story bk slaughter house; \$8,000; (o) John Posteraro, 255 Mulberry; (a) Max Muller, 115 Nassau (990).

BOWERY, 70-72, new columns, beams, windows in 5-story bk str & apts; \$5,000; (o) Peter P. Cappell, 333 W 23d; (a) Jos. Mitchell, 332 W 24th (866).

BROADWAY, 206, remove stairs, new elevator in 10-story bk str & offices; \$1,500; (o) 206

Bway, Corp., 206 Bway; (a) Saml. N. Polis, 115 Broad (937).

BROADWAY, 1145, remove piers, new partitions, stairs, show windows in 5-story bk str & factory; \$2,500; (o) Hopton D. A. Quade, 80 Maiden la; (a) Walter T. Williams, 41 E 42d (1007).

BROADWAY, 347 W, new tanks & supporting structure on 7-story bk factory; \$2,600; (o) Isidor Kahn, 94 Fulton; (a) The Rusinging Co., 26 Cortland (978).

COLUMBUS AV, 398-408, remove columns, girders, new girders, columns in 2-story bk str & offices; \$5,000; (o) Louis J. Romain, 15 Broad; (a) Morris Whinston, 116 W 39th (840).

COLUMBUS AV, 774, new str frts, partitions, toilets, beams, columns, in 5-story bk str & apts; \$2,500; (o) Max Nadler, 80 Edgecombe av; David Lewis, 346 W 146; (a) Fredk. W. Ockert, 254 W 104 (914).

CONVENT AV, 322, remove partitions, new bath rooms, stairs, kitchen, heating system, partitions in 4-story bk dwg; \$5,000; (o) G. W. Siegman, 264 W 11th; (a) Eli Benedict, 355 E 149th (837).

LEXINGTON AV, 103, new fire-escape, exits, windows in 5-story bk str & apts; \$1,500; (o) Isaac B. Miller, 411 W 38th; (a) Geo. H. Van Auker, 430 W 44th (869).

MADISON AV, 805, remove stoop, fixtures, new stairs, plaster, ceiling fixtures, partitions, ext in 5-story bk dwg; \$10,000; (o) Moses & Marx Outfitter, 31 Nassau; (a) Schwartz & Gross, 347 5 av (1002).

PARK AV, 608, remove cornice, new doorway, water table on 4-story bk dwg; \$1,000; (o) Clara A. Bowron, 608 Park av; (a) Joel L. Barber, 70 E 45th (1042).

RIVERSIDE DR, 73, new plumbing fixtures, partitions in 5-story bk dwg; \$1,000; (o) Emma M. Phillips, 73 Riverside dr; (a) C. B. Brun, 47 W 34th (1024).

ST. NICHOLAS AV, 635-7, new door, girder, frames in 1-story bk repair shop; \$1,000; (o) J. Romaine Brown, 10 E 43d st; (a) Jas. J. F. Gavigan, G C Terminal (809).

1ST AV, 1494, remove wall, new columns, beams, stairs, balcony, str front on 5-story bk str & tnt; \$5,000; (o) Lena Davis, 1504 1 av; (a) Jacob Fisher, 25 Av A (890).

1ST AV, 225, new ext, str front, toilets in 4-story bk str & tnt; \$3,500; (o) Mary Denner, 102 Hester (a) Harry Hurwitz, 1170 Bway (1013).

1ST AV, 1310, new ext, stairs, str frt, toilets, rearrange partitions in 3-story bk stores & lodging rooms; \$8,000; (o) Morris Blum, 1308 1 av; (a) Henry J. Nurick, 44 Court, Bklyn (994).

1ST AV, 131, remove walls, new beams, columns, str frts, walls, tier beams in 5-story bk str & tnts; \$7,000; (o) Ray Frankel, 129 1 av; (a) Jacob Fisher, 25 Av A (982).

2D AV, 1528, remove partitions, walls, new ext, stairs in 4-story bk tnt; \$15,000; (o) Settle Stomfels, 312 E 79; (a) Esperidias Ziocowick, 1 Columbus av (959).

2D AV, 1615-17, remove walls, new str, partitions, lower 1st floor in 5-story bk str & factory; \$6,000; (o) A. Siegel & Sons, 244 E 84th; (a) Geo. & Edw. Blum, 505 5 av (885).

2D AV, 1143-45, new exten, walls, beams in 4-story bk stores and tnt; \$4,500; (o) Est Maud F. Hughes, 1 Madison av; (a) John A. Friend, 148 Alexander av (801).

2D AV, 2204, new partition, fire retard ceilings, new window, toilet in 4-story bk str & tnt; \$2,500; (o) Vincenzo Spadea, 2204 2 av; (a) John T. Rieger, 154 Nassau (835).

3D AV, 1501, remove columns, piers, new columns, girder, store frt on 4-story bk str & stock room; \$2,000; (o) Chas. F. Eberhard, 1841 Marmion av; (a) Anatsasios Catsanos, 101 Park av (972).

3D AV, 985, remove walls, partitions, column, new partitions, girders, tile & conc floor in 4-story bk restaurant & apts; \$12,000; (o) Max Schwarz 954 3 av; (a) Morris Whinston, 116 W 39 (958).

5TH AV, 160, remove stairs, remove & replace vault lights, new stairs, show window, toilets, doors in 11-story bk loft; \$5,000; (o) 21st St. & 5th Ave. Corp., 80 5 av; (a) Buchanan & Kahn, 56 W 45 (1069).

6TH AV, 928 to 930, new boiler room, elev & shaft, partitions, htg system in 5-4-story bk str & tnt; \$3,500; (o) K. Frances Coleman, 50 W 51; (a) Schwarz & Gross, 347 5 av (965).

6TH AV, 709-17, new smoke stack on 12-story bk store and offices; \$1,400; (o) Elbridge T. Gerry, Newport, R. I.; (a) Jno. B. Snook Sons, 261 Bway (806).

6TH AV, 861, remove wall, tubs, sinks, new exten, beams, toilets in 4-story bk store and apart; \$7,500; (o) Jos. G. Minot, 34 W 58th st, Chas. M. Amory, Vanderbilt Hotel; Mary J. Cutting, Manhasset, L. I.; Francis I. Amory, 110 Devonshire st, Boston, Mass.; (a) W. Hugh Koehler, 122 E 25th st (807).

8TH AV, 72-78, 14TH ST, 254-56 W, remove walls, new columns, ext, str front on 4-3-story bk str & apts; \$3,000; (o) Paul Morfagon & Cristas Pappas, 254 W 14th; (a) Anastasios Cutsanos, 101 Park av (999).

Bronx

140TH ST, 805, 1-sty bk ext, 32x32, to 1-sty bk shop; \$1,000; (o) 804 E. 141st St. Holding Co., Jos. H. Symmers, 804 E. 141st St. Pres; (a) Chas. Schaefer, Jr., 394 E. 150th (259).

142D ST, 342-44, 1-sty bk ext, 50x58, to 2-sty bk garage; \$10,000; (o) Bronx Prov. Corp., Bernard Levy, 2692 3 av, Pres; (a) John J. Dunnigan, 394 E. 150th (256).

152D ST, 289-91, 2-1-sty bk extns, 25x142, new str fronts, new partitions to 2-3-sty fr str & dwgs; \$2,700; (o) Saverio Sarus, 555 Morris av; (a) Della, Penn & Erickson, 289 E. 149th (255).

167TH ST, 362, new str front to 1-sty bk

strs; \$500; (o) Behr Realty Co., 1777 Clay av; (a) Herman Goldberg, 2686 Valentine av (257).

Brooklyn

RODNEY ST, 439-45, n e c Ainslie, int alts to 2-sty bk sub-station; \$50,000; (o) Brooklyn Edison Co., 860 Pearl (6891).

WYCKOFF ST, 82-8, s s, 75 e Smith, gravity tank on 6-sty bk lofts; \$3,500; (o) Jacob Kurtz Co., 169 Smith; (a) Reliance Tower & Steel Co., 94 Mangin, Manhattan (7361).

40TH ST, 302-12, s e c 3 av, ext, str fixtures & int alts on 2-sty fr str & 2 fam dwg; \$2,000; (o) M. Klinger, 4011 3 av; (a) Abraham Farber, 1746 Pitkin av, (7390).

59TH ST, 502-84, s s, 275 e 5 av, ext on 4-sty

bk rectory; \$40,000; (o) John O'Leary, 526 59th; (a) F. Jos. Umtersee, 247 W. 13th, Manhattan (7378).

70TH ST, 1013, n s, 90 e 10 av, ext on 3-sty fr 1 fam dwg; \$6,000; (o) John Bocci, 1015 70th; (a) Ferd Savignano, 6005 14 av (7350).

Queens

FLUSHING—Main st, 43, new str fronts; \$1,800; (o) C. Dondero, 74 Washington, Flushing (1293).

L. I. CITY.—Steinway av, e s, 250 s Vander-venter av, 2-sty bk ext, 25x10, front, tar & slag rf, to provide for str, int alts & new str front; \$3,500; (o) Frank Kass, 167 Cypress av, Flushing; (a) A. Dorsch, 440 12 av, L. I. City (972).

SAME PROP; Rudolph Levin—same; July'21 3,602.80
 SAME PROP; John E. Weil, Inc.—same; July'21 8,681.26
 SAME PROP; M. F. Westergren, Inc.—same; July'21 23,508.20
 20TH ST, 48 W; Visoll General Contracting Corp.—Louis Diamond et al; Aug'21 296.85
 4TH AV, 429-31; Federal Parquetry Mfg Co.—Harry C. Hallenbeck et al; Dec'17 1,457.54

MAY 12.

SOUTH ST, 9; Eastern Glass Works—Menahen Caley et al; July'19'20 538.00
 55TH ST, 217-27 E; Severin Cincia et al—Jacob Hoffman Brewing Co et al; Jan'22'22 (by bond) 1,543.55
 100TH ST, 9-11 W; Peter Fusco—Arthur R. Martin; May'27'21 1,025.00
 20TH ST W, ns, 110 w Post av; Giulio De Russo—Michael Kaufman et al; Oct'21'21 (by bond) 174.65

MAY 13.

27TH ST W, ss, 916 w 8 av; Robert E. La Velle—Patk Tully et al; May'4'22 (by bond) 998.12

MAY 15.

34TH ST, 315-21 W; Angelo Gazetta—Emma Swift Hammerstein et al; Feb'23'21 1,150.00
 2D ST, 193 W; Harry Rappaport—Congregation Anshe Obertyn et al; Jan'17'22 4,550.00
 CATHEDRAL PARKWAY, 527; Marian Bros.—Aemar Realty Corp; Apr 14'22 456.40
 LENOX AV, ne c 142d; J. Dromerhauser & Co.—Finndell Amusement & Bldg Corp et al; Mar'8'22; by bond 5,530.51
 SAME PROP; Henry E. Baker—same; Mar'14'22; by bond 340.50
 MAIDEN LA, 96-100; Conroy Bros.—Union Indemnity Co et al; Sept'1'21 1,119.67

MAY 16.

75TH ST, 331 E; Charles Spaet—James Giella et al; Apr'20'22 50.00
 3D AV, 1389; Raphael Lemkin—James Connolly et al; Jan'16'22 1,105.00
 CORTLANDT ST, 33; Davis & Ende, Inc.—Andrew Kennedy et al; Mar'23'22 1,450.00
 FULTON ST, 121; William Blum et al—119 Fulton St Corp et al; Jan'4'22 466.50

MAY 17.

No Satisfied Mechanics Liens filed this day.

Bronx**MAY 10.**

JACKSON AV, 765; Dominick Altieri—Pasquale Trotta et al; Nov'1'21 100.00
 MORRIS AV, 2001; Wm Martin—Merit Holding Co et al; Aug'13'21 270.00

MAY 12.

187TH ST, 691-3 E; Luenge Realty & Constn Co. Inc.—Pasquale Ferrante et al; Feb'1'22 4,399.95
 PARK AV, 4590; also 185TH ST, 499 E; W. Weinraub—J. Zimmler et al; Jan'17'22 1,050.00

MAY 16.

UNIVERSITY AV, 1588; Kaplan & Garber—John Nowack et al; April '22 151.00
 TREMONT AV, 541 E; Kaplan & Garber—M. Bleinstein et al; April'1'22 52.00
 138TH ST E, sec Brown pl, 25x90; Mandrino & Rizzetta Const Co—Brown Place Theatre, Inc. et al; Nov'22'21 6,512.39

SAME PROP; Di Pace & Cammaro—same; Nov'22'21 11,473.93
 SAME PROP; Colonial Sand & Stone Co—same; Dec'22'21 635.65
 SAME PROP; Krider Bldg Material Co—same; Jan'14'21 5,441.96
 SAME PROP; same—same; Jan'14'22 8,657.99
 SAME PROP; Charles H. Darmstadt, Inc.—same; Jan'16'22 7,429.33
 SAME PROP; Frank Dragonetti—same; Jan'17'22 300.00
 SAME PROP; Charles H. Darmstadt, Inc.—same; Jan'6'22 7,429.33

138TH ST E, sec Brown pl, 25x190; Samuel J. Kessler—Brown Place Theatre, Inc. et al; Jan'19'22 2,300.00
 SAME PROP; Frederic H. Doyle—same; Jan'19'22 1,028.37
 SAME PROP; Submarine Boat Corp—same; Mar'31'22 8,711.25

MECHANICS' AND SATISFIED LIENS RECORDED IN MANHATTAN AND BRONX

MECHANICS' LIENS.**Manhattan.****MAY 11.**

BEEKMAN ST, nwe William, 37.2x 117.1; General Kompolite Co, Inc.—Jessie Ridley & Louis Brooks, Inc (32) 875.00

VAN NEST PL, 6; Benj Lazaroff—Persephoni Realty Corp & Helen Helmar (36) 115.00

45TH ST, 108 W; Louis Fein—Italian Sporting Union, Inc. & Mary A. Mahon & Frank Barba (31) 354.90

113TH ST, 55 W; Saml Kramer—Saml I. Schiller & Salke Kanarek (33) 1,984.00

LEXINGTON AV, 866; Kalt Lumber Co—Fredk J. Sterner, Woodward Constn Co, Inc. & Levin Constn Co (34) 489.87

SAME PROP; Anderson Brick & Supply Co—Fredk J. Sterner, Woodward Constn Co, Inc (35) 1,102.71

MAY 12.

CANAL ST, 195-7; Arthur Apfelbaum—Israel Stone et al, Daarf Contracting Co & J. Gottlieb (40) 95.00

FT WASHINGTON AV, sec 183d, 100x 100; Bronx Derrick & Tool Co—W. H. B. Realty Corp & Alliegro Constn Co (39) 390.83

WEST END AV, 266; Perfect Cornice-Roofing Co, Inc.—Cora B. Timkins & Karpas Constn Co (renewal) (35) 425.00

8TH AV, 845; Gabriel A. Glantz—Columbia Trust Co et al & Mack Schenck (37) 4,300.00

MAY 13.

92D ST, 306 W; Otis Elevator Co—306 Realty Corp (41) 107.40

MAY 15.

12TH ST, 623-5 E; Reva Rubin—Jno Binschlag et al; Einschlag Bros (42) 700.00

181ST ST W, ss, 145 e Audubon av, 75 x119.6; William Masterson Co—Abr Ruth (43) 4,798.00

11TH ST, 274 W; John W. Grewe—Ethel S. Darrance (44) 713.94

42D ST, 247 W; Anderson Brick & Supply Co—Samuel McMillan et al; Woodward Construction Co (45) 1,121.50

55TH ST, 26 E; Anderson Brick & Supply Co—Lillian W. Newlin; Woodward Construction Co (46) 105.30

42D ST, 233-239 W; Anderson Brick & Supply Co—233-239 West 42d St Corp; Woodward Construction Co (47) 1,436.75

MAY 16.

5TH AV, 125-127; Manhattan Sand Co—Shapanka Realty Co; Edw De F and Goodhue Livingston (48) 137.00

MAY 17.

42D ST, 128 W; Ideal Store Fronts Co—Pease Piano Co; Emanuel S. Ki-gor (49) 410.00

113TH ST, 26 E; Louis Steinberg et al—Samuel Singer Realty Corp (50) 1,954.00

CONGRESS ST, 3 & 5; American Elevator & Machine Corp—Shuttleworth Kieler Co; N. Y. City Quarantine Warehouse Co; renewal (51) 106.45

RIVERSIDE DR, 900; Bronx Derrick & Tool Co—900 Riverside Drive Corp Alliegro Construction Co (52) 101.25

113TH ST, 103 E; East New York Woodwork Mfg Co—Nathan & Tillie Weinberg (53) 247.00

Bronx**MAY 10.**

163D ST, 967-9; Adolph Eckstein—En-zer & Karlin, Inc. 260.00

BEAUMONT AV, sec 187th, 50x75; M Bregman—Filomena Realty Co & R Scialli 80.00

BRUNER AV, ws, 200 s Cornell av, 50 x100; Church E. Gates & Co—Francis S. Marion 431.95

MAY 11.

BENEDICT AV, nwe Olmstead av, 20 x109.1; Michael A. Cardo—Eustachia Martucci 100.00

INTERVALE AV, 1129; Reuben Isaacson—Nicola M. Bollela & John Bollela 49.50

LAFAYETTE AV, 1262; Morris Spitz—Morris Brooks, Morris Brooks & Sons 229.00

PURITAN AV, ws, 100 s Waterbury av, 50x100; M. Cappiello & Son—Bernhard Holdgreen 522.00

RESERVOIR AV, ws, 100 s 195th, 25x 100; David Wolkeiser—Frank Thredwell, Italo Paparello & Constano Celli 1,850.00

WEBSTER AV, 2239; Fells, Lent & Canter, Inc.—Bregman, Weipraub Realty Co, Inc. & G. Katz 200.00

YATES AV, s ws, 232-2 s Van Nest av, 50x100; Michael A. Cardo—Margaret Greco & Margt & Felix Greco 125.00

MAY 12.

MOSHOLU PKWAY N, es, 75.4 n 206th, 25x97.6; Jos D'Alessio—Margaret & Nicholas Oliver 1,189.88

SAME PROP; Lucas Provenzano—same 1,500.00

BARNES AV, 4039; Michael Reggie—Mrs J. G. Mancki & Vincent Milano 160.00

MAY 13.

178TH ST, swc Bryant av, 75x100; Louis Frustine—Jos Diamond & Toni Guiri et al 153.46

243D ST, 717-19 E; Emanuel Gisoudi—Morris Wetzlee & Brokan Const Co 1,210.00

ROEBLING AV, ss, 145 e Mayflower av, 25x100; M. Cappiello & Son—Gaetano Palumbo 5,500.00

MAY 15.

WESTCHESTER AV, 1037; Fells, Lent & Cantor, Inc.—N. Y. Investors Corp; B. Grossman; Wm D. Stein 46.80

TREMONT AV, 703 E; W. Weinraub—J. Alkoff 50.00

KINGSBRIDGE RD E, es, 18.5 n Briggs av, 27.6x43.2; John Nolan—Mary L. McLeod; William McLeod 642.25

SAME PROP; same—same; same 2,275.00

UNIVERSITY AV, 1588; Weber Bros—Max Nowak 1,000.00

MATHILDA AV, 4745; Adolph A. Cohen—Tillie Meadow 20.00

MAY 16.

FORDHAM ST, nec City Island av, 33 x94; Ernest Schmitt—Adolph Klein, 10,000.00

LAFAYETTE AV, nec Manida, 50x92; Frank Seclaro Marble Co—M. Brooks & Son, Inc. 500.00

VALENTINE AV, ws, 200 n Fordham rd, 152x100; Resnik Bros—Claire Bldg Corp 1,500.00

SATISFIED MECHANICS LIENS**Manhattan.****MAY 11.**

WATER ST, 7-11; MOORE ST, 11-19, & FRONT ST, 8-12; Johns Manville, Inc.—National Park Real Estate Corp et al; Aug'4'21 1,832.00

SAME PROP; Daniel M. Rader—same; July'9'21 4,609.98

SAME PROP; Chas. Levy—same; July '91 5,676.03

SAME PROP; Standard Arch Co—same; July'12'21 35,586.00

SAME PROP; L. K. Comstock & Co—same; July'12'21 4,916.06

SAME PROP; Kawneer Co—same; July'28'21 1,550.00

SAME PROP; Geo. Colon & Co—same; Sept'24'21 43,640.00

SAME PROP; Betz Bros, Inc—same; July'16'21 1,600.00

SAME PROP; G. Goldberg & Sons, Inc—same; Aug'10'21 2,708.04

SAME PROP; Gurney Elevator Co—same; July'1'21 21,684.06

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; E. S. DODGE, Vice-President; W. P. TIENKEN, Vice-President; J. W. FRANK, Secretary-Treasurer

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.
Copyright, 1922, by The Record and Guide Company, 119 West 40th Street, New York (Telephone: Bryant 4800)

VOL. CIX
No. 21 (2828)

NEW YORK, MAY 27, 1922

25c. A COPY
\$12.00 A YEAR

Advertising Index	Page
A. B. See Electric Elevator	4th Cover
Ackerly, Orville B., & Son	657
Adams & Co.	656
Adler, Ernest N.	657
American Bond & Mortgage Co.	664
American Bureau of R. E.	652
American Enamelled Brick & Tile Co.	663
Ames & Co.	655
Amy, A. & Co.	655
Anderson, James S., & Co.	655
Anderson Brick & Supply Co.	4th Cover
Armstrong & Armstrong	657
Ashforth & Co.	655
Athens Brick, Lime & Cement Co.	4th Cover
Atlantic Terra Cotta Co.	667
Automatic Fire Alarm Co.	664
Balter, Alexander	656
Bauer, Milbank & Molloy	655
Bechman, A. G.	658
Bell Co., H. W.	664
Benenson Realty Co.	2d Cover
Boyd, James	2d Cover
Boylan, John J.	655
Brener, Samuel	2d Cover
Brett & Goode Co.	Front Cover
Brook, Inc., Louis	666
Brooks & Momand	2d Cover
Brown, Frederick	2d Cover
Brown, J. Romaine Co.	Front Cover
Builders' Brick & Supply Co.	4th Cover
Bulkley & Horton Co.	658
Burling & McCurdy	658
Busher, Eugene J., Co.	655
Butler & Baldwin	Front Cover
Cahn, Harry	2d Cover
Cammanna, Voorhees & Floyd	655
Carpenter, Leonard J.	655
Chauncey Real Estate	655
City Investing Co.	644
Classified Advertisements	653
Coburn, Alfred P.	656
Corth, George H., & Co.	657
Cross & Brown	Front Cover
Cruikshank Co.	Front Cover
Cruikshank, Wm., Sons	Front Cover
Cudner, R. E., Co.	655
Cusack Company	656
Cushman & Wakefield	656
Cutler, Arthur & Co.	655
Cutner, Harry B.	655
Davenport Real Estate Co.	658
Davies, J. Clarence	652
Day, Joseph P.	655
Dike, O. D. & H. V.	655
Dodge, F. W., Co.	671
Dowd, James A.	657
Dubois, Chas. A.	656
Duffy, J. P., Co.	667
Dunlap & Lloyd	656
Duross Co.	655
Edwards, Charles G., Co.	655
Edwards, Dowdney & Richart	644
Elliman, Douglas L., & Co.	652
Ely, Horace S., & Co.	Front Cover
Empire Brick & Supply	4th Cover
English, J. B.	655
Finch, Chas. H., & Co.	668
Finkelstein, Jacob & Co.	657

TABLE OF CONTENTS

Editorials	645
Remarkable "Comeback" of Values in Old Retail District	647
To Build Post Office Annex Over Pennsylvania Tracks	648
Work Started on New Mercantile Building in Terminal Zone	649
President Harding Declares Business Revival Is Here	650
Review of Real Estate Market for the Current Week	651
Private Sales of the Week	651
Statistical Table of the Week	658
Hudson River Brick Manufacturers Speeding Production	659
Little Hope for Building Trade Wage Agreement This Year	660
Local Construction at Season's Height of Intensity	661
Personal and Trade Notes	661
Trade and Technical Society Events	661
Building Material Market	662
Current Building Operations	662
Contemplated Construction	664
Plans Filed for New Construction	667

	Page		Page
Fischer, J. Arthur	655	Kopp, H. C. & Co.	656
Fisher, James B.	658	Kraslow, Walter	2d Cover
Fox, Fredk., & Co.	655	Kurz, Wm. F. A., Co.	658
Frey, Wm. J.	658	Lackmann, Otto	658
Goodwin & Goodwin	655	Ladd & Nichols	644
Guiden, Royal Scott	656	Lawrence, Blake & Jewell	644
Hecla Iron Works	666	Lawrence Cement Co.	4th Cover
Heil & Stern	2d Cover	Lawyers Mortgage Co.	2d Cover
Hess, M. & L., Inc.	Front Cover	Lawyers Title & Trust Co.	653
Holmes Elec. Protective	4th Cover	Leacycraft, J., & Co.	Front Cover
Holt & Merrill, Inc.	657	Leist, Henry G.	655
Home Title Insurance Co.	644	Lesch & Johnson	668
Hubbard, C. Bertram	657	Levers, Robert	656
J. & E. Realty Co.	655	Losere, L. G.	657
Jackson, Daniel H.	2d Cover	Martin, Samuel H.	655
Kane Co., John P.	4th Cover	May, Lewis H., Co.	655
Keller, Charles G.	656	McMahon, Joseph T.	2d Cover
Kelley, T. H.	656	Marietta Hollow Ware & Enameling Co.	662
Kelly, Albert E.	656	Milner, Joseph	656
Kempner & Son, Inc.	Front Cover	Mississippi Wire Glass	4th Cover
Kilpatrick, Wm. D.	644	Monell, F. Bronson	655
Kissling, J. P. & L. A.	656	Moore, John Constable	657
Kloes, F. J.	662	Moors, J. K.	655
Kohler, Chas. S.	644		

Advertising Index	Page
Morgan, Leonard, Co.	657
Muhiker, Arthur G.	657
Murtha & Schmol	4th Cover
Nail & Parker	644
Nassoit & Lanning	655
Natanson, Max N.	652
Nehring Bros.	655
New York Edison Co., The	665
New York Title & Mortgage Co.	644
Niewenhou Co., Inc.	666
Noyes, Chas. F., Co.	Front Cover
Ogden & Clarkson Corp.	655
O'Hare, Geo. L.	644
Oppenheimer, Fred	657
O'Reilly & Dahn	655
Payton, Philip A., Jr., Co.	2d Cover
Pease & Elliman	Front Cover
Pell, S. Osgood, & Co.	668
Pencoyd Steel & Iron Co.	662
Pendergast, John F., Jr.	658
Pflom, F. & G.	Front Cover
Phelps, Albert D.	658
Pomeroy, S. H., Co., Inc.	664
Porter & Co.	Front Cover
Prudence Co.	2d Cover
Quell & Quell	658
Read, Geo. R., & Co.	Front Cover
Realty Co. of America	644
Rinaldo, Hiram	656
Runk, Geo S.	656
Ryan, George J.	655
Saffir, Abraham	657
Sansome, F. P., Co.	657
Schindler & Liebler	656
Schweibert, Henry	658
Seaman & Pendergast	656
Shaw, Arthur L.	657
Shaw, Rockwell & Sanford	656
Sherman & Kirschner	657
Smith, Malcolm E., Inc.	655
Solar Engineering Co.	666
Spear & Co.	656
Speyers, James B., Inc.	657
Spotts & Starr	655
Sterling Mortgage Co.	2d Cover
Straus, S. W. & Co.	667
Tabolt, Jacob J.	656
Tankos, Smith & Co.	657
Title Guarantee & Trust Co.	644
Tuot, G., & Co.	2d Cover
Tyng, Stephen H., Jr. & Co.	644
Union Stove Works	666
U. S. Gas Range Corp.	664
U. S. Title Guaranty Co.	657
Van Valen, Chas. B.	2d Cover
Wacht, Samuel	652
Walden, James P.	656
Walsh, J. Irving	655
Warren Trading Co.	653
Watson Elevator Co., Inc.	4th Cover
Weill, H. M., Co.	2d Cover
Wells Architectural Iron Co.	668
Wells, James N., Sons	655
Westergren, M. F., Inc.	4th Cover
White, Wm. A., & Sons	Front Cover
Whiting, Wm. H., & Co.	Front Cover
Whitney-Foster Corp.	657
Wilkes Co., A.	668
Williams-Dexter Co.	657
Winter, Benjamin	2d Cover
Wood-Dolson Co.	Front Cover
Wyckoff, Walter C.	655
Zittel, Fredk., & Sons	655

Since 1868—Fifty-four Years

—For More Than Half a Century THE REAL ESTATE RECORD AND BUILDERS' GUIDE has been the recognized authority in the real estate and building activities of the metropolitan district. It never had a larger or more representative clientele in readers and advertisers than it enjoys today.

Through no other medium can you reach so many property-owners, mortgage lenders, architects, builders and general contractors in New York City as by all-the-year-round advertising in

THE RECORD AND GUIDE, 119 West 40th Street

'Phone Bryant 4800 and a representative will call.

TITLE SEARCHES

We are equipped to give courteous, efficient and prompt attention to requests for title examinations.

NEW YORK TITLE AND MORTGAGE COMPANY

Manhattan	-	-	-	135 Broadway
Brooklyn	-	-	-	203 Montague St.
Jamaica	-	-	-	375 Fulton St.
L. I. City	-	-	-	Bridge Plaza
Staten Island	-	-	-	24 Bay St.
White Plains	-	-	-	163 Main St.

EDWARDS, DOWDNEY & RICHART REAL ESTATE AND MORTGAGE LOANS

156 Broadway, New York

Tel. Cortland 1571-1572
Member Real Estate Board, N. Y.

STEPHEN H. TYNG H. OAKLEY HALL

Stephen H. Tyng, Jr., & Co.

Incorporated

Member Real Estate Board, N. Y.

REAL ESTATE MANAGEMENT OF BUSINESS PROPERTY

41 Union Square West

22 EAST 17TH STREET

Telephone: Stuyvesant 4000

*Why You Should Come to Us
To Borrow on Your Real Estate—
No. 4*

Quick Answers

We have a meeting of our Mortgage Committee at 4 P. M. every day in the week except Saturday.

At this meeting all applications received during the day are discussed and very often, loans can be accepted or declined immediately after this meeting.

Our records of value and our machinery for the inspection of property are unequalled by any lending institution or private individual in Greater New York.

It is our own money we are lending and if you need an answer in a hurry we can always give it to you.

It is our business to make loans. We are anxious to do so, and you will find that every application will receive respectful, courteous and immediate attention.

TITLE GUARANTEE & TRUST CO

Capital \$7,500,000—Surplus \$11,000,000

176 Broadway, N. Y. 175 Rensselaer St., Bklyn.
350 Fulton St., Jamaica.

Established 1887
CHAS. S. KOHLER, Inc.

Real Estate Insurance

Broker and Manager of
Estates

MAIN OFFICE:
901 Columbus Ave.—Corner 104th St.
BRANCH OFFICE:
1428 St. Nicholas Ave.—Near 181st St.
NEW YORK

Lawrence, Blake & Jewell Mortgage Loans

115 Broadway

Tel. 4080 Rector

Member Real Estate Board, N. Y.

GEORGE L. O'HARE

MEMBER REAL ESTATE BOARD OF N. Y.

REAL ESTATE

EXCEPTIONAL INVESTMENTS
SELLING—RENTING—BUSINESS AND
APARTMENT BUILDINGS
SPECIALIZING IN LEASEHOLDS
MORTGAGE LOANS
FULL EQUIPPED DEPT. FOR EXCHANGING

489 FIFTH AVE.
TEL. VANDERBILT 5092-6441

Specialists in Harlem and Colored Tenement Properties

NAIL & PARKER REAL ESTATE

145 West 135th Street
New York City

JOHN E. NAIL
HENRY C. PARKER

Telephone 17681
Morningside 17683

William D. Kilpatrick

REAL ESTATE OPERATOR

149 BROADWAY

SAMUEL KILPATRICK

LADD & NICHOLS

Incorporated
Real Estate Brokers
City and Country Property
Management
9 EAST 46th STREET
S. E. Brewster
C. J. Coe J. C. Peet
Tel. Murray Hill 1392-8382

The Realty Company of America

FRANKLIN PETTIT
President

TRANSACTS A GEN-
ERAL BUSINESS IN
THE PURCHASE AND
SALE OF NEW YORK
CITY REAL ESTATE

2 WALL STREET, NEW YORK CITY
Rector 0876-0876

HOME TITLE INSURANCE CO.

HENRY J. DAVENPORT, President

Insures Titles Makes Loans
Sells Guaranteed Mortgages

Capital and Surplus over \$1,500,000

51 Willoughby Street
Brooklyn

Post Office Building
Jamaica

City Investing Company

61 Broadway, New York

Telephone: Bowling Green 8536

Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

Misrepresenting the Brick Situation

Architects, contractors and prospective builders who are capable of analyzing the current underlying conditions in the local building industry place little credence in the continued claims that construction is being impeded by a "famine" of common brick and by excessive costs for some of the basic materials. Reports gathered from authentic sources during the past week show only a negligible amount of active building being held up because of the so-called brick "famine," and the supply is daily improving.

Common brick of the current season's manufacture is now coming into this city and additional barges are being loaded with new brick as rapidly as it can be taken from the kilns with safety to handlers. Brick manufacturers assure the building public that within the next week at most the supply of this material will be adequate for all requirements and that construction can now proceed without fear of further hindrance because of a scarcity of brick.

It is unfortunate that the general public depends so much for its information as to local building conditions upon what appears in the daily newspapers. Recent press statements, tending to show that a large volume of construction is at a standstill because of a famine in brick, have been highly colored. The facts show no justification for the cry of a brick famine nor is there necessity for importing common brick from Europe, as suggested by Samuel Untermyer, in order to supply the local market and break the "grip" he asserts brick manufacturers and dealers have upon the building industry by limiting the supply and maintaining excessive prices.

Experienced builders place little faith in the ability of anyone to bring foreign brick into the New York market in successful competition with the American product. First, because the cost of transportation and handling, and the difficulties of distributing these cargoes will more than offset whatever base price advantage may be obtained, and secondly, because Counsel Untermyer has also apparently overlooked the fact that Europe may not have brick for sale in sufficient volume to become a factor in regulating the price for the domestic product. It is a matter of record that at present there are inquiries in the hands of Hudson River brick manufacturers for brick for export to Europe. There is little likelihood of getting brick from Europe while this commodity is badly needed abroad.

Another thing seemingly overlooked by Mr. Untermyer is the fact that European brick differs radically in dimensions from the commonly-used American product. These foreign brick cannot be used without redesigning buildings already planned or making important structural changes in building now under construction. This, while possible if there were a real emergency, would be extremely uneconomic because of the time and additional cost involved.

At a mass meeting held in the Hotel Pennsylvania recently Mr. Untermyer reiterated his charges of gross profiteering against the brick manufacturers and material dealers, and followed this with similar misleading statements in his memorial to Congress in reference to tariff revisions on

building materials imported from foreign countries.

The axiom that "Truth is mighty and shall prevail" must be inoperative as far as the building material situation is concerned, for otherwise Counsel Untermyer hardly could have stated, as he did in both his report to the Legislature and in his memorial to Congress, that "there is an excess of fifty per cent. in the prices being exacted for building materials beyond what would yield a fair profit, and in some special branches of the business, as for instance, that of brick and sand, the excess is not less than one hundred per cent."

This statement probably was based upon the testimony of Marvyn Scudder, expert accountant for the Lockwood Committee in its investigation of the building material situation, which was given after an examination of the books of one of the leading brick manufacturers of the Hudson River district. This testimony was included in the recent report of the Lockwood Committee to the Legislature, but it was not qualified in any respect because of facts subsequently pointed out, nor did it show clearly just how these percentages were arrived at.

On May 28, 1921, THE RECORD AND GUIDE printed statements from Wright D. Goss, President of the Empire Brick & Supply Company, who was charged by Mr. Untermyer with being one of the most heartless of the "profiteering" brick manufacturers and dealers, in which the testimony of Scudder was shown to be grossly misleading, if not altogether untrue. In the same article were printed the true facts as to the profits obtained by brick makers, based upon the reports of expert accountants of the highest reputation, and upon which the Federal Income tax payments of this firm were made.

A study of these figures, printed about a year ago, will show that the Lockwood Committee report does not give to the public the true facts about the brick industry. Fortunately the major portion of the building industry is familiar with the truth of the situation and is only slightly concerned about the future supply of common brick and its price trend. These interests realize that with a little patience all of their requirements will be supplied. It is the prospective builders of homes and other buildings who seemingly are being misled as to actual facts because sensational reports of how the Lockwood Committee is working for the amelioration of the ills of the construction industry are regarded by busy editors of daily newspapers as more interesting reading than the actual facts.

"Our Country Finding Itself Again"

President Harding's announcement of the advent of the revival of business, made to the Chamber of Commerce of the United States at its annual convention held last week at the National Capital, was the official utterance of a belief that has been gaining ground in commercial circles as the year progressed. That the President merely stated what business men generally had begun to recognize as the actual condition of trade did not detract from the importance of his summing up of the situation. Many sources of infor-

mation unavailable to private citizens are open to President Harding and he is known to have been giving considerable of his time to the study of some of the problems confronting business at this very critical period. For this reason his conclusions, reflecting as they did the opinions of the majority of those at the convention, solidified the cheerful feeling that had prevailed and sent the three thousand members of the Chamber to their homes in all parts of the country, prepared for the vigorous prosecution of their various lines of business.

That commercial affairs are at last decisively if somewhat slowly on the upturn is evidenced in a number of ways by which the business world measures progress or retrogression. Steel manufacturing has reached seventy-five per cent of capacity, with prices rising. This output equals pre-war production taking into account the increased capacity of the mills. Copper mines are again being worked as the enormous stocks accumulated near the close of the war diminish rapidly because of the increased fabrication of articles of peace time use. The New York City Employment Bureau, the Y. M. C. A., the Salvation Army, the Knights of Columbus and the American Legion, as well as the United States Department of Labor and the State Labor Bureau, all of which organizations have been in close touch with the employment situation during the period of readjustment, agree that there has been a revival of industry which has cut unemployment in New York City

from 500,000 in October last year to 200,000 at the present time. Construction work still reaches record figures although wages and material prices refuse to come down. There is great activity in New York City real estate, which indicates a return of money to the field which has long held first place with conservative investors.

The strike of coal miners, although menacing, has so far failed to disorganize industry. On the contrary the statistics of car loadings proves that general business is improving in spite of the strike. Loadings of freight of all descriptions for the week ending May 13 were heavier than for the previous week, and for the corresponding week last year, although coal loadings were less than one-half those of a year ago. General merchandising is therefore improving rapidly and this movement is likely to be accelerated by the order of the Interstate Commerce Commission for a ten per cent horizontal cut in freight rates.

These signs bear out the President's assertion that the country is on the threshold of a new era. "Undoubtedly," he adds, "There is more than a mere business revival in sight. Our country is finding itself again."

Again American pluck and energy, persistence and business aptitude, are overcoming what seemed to be insurmountable difficulties. It is inevitable that the enthusiasm evoked by President Harding's cheering pronouncement to the Chamber of Commerce will further stimulate business throughout the whole country.

Tenement House Commissioner Mann Sees End of Housing Shortage

IN a statement made last Wednesday before the New York Society of Architects, Frank Mann, Tenement House Commissioner, said the records of his department showed that at least 50,000 apartments in multi-family buildings are now under construction in Greater New York and that plans for an equal number in addition, already have been filed with his department, the majority of which are likely to be started within the next month or so. This will provide in the neighborhood of 100,000 new living units in this city in apartment houses, and does not take into consideration the large number of accommodations provided in the one and two-family dwellings already erected or under construction.

Figures tabulated by the Tenement House Department show that the work actually under way on April 10 will cost approximately \$129,000,000, and will provide a total of nearly 115,000 rooms in multi-family dwellings of various types. The follow-

ing table shows how the current apartment house construction, under way on April 10, is distributed by boroughs:

	Manhattan	The Bronx	Brooklyn	Queens	Richmond	New York City
Tenements	108	340	545	346	1	1,350
Apartments ...	4,976	14,066	7,895	2,960	55	29,952
Rooms	20,195	49,955	28,688	15,391	225	114,454
Estimated cost	\$33,318,000	\$52,363,500	\$31,307,000	\$11,874,000	\$450,000	\$129,312,500

Commissioner Mann stated in connection with the apartment house construction movement that in his opinion there is little need for further worry about a housing shortage. The construction now under way, plus that already completed under the Tax Exemption Ordinance, is sufficient, he declared, to provide for the population of this city and leave a surplus.

Board of Estimate Considers Cost of Northern Boulevard

THE Borough Planning Committee of the Queensboro Chamber of Commerce, of which Alrick H. Man is Chairman, recommended at a public hearing before the Board of Estimate last Friday that 50 per cent. of the cost of widening Northern Boulevard (Broadway) from Cemetery Lane, Flushing, to the Nassau County line, be made a city-wide charge, while 20 per cent. should be assessed upon the Borough of Queens and 30 per cent. upon the local area benefitted, instead of 30 per cent. upon the city as a whole, 30 per cent. upon the Borough of Queens and 40 per cent. upon the local area, as has been recommended by the Chief Engineer.

The report of the Borough Planning Committee to the Board of Directors of the Queensboro Chamber of Commerce states:

"Your committee has had under consideration the proposed widening of Broadway, Flushing, otherwise called Northern Boulevard, from Cemetery Lane to the Nassau County line. This street constitutes the main east and west thoroughfare of northern Long Island, and is extensively used by residents of the Borough of Manhattan and outlying points to reach the north shore of Long Island

beyond the city limits.

"Only a trifling portion of the present traffic through the street originates in the Borough of Queens, and a very much less percentage is tributary to the abutting property. The abutting Property owners do not favor the widening of the street, claiming that the traffic is detrimental to their comfort and enjoyment and to the value of their property, and that the widening of the street will increase the hardships which result from dust and noise which extends far into the night.

"In the case of the widening of Merrick Road, it was agreed by the city that 30 per cent. was a fair proportion to be borne by the local area of assessment. Your committee is of the opinion

"As to the balance of the cost, it does not seem logical that any large fraction of it should be placed upon the Borough of Queens, inasmuch as no property in the Borough of Queens, except the portion which is directly tributary to the avenue, is benefitted any more than other property throughout the city. Our recommendation is that 20 per cent. of the total be borne by the Borough of Queens, and the balance, 50 per cent., by the city at large."

REAL ESTATE SECTION

Remarkable "Comeback" of Values in Old Retail District

Rentals in Section from Fourteenth to Twenty-Third Streets and Sixth Avenue
Now on Basis Prevailing Before Department Stores Moved Northward

THE return of trade strength to the mercantile centers of Fourteenth Street, Twenty-third Street and Sixth Avenue between those points is one of the significant phases of the real estate market of this era. Twenty-third Street has not experienced as full a restoration as have the other two centers mentioned, but it is coming along even though more slowly. Rentals in Fourteenth Street and in Sixth Avenue are about the same as they were a decade or more ago, when numbers of the large retail stores moved a mile northward. It has been a gradual ascent from the marked decline in values that then commenced. The fact that it has been gradual has made the return sounder and surer.

The real estate decline in those neighborhoods was caused purely by the sudden removal of large establishments and the leaving of millions of square feet of vacant business space behind them. The circumstance created consternation among investors. To have various large department store buildings abandoned and stand empty for a considerable period was bound to have a depressing effect on adjacent holdings through the lack of shopping traffic which the old conditions created. On Sixth Avenue especially the large vacant buildings were sub-divided into loft and manufacturing spaces. Several of these would have continued as department stores if it had not been for the panic of 1907. Some of them were under one ownership, although they bore separate firm names. These were all closed permanently. The panic accentuated the trade movement that had begun shortly before.

Following was the long period of readjustment of neighborhood mercantile conditions, when the new purposes for which these buildings would be used was being determined. Caution, foresight and exceptional judgment were required to pull these large properties through along the right lines. It has been done and it proves the inherent value of real property on any prominent thoroughfare of this city. It is another powerful demonstration that New York real estate, properly manipulated and managed, is never down and out.

Except for the fact that owners of the fee to certain large department-store building sites in this region demanded unwarranted rental increases on renewals of leaseholds there might not have been the pronounced northward movement from that section in the first place. It was a section of the city situated along the lines of least traffic resistance. The Sixth Avenue elevated railroad has stations and always had them at Fourteenth Street and at Twenty-third Street. The route tapped and still taps the entire territory north of Twenty-third Street, Staten Island to the South, Brooklyn by bridge connections and the five suburban counties of New Jersey and the country beyond by connecting with the North River ferries downtown and the Twenty-third Street ferry. The West Side contributed much business, too.

Since the era of change transpired in the region new traffic conditions have strengthened it. The Hudson River tubes run under Sixth Avenue, with stations at Fourteenth and at Twenty-third Streets, the Broadway subway has stations at the same thoroughfares, and the nearly-completed Fourteenth-Street-Greenpoint route of the subway will pour traffic into the section. The Fourteenth-Street line of surface cars tie the Eastern District of Brooklyn to it by way of the Williamsburg Bridge. The original subway route also has a station at Fourth Avenue and Fourteenth Street and within easy reach

of the old shopping center. From the standpoint of accessibility the retail exodus from its old surroundings is declared by some shrewd real estate operators to have been a decided mistake.

The large retail stores that have remained downtown are doing a bigger business than in the past. Hearn & Son have never regretted remaining in Fourteenth Street. John Wanamaker, whose establishment is even farther south, is satisfied with the progress he is making at the old stand established by A. T. Stewart more than fifty years ago. John Daniell & Sons still hold forth strongly in their original quarters nearby. New retail firms have come into Fourteenth Street and into Sixth Avenue. Browning, King & Co. are busy at their old stand on Cooper Square.

There is another consideration. The large establishments which went northward to Thirty-fourth Street and beyond abandoned the existing buildings only to establish a much greater overhead charge elsewhere. They have no better nor more complete rapid transit facilities in their new locations than now obtained in the old ones. They did not have them at the time. Since they departed the Pennsylvania Station has been built and joined to the Seventh-Avenue Subway and the latter joins the station at Fourteenth Street by one express run of less than three minutes. A few minutes' run on a local to Twenty-third Street brings that street within easy reach. The large retail stores are less concentrated than they were in the past. There is more walking between stores for shoppers.

Since the era when most of the large stores were in the part of the city mentioned there been an increase of eighty per cent. in the residential population south of Twenty-third Street on the West Side. The Seventh Avenue subway route has caused a rehabilitation of Greenwich Village and the region just to the north of it. There is more of a trend to apartment houses in that direction and many old dwellings whose future was uncertain have been remodeled for occupancy. The old Chelsea section is in stronger favor than it has been for a generation or more. The recent leasing of the old Hotel Chelsea, on West Twenty-third Street for more than sixty years, is a salient example. The site of the old Morton House, at Broadway and Fourteenth Street, is being improved with a building much larger than the old one and it will command rentals far stronger. The building on West Twenty-third Street that housed the Eden Musee became the site of a building more modern and more useful. Various Sixth-Avenue corners and inside parcels between Fourteenth and Twenty-third Streets have been bought by tenants because they are deemed invaluable for their business purposes and they desire to be sure of permanency of possession. The area adjacent to lower Fifth Avenue and Washington Square still holds strong for residential purposes, while not far away is a larger business population than in past years. All contribute to shopping strength.

Discussing the subject, Robert E. Simon, prominent real estate operator, investor and observer of real estate conditions, said:

"The movement of large retail business interests from Fourteenth Street, Twenty-third Street and Sixth Avenue between those streets is what caused the transformation of the Herald Square-Grand Central neighborhood, the greatest square mile of shopping center in the world. Of course, the city will grow further north in a business way. It will be a general commercial

(Continued on Page 648)

To Build Post Office Annex Over Pennsylvania Tracks

Five Bids for Building and Lease to Government at Total Cost of About Twenty Million Dollars Being Examined for Award

BIDS for the new post office annex building to be constructed over the tracks of the Pennsylvania Railroad, west of the General Post Office Building are now in the hands of Postmaster General Hubert Work for consideration. Five bids were submitted for the building which will have a total floor area of 818,966 square feet. While the basis on which the bids were made is a provision for a lease to the Government for a term of twenty years there is included in the bids an option which allows the Government to purchase the building within three, five, ten, fifteen or twenty years and a further provision for a renewal of the lease for ten years. The bids follow:

Jacob Kulp & Co., \$19,245,695 for the twenty years, or an average of \$1.175 per square foot per annum; South Bay Realty Corporation, \$20,500,000 for the twenty year period, or \$1.25 per square foot; Parcel Post Building Company, \$20,883,633, or \$1.27 per square foot; Pennsylvania Postal Building Corporation, \$24,900,000, or an average of \$1.52 per square foot, and the American Postal Building Corporation, \$22,000,000 for the twenty year period, or an average of \$1.34 per square foot.

On the basis of the bids submitted to the Postmaster General, the annual charge by the various bidders for the proposed post office building would be as follows:

Jacob Kulp & Co., \$962,284.75; South Bay Realty Corporation, \$1,025,000; Parcel Post Building Corporation, \$1,044,181.65; Penn-

sylvania Postal Building Corporation, \$1,245,000; American Postal Building Corporation, \$1,100,000.

John H. Edwards, Solicitor of the Post Office Department, is making the examination of the bids and the award is expected to be made soon. The building will be erected under authority of an Act of Congress passed in April, 1920.

In addition to the facilities afforded by the annex to the main post office provided for in these plans, the movement to exchange the old post office site for other property in the downtown district is making headway. City officials are known to favor the removal of the old building south of City Hall Park and it is understood they will offer the Government a portion of the new Court House site upon which to erect buildings for Federal offices now scattered throughout a number of buildings in the lower section of the city. This is the proposition which was tentatively under discussion during the administration of Postmaster General Hays, who had several conferences in this city with those interested in the removal of the old building deemed an eyesore as well as unsanitary and inadequate. In these conferences representatives of Comptroller Craig, in whose hands the matter was left by the city administration, gave assurances that the city was willing to make the exchange. Now the news comes from Washington that President Harding has appointed Secretary Mellon, Attorney General Daugherty, and Postmaster General Work as members of a commission which will have authority to exchange the land known as the old post office site below City Hall for other land to be deeded by the City of New York for post office purposes in the downtown district.

Remarkable "Comeback" of Values in Old Retail District

(Continued from Page 647)

growth rather than a growth of department store zones. It is to be remembered that Manhattan has lost population to Brooklyn within recent years, and Queens is growing apace, as is Long Island fifty miles beyond the East River. Its shopping population is pretty well distributed at Pennsylvania Station and at Herald Square. It radiates southward as much as northward. The large stores that remained downtown not only do business with this element of New York's floating population, but they do business as well with the population in all the other regions within and without the city that dealt with them in years back.

"The average person will shop in the old center regularly as well as in the new one as long as he or she has the easy transit facilities to get there. Time was when the average Brooklynite shopped in Brooklyn. Nowadays the situation is different, on account of easy transit runs between that borough and Manhattan. Brooklyn shoppers are a large factor in stores here. With the Fourteenth-Street subway route in operation they will be a still bigger factor in the Fourteenth-Street and Sixth-Avenue zone.

"The trade factor that caused the business invasion of Fifth Avenue and its environs north of Forty-second Street was the specialty shops. They are even now multiplying in that region. Madison Avenue has become a mixture of specialty shops and modern office buildings. I am convinced it would be a great mistake for department stores to go north of Forty-second Street. Certain lines of retail trade seem destined to go further north, for instance jewelry, lingerie, linens, millinery, dressmakers and allied specialty lines.

"All structural development of recent years indicates a greater centralization of large retail trade south of Forty-second Street. Retail dry-goods stores and high-class specialty shops do not mix any better than oil and water. We must protect a district for these specialty shops if New York is to maintain her position as a world shopping and style center. The region lies between two great railroad terminals which drop their traffic there. And as so many large stores are established there it is logical that they will remain there. The old shopping cen-

ters of Fourteenth and Twenty-third Streets are on the line of travel from downtown and Brooklyn. They stand a better chance for big retail business than does the area from Forty-second to Fifty-ninth Streets. Of course, the traffic of Queensboro Bridge must be taken into consideration. There is heavy vehicular traffic over it.

"Macy's and Altman's stores might never have left the old Sixth-Avenue neighborhood if the question of much higher rentals on leaseholds had not presented themselves. This is proven by the fact that both of these large firms had built modern and large annexes to their buildings before the old leaseholds expired and one of them had also built a large palatial stable adjacent for its delivery wagons and horses. Surely they would not have done it if they had contemplated removal so soon after. It all demonstrates how individual differences sometimes change the trend of things. Macy's, McCreery's and Altman's all left buildings that were right at elevated railroad stations which led everywhere in order to go to new locations remote from such traffic distributors. The growth of the city helped them in the new locations.

"Subway routes now are no nearer to Fifth Avenue and Thirty-fourth Street than they are to Fifth Avenue and Fourteenth Street and the same avenue and Twenty-third Street. In spite of the fact that Fourteenth Street has been bothered by subway construction it has not been weakened as a trade thoroughfare as much as Forty-second Street was when a subway was built under it. The old merchants who held their nerve and remained in the old Fourteenth-Street and Sixth-avenue district are doing as big business as close to busy traffic routes as the ones that moved away, and they are doing it with less overhead in the form of property investment and lower carrying charges on their properties and they have not suffered the great loss caused by abandoning valuable properties.

"The contrast is interesting and strong at this time, when recrudescence is taking place in the old district, and in the light of the fact that the movement from it to Thirty-fourth Street and to Herald Square and further north was caused by seemingly outrageous rental values and the idea that trade centers must move periodically."

Work Started On New Mercantile Building in Terminal Zone

Cross & Cross, Architects, Design Structure to Cost \$1,800,000 As Showrooms and Executive Offices for Millinery and Dress Goods Firms

WORK on the foundations is in progress for a large fireproof mercantile building which will occupy the block front in the south side of Forty-seventh street, between Madison and Vanderbilt avenues. This structure, which will be twelve and one-half stories in height, will be something in the nature of a departure for this neighborhood as it will provide office and showroom space for concerns in the wholesale millinery and dress goods lines, whereas the district is largely given over to high class retail shops.

The building is being erected for investment by Webb & Knapp, owners, on property leased from the N. Y. State Realty & Terminal Co., through Wm. A. White & Co., brokers, for a term of twenty-one years and two renewals. The aggregate net rental for this property is said to exceed \$10,000,000.

Cross & Cross, 681 Fifth avenue, are the architects for this operation and the work is progressing under a general contract awarded to the Todd, Robertson & Todd Engineering Corporation, Inc., 101 Park avenue. The cost of construction is estimated by the architects to be approximately \$1,800,000.

This project occupies a plot with dimensions of 215.5 by 100.5 feet and the structure will have a base area of approximately 21,666 square feet. According to the present schedule the building will be completed and ready for occupancy early in February, 1923.

Several long term leases have already been negotiated for office and showroom space in this new building. Aitken, Son & Co., now located at 417 Fifth avenue; Gage Brothers & Co., now at the corner of Fifth avenue and Thirty-seventh street, and Judkins & McCormack Company have signed leases. These firms are among the largest concerns dealing in millinery and dress goods in the United States. They have contracted for seven floors in this building through Wm. A. White & Sons, and Webb & Knapp, and two floors have been leased to the Bigelow-Hartford Carpet Company, with factories at Thompsonville, Conn., through Harris, Vought & Co., and Herbert McLean Purdy, brokers. All of these firms have made leases for twenty year terms dating from the time the structure is completed.

This building will be for executive offices and showrooms exclusively and manufacturing will not be permitted. The determination to construct a building of this character in this particular neighborhood was the outcome of the realization that the location offers the closest contact with the large department stores, exclusive retail shops, hotels, clubs and transit facilities of New York City.



Todd, Robertson & Todd Eng. Corp., Builders.

Cross & Cross, Architects.

NEW MERCANTILE BUILDING IN EAST FORTY-SEVENTH STREET

The movement of these wholesale millinery and dress goods concerns from the recently established center of these trades and their relocation in an entirely new neighborhood will be watched with interest not only by other firms in these and kindred lines but also by real estate interests who are always on the lookout for new trends of development.

Mortgages Aggregate \$1,154,976,168 on New York Homes and Farms

HOMES and farms privately owned in New York State two years ago aggregated in value \$2,646,156,868, according to figures of the 1920 Federal Census. Farms partly owned and partly rented, or homes and farms leased to tenants are not included in this tabulation, which has for one of its purposes the determination of the mortgage obligation of the home and farm owners. The debt on these properties represented by mortgages amounted to \$1,154,976,168 when the

census was taken, which means that the mortgage indebtedness amounted to 43.6 per cent of the value of the properties taken as a whole.

The census also discloses the fact that the number of homes other than farms in the State was 2,240,931. Of these homes 597,753, or 26.7 per cent, were owned by the occupants, and of these tenant-owned homes, 329,438 were mortgaged, which represents 55.1 per cent of the whole number.

President Harding Declares Business Revival Is Here

Makes Encouraging Statement to Chamber of Commerce of United States
at Which Secretaries Hughes and Hoover Also Speak Hopefully

[Special to THE RECORD AND GUIDE]

Washington, May 22.

EUROPEAN Conditions and Their Effect on American Business" and "The Merchant Marine" were the two principal topics for discussion during the tenth annual meeting of the Chamber of Commerce of the United States held here last week. Nearly three thousand of the nation's chief business men were in attendance. The most effective utterance of the two score speakers at the various meetings held by the members was that of President Harding when he declared that business was reviving but that no business permanently could succeed if it was not conducted honestly. It was the President's reassuring statement about commercial and financial conditions throughout the country that sent the delegates to the convention home filled with new enthusiasm and courage. The President referred to the situation in Russia in the prelude of his speech, and expressed a hope that conditions in that unfortunate country might be restored to a healthful state. "But," he said, "this will never be brought about until the existing system is abolished. Russia can never be restored until the communistic idea has been put aside and the rewards for righteous human activity are restored to the citizenship of that land."

President Harding called attention to the idea that the practicability of the doctrine of "less government in business and more business in government" depended upon the character of American commercial life.

"If the commerce of America," he added, "were always conscientious there never would be a single excuse for Government in American business." He declared it hopeless ever to return to the old order of American industry and exchanges in trade.

Taking up the question of foreign trade the President said:

"I believe it is possible to trade with the world without any destruction of American productivity. I wish for such an arrangement. Let us sell things that Americans can produce advantageously to those who cannot produce them. Let us buy the things that they have to sell to us and which we cannot produce. Out of such exchanges comes righteous relationship and balance of trade and the continued forward movement of the great human procession."

President Harding expressed the opinion that had this country a merchant fleet in proportion to its commercial importance there would have been no World War. No nation, he said, ever maintained dominance of trade unless it also was a carrier of trade.

"It is perfectly needless," he said, "to tell a body of business men and women that no thoughtful producer turns to his competitor for his deliveries."

The President's reference to conditions today follows:

"And I beg to remind you that the great World War, like every other war which preceded it, but more notably the great World War, because of its incalculable immensity, has left a state in human affairs quite different from any that ever preceded it. The war would have been a complete waste, it would have been an utter sacrifice of every effort, if we did not find the great human procession on a little higher plane than that which it followed before. An American commerce must keep that in mind. There will never be a time when you can go back completely to the old order of American industries and exchanges in trade.

"I say this because at the very moment we are on the threshold of a new era. Undoubtedly there is more than a business revival in sight. Our country is finding itself again. We are fundamentally right, and we do not intend ever to be discouraged for a long time.

"Business is reviving and we are soon to resume our onward way, and I admonish you of the larger responsibility to keep in mind the new state of human affairs and the awakened aspirations of men.

"I do not think that any business can permanently succeed that is not honest. And I do not think that any enterprise ought to succeed that is not honorable. And if you will combine honesty and honor, that enterprise which makes such a slogan will stand unchallenged before the world.

Secretary of State Hughes was another speaker who referred to the impossibility of transacting business with a nation which places itself outside the pale of international intercourse by setting up a policy of confiscation. In his address Secretary Hughes said:—

"Intercourse, from the standpoint of business, consists in the making of contracts and the acquisition of property rights. Nations may adopt

what policies they please for the future conduct of their local affairs, and if these policies are not enlightened the result will inevitably be that production will languish and trade will shrivel up, and they will look in vain for security and confidence; still they will be within their rights in determining their future policy in local matters.

"International relations proceed upon the postulate of international morality, and the most important principle to be maintained at this time with respect to international relations is that no State is entitled to a place within the family of nations if it destroys the foundation of honorable intercourse by resort to confiscation and repudiation, and fails to maintain an adequate system of Government through which valid rights and valid engagements are recognized and enforced.

"This is in the obvious interest of business, and this is merely a way of saying that this course is vital to the prosperity of all peoples, for the activities of business are those of production, and exchange upon which the welfare of peoples inevitably depend. If profits are anticipated through a departure from this clear path of honorable dealing they will be found to be illusory."

Secretary of Commerce Hoover emphasized the point that since the signing of the armistice America had extended governmental and private loans to Europe aggregating \$4,000,000,000, in addition to \$1,000,000,000 donated in charity. This, he declared, was his answer to the criticism that Europe had been left by the United States to shift for itself.

Mr. Hoover characterized the possibility of the United States extending further governmental loans as "the most unlikely event on the economic earth." Further assistance, he said, must come from private enterprise, and to gain this aid, Europe must first establish the soundness of her institutions.

Business men and economists the world over, he declared, had long reached agreement on the steps necessary to advance Europe to the degree of stability which this country enjoys. They follow:—

"First—Such political relations between the States in Europe themselves as will produce an atmosphere of peace and destroy the atmosphere of war.

"Second—The reduction of armament, not only to lessen the Government expenditure, but to give confidence of peace.

"Third—The intergovernmental debts, including German reparations, to be fixed upon such a definite basis of payment of interest and principal as will create reasonable confidence that payments will be met.

"Fourth—The balancing of budgets more through the reduction of expenditure than the increase in taxation, and a cessation of the consequent inflation in currency and short-time bills.

"Fifth—The ultimate establishment of the gold standard with the assistance of either credits or gold loans, and where necessary, the acceptances of diminished gold content in many old units of currency.

Resolutions were adopted favoring representation on the Reparations Commission and International Court of Justice; calling for the speedy disposal of war claims; expressing gratification at the enactment of a National Budget Law; reaffirming confidence in the Federal Reserve system and protesting against any changes in it except those which will add to it further usefulness and strength; advocating an adequate privately owned and operated merchant marine and the codification of bills of lading; stating that the Interstate Commerce act should not be amended until the law has been tested by experience under normal conditions; deprecating any tendency to reduce the army and navy below the strength required for national safety; endorsing the achievements of the State Department; thanking the Department of Commerce for collecting and distributing information about foreign and domestic commerce; protesting against the exemption of governments from claims for damages to private property by government owned vessels; seeking additional inquiry into measures for flood control; a reduction in passport and visé fees.

The election of the following officers was announced: President, Julius H. Barnes, Duluth, Minn.; vice-president for the Eastern States, A. C. Bedford, New York; for the Northern States, Thomas E. Wilson, Chicago; for the Southern States, Harry A. Black, of Galveston, Texas; for the Western States, Thomas B. Stearns, of Denver. Honorary vice-presidents; William Butterworth, of Moline, Ill.; L. S. Gillette, of Minneapolis; Charles Nagel, of St. Louis, and A. B. Farquhar of York, Pa.

Review of Real Estate Market for the Current Week

Dealing in Large Apartment Houses and Sites for Them Together with General Buying by Tenants Were the Prime Features

THIS was a week of heavy and varied trading in real property. With the first summer month imminent there is no cessation of business as is usual at this time of the year. Throughout the city there is keen investment interest in real estate as well as activity by operators. The investment tone is demonstrated by the large number of tenants who are buying both business and residential parcels. Probably no week in the year has shown more of this class of buyers. The circumstance is a tonic for the market generally.

Outstanding features of the dealing were the sales of two large elevator apartment houses, each on a West End Avenue corner and each transaction amounting to close to \$1,000,000. Numerous elevator apartment houses in the upper West side and in Harlem were sold that varied in price from \$500,000 to \$650,000 each. A large vacant plot at the south corner of Fifth Avenue and 96th Street changed hands for improvement with a fine apartment house, while a smaller plot farther north in the avenue was bought for a similar purpose. It would seem that the limiting of the height of apartment houses on this thoroughfare has not discouraged that class of building there. Numerous fine dwellings in choice residential streets close to Fifth Avenue changed hands.

Accompanying the sale of numerous fine apartment houses was the sale in the upper Madison Avenue, Lexington Avenue and Park Avenue neighborhoods of good sized plots for improvement with large elevator apartment houses and apartment hotels. It is a significant sign of the times. One site of distinctiveness for the purpose is on the upper West side, over-

looking the north end of Manhattan Park, in which is situated the Museum of Natural History. Some less impressive locations for apartment houses in the upper West side were also bought.

Two sales that attracted wide notice were that of the 6-story business building at 605 Fifth Avenue to the Phipps' estate and that of a business building on West 125th Street by the estate of J. M. Horton, the latter property being acquired by the tenant. Two business buildings on Madison Avenue so changed ownership. There was great diversity of dealing in tenement house properties. On the important thoroughfares of the East side many merchant tenants bought the buildings their stores are in and the speculative element figured in these avenues as well. Washington Heights and the Bronx contributed many apartment house transactions. A warehouse in South Street was bought. The lower West side also did well. Corners were sold in Sixth, Eighth and Ninth Avenues, two of the transactions being in the Pennsylvania zone. There was strong investment interest shown in Greenwich Village, where many old parcels were bought by large business interests for the purpose of reimprovement. There was, too, some dealing in single parcels in the business streets close to Fifth Avenue and north of 34th Street.

Leasing of large business spaces was emphasized by the leasing of two floors, on the plans, in the Pershing Square building and the leasing of a Madison Avenue corner by the Gerrys. Forty-one per cent. of the space in the Pershing Square building is taken before it is built, which shows the steady concentration of large interests near the Grand Central Terminal.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week was 85, as against 109 last week and 126 a year ago.

The number of sales south of 59th st was 24, as compared with 47 last week and 55 a year ago.

The number of sales north of 59th st was 61, as compared with 62 last week and 71 a year ago.

From the Bronx 37 sales at private contract were reported, as against 34 last week and 37 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 653.

Resells Coll-Claire Apartments

Winter & Wilkes, Inc., Benjamin Winter, president, resold to a client of Morris E. Gossett, attorney, 785-97 West End av, southwest corner of 99th st, a 12-story and basement apartment house known as the Coll-Claire, and two 3-story and basement stone dwellings, having a combined valuation of \$950,000. The properties, which were resold through Henry I. Cooper, of M. Cohn & Co., show a yearly rental of \$135,000 and measure 146.10 feet on the avenue and 100 feet on the street. The taller structure, whose light facilities are protected by the smaller houses, contains two elevators, with suites of from 5 to 7 rooms. It was acquired by Mr. Winter last month from the Coll-Claire Realty Co., Ralph A. Gushee, president. Mc-Morrow Bros. erected the building about 8 years ago.

Gerrys to Incorporate Holdings

Supreme Court Justice Wasservogel on Monday appointed George Z. Medalle, of 120 Broadway, referee to take testimony on the application of Robert L. Gerry, Peter Goeliet Gerry, United States Senator from Rhode Island, and Arthur N. Crane, as executors and trustees of the estate of Mrs. Louisa M. Gerry, wife of Elbridge T. Gerry, for permission to sell parcels of real estate and invest in the Gerry Estates, Inc. The proposed sale involves a sum estimated at \$17,800,000. The change is asked in order to permit a more unified control of the family holdings.

Mrs. Gerry, who died March 26, 1920, bequeathed her real estate to her husband, upon his death to be divided among her two sons and daughters, Miss Angelica L. Gerry and Miss Mabel Gerry. For the transfer of these holdings it is proposed that the Gerry Estates, Inc., pay to the executors the sum of \$9,050,000. These holdings include: Northwest corner of Broadway and Warren st, 89 Franklin st, northwest corner of Bowery and Prince st, 125-127

West 31st st through to 126-128 West 32d st, southwest corner of Sixth av and 41st st, 108-112 West 41st st, 500-506 Fifth av and 1-9 West 42d st, 4-16 West 43d st, including the Columbia University Club, and 1110-1128 Third av and 166 East 66th st.

For the sale parcels left under a trust agreement between Mr. and Mrs. Gerry it is stipulated that \$8,750,000 be paid. This includes parcels at Fifth av and 47th st, occupied by W. & J. Sloan, Sixth av and 42d st, Stern Bros.; 1115-1117 Broadway, 9-11 West 24th st, and 8-16 West 25th st, and the northwest corner of Seventh av and 42d st.

New Owner of a Broadway Corner

The two 7-story apartment houses at the southwest corner of Broadway and 82d st, 90.4x157, have been sold for the Pullman Holding Co., Milton H. Slawson, president, to John J. Dillon. The property fronts 90.4 on Broadway and has a depth of 157 feet. It is leased to the United Retail Stores Co. for 21 years. Mr. Dillon is the owner of the adjoining property on the southeast corner of West End av and 82d st. He bought the Broadway property for investment. It was held at \$700,000. Wood, Dolson Co., Inc., were the brokers.

Lorillards Enlarge Holdings

The P. Lorillard Co. purchased from Edward Roesler the southeast corner of Av A and 71st st, two 6-story buildings, fronting 100.5 feet on the avenue and 98 feet on the street, and adjoining the building at 502 and 504 East 71st st, owned by the company. It now controls a street frontage of 148 feet. The company filed plans recently for altering the 4-story building, occupying the easterly block front of Av A, between 71st and 72d sts, opposite.

Freedman Buys Ancient Corner

Charles F. Noyes Co. sold to Daniel B. Freedman seven frame buildings covering a plot 100x100, at the southeast corner of Third av and 106th st. The Pangburn Estate, the sellers, have held title to the property for nearly 100 years. Mr. Freedman will remodel the present buildings. This is the fourth sale made by the Noyes Co. in the vicinity during the last few months.

Lincoln School Building Bought

The 9-story fireproof Charlton school building at 646 and 648 Park av, now tenanted by the Lincoln School of Teachers' College, is to be converted into an apartment house. Sale of the property has just been made by Jerome C. and Mortimer G. Mayer to an investing client of Douglas L. Elliman & Co. The structure stands on a site 40.10x80x irregular, located between 66th and 67th sts, and was valued at \$250,000.

The new owner is having plans prepared by

Hunt & Hunt, architects, for altering the structure into suites of from 2 to 4 rooms, and leases of the apartments from next fall are now being closed by Douglas L. Elliman & Co., agents. A feature of the house will be a restaurant, in charge of a prominent restaurateur, which will cater to the needs of the tenants and others.

Upper Broadway Apartments Sold

Sigmund Levin, operator, purchased from the Realty Securities, Inc. the Buckingham and Hazleton Court, two 6-story elevator apartment houses, at 3089 to 3103 Broadway, between 122d and 125th sts. They occupy a plot 211.4x100 and have been held at \$625,000. They show a rental of \$100,000 a year.

The houses were at one time owned by the New York Real Estate Security Co. and were acquired in 1916 by the selling company in the present transaction. The Buckingham contains stores.

Site for Big Loft Building Sold

John Aiden Realty Corporation bought through the Haggstrom-Callen Co. 27-37 West 60th st, six 3-story and basement stone dwellings, on a plot 109x100.5, between Broadway and Columbus av. The site will be resold to builders for improvement with a large business building. The plot was held at \$300,000.

Operator Buys Madison Av. Corner

Mrs. Julia E. Cameron sold to the Brensam Realty Co., Samuel Brenner, president, the southwest corner of Madison av and 85th st, fronting 42.2 feet on Madison av by 70 feet on the street, together with the 3-story building adjoining on 85th st, 25x102.2, the entire parcel forming a plot of more than 5,400 square feet. The property is opposite the new 16-story hotel, containing about 1,000 rooms, which is now being constructed on the site of the car barns, to occupy the block front on Madison av from 85th to 86th sts. The seller has owned the corner parcel since 1874, and the adjoining parcel was acquired by her in 1899.

Horton Estate Sells to Tenants

Estate of J. M. Horton sold 148-150 West 125th st, two 5-story stone apartment houses with stores, on a plot 50x100.11. The properties adjoin on the west the 5-story building of Ludwig Baumann & Co., and are between Seventh and Lenox avs. It is understood that the buyer is P. Baron, a cloak and suit dealer, who is a tenant, and that other tenants are associated with him. The parcels were held at \$300,000.

The Horton estate owns much other property on 125th st and elsewhere in Harlem. Mr. Horton was founder of the J. M. Horton Ice Cream Co.

Sliver of a Building Sold

The front portion of the old Brokaw Bros. store on the south side of Astor pl, between Fourth av and Lafayette st, diagonally opposite Wanamaker's store and the Bible House, has been sold by Howard C. Brokaw to Morris Weinstein, operator. The building is 5 stories high and the portion just sold fronts 9 feet and 10 inches while on Lafayette st the frontage is but 3 feet 10 inches. The Astor pl frontage is 114.8 feet. Mr. Brokaw allows a mortgage of \$35,000 to remain. William L. Sutphin was the broker. The old Brokaw store originally extended back along Fourth av and Lafayette st for some distance. The sale is recorded. The original building was reduced almost to nothing by street widenings a few years ago.

Douglas L. Elliman & Co.**Real Estate Brokers**

Fifth and Park Avenue Districts

Efficient Property Management

Plaza, 9200 15 East 49th St.

**\$500,000
LOANABLE**SECOND MORTGAGES
RENT LOANS AND
BUILDING LOANS
BROKERS PROTECTED**SAMUEL WACHT**

PRINCIPAL

135 BROADWAY RECTOR 7967-7968

**CO-OPERATION OF RELIABLE BROKERS INVITED
OFFERED**

Service Sta., 11,000 s. f., L. I. C., 72½c. (B)
Rea. Property, Kossuth Co., Iowa (S-E)
Bldg. Block, Stillwell Av., Bklyn. (S)
Cor. Plot, vic. 149th St. and 3rd Av., Bronx (S)
5500-Acre Farm, \$475,000, Saskatchewan, Can. (S)
300 Acres at Martha's Vineyard, Mass. (S)

WANTED

Bldg. Plot, 50x100; 30-52, nr. Lex. Av. (B)
Apt. or Hotel, Uptown Westside (B-L)
Fty. on N. Y. C. or N. H. R. R., 20-30 mi. out (B-L)
Applications for 1st and 2nd Mortgage Loans (M)
Explanation: B—Buy; E—Exchange; L—Lease; M—
Mortgage; R—Rent; S—Sell.

AMERICAN BUREAU OF REAL ESTATE

All About Real Estate Everything—Everywhere
MODERN "A-B-B-E-E" SYSTEM
18-20 W. 34th St. (Astor-Court Bldg.), New York
Telephones 0396-0397 Pennsylvania
ALL ITEMS TRADED STRICTLY CONFIDENTIAL
(See Previous Weekly Ads.)

MAX N. NATANSON

BUYS AND SELLS

IMPROVED
MANHATTAN
PROPERTY

Guaranty Trust Building

522 FIFTH AVE.

Suite 900 to 906 Vanderbilt 4596-7-8-9

J. CLARENCE DAVIES

Incorporated

Member Real Estate Board, N. Y.

BRONX REAL ESTATE

AUCTIONEER—BROKER
APPRAISER—MORTGAGE LOANS

Main Office: 149th St. and Third Ave.

BRANCHES:

32 Nassau Street 51 East 42nd Street
Phone Connections**Lower Sixth Av. Toning Up**

A prominent operator in Greenwich Village really has purchased the 4-sty brick building with stores at the southwest corner of Sixth av and Washington pl, on a lot 23.4x58, from Harris and Maurice Mandelbaum and Fisher and Irving I. Lewine, operators, who bought it on May 6 from the Lemon estate. It is understood that the buyer is negotiating a resale to large business interests. E. J. Crawford & Co. were the brokers. It was held by the Lemon estate for 35 years.

Phipps Estate Buys on Fifth Av.

The Henry Phipps Estate, Inc., purchased the 6-sty brick building with stores at 605 Fifth av from Frederic Burnside, jeweler, who valued it at about \$550,000. It covers a lot 25x100, on the east side of the avenue, 53 feet south of 49th st, on the block below the proposed new home of Saks & Co. Mr. Burnside bought the property a couple of years ago from J. Frederick Kernochan.

Builders Buy Fifth Av. Corner

Mary B. Jennings sold the vacant plot, 100.84x150, at the south corner of Fifth av and 96th st, to J. E. R. Carpenter, Robert S. Knowles and associates. The buyers recently bought the adjoining 30-foot parcel on the avenue. The buyers are interested in several large apartment properties on Fifth av. The 96th st corner will be improved with a structure of this kind. Harris, Vought & Co. were the brokers.

Complete an Apartment House Site

M. J. Strunsky and J. A. Ulanoy sold for Florence Bevin's the 3-sty and basement stone dwelling 1041 Lexington av, on lot 17x82.6. The purchaser is the Abraham Bricken Construction Co., which recently bought from Frederick Brown four adjoining houses at the northeast corner of 74th st. With the latest acquisition the construction company controls a site fronting 85 feet on the avenue and 82.6 on the street, which it will improve with a 9-sty elevator apartment house.

East Side Plot for Improvement

John E. Dordan, president of the John T. Brady Co., builders, purchased from the Mandel-Ehrich Corporation the vacant plot on the north side of 90th st, midway between Park and Lexington aves., 75x100.8½ feet, for early improvement with a 9-sty fireproof apartment house. No architect has been selected. The plot was recently purchased by the Mandel-Ehrich Corporation from the Broadway Savings Institution.

Buys Cedarhurst Apartments

Harry Sugarman sold for Charles W. Wynne and James H. Cruikshank to Dr. Theodor Bailey 241-243 West 111th st, a 6-sty brick elevator apartment house, known as the Cedarhurst, on a plot 50x100.11. It contains 18 apartments and was held at \$100,000.

In part payment Dr. Bailey gave his country house at Ballston av and Livingston st, Saratoga Springs, N. Y., containing 15 rooms and 3 baths with three-quarters of an acre of ground, which property was free and clear.

Frank L. Polk Buys New Home

Otto H. Kahn sold to Frank W. Polk, former counsel to the Department of State, through the Brown, Wheelock Co., Inc., the 5-sty stone American basement house, 6 East 68th st, on a lot 2x100.5. Mr. Kahn built the three houses at 6, 8 and 10 East 68th st, and sold the other two to Dr. J. Bentley Squier and Harold C. Mathews.

Marie Apartments Change Hands

Frank R. Houghton, Inc., and Julius Levy, sold for the 61 East 86th Street Corporation the "Marie," a 7-sty elevator apartment house, on a plot 102.2x100.8½, at that address, to an investor. It contains 262 rooms. It is rented for \$63,000 and was held at \$375,000. Cyrille Carreau represented the sellers.

Tenants Buy Garage

The Page-Detroit Company of New York, which last November leased the 3-sty brick garage and service station at 529-533 West 55th st, extending through to 528-534 West 56th st, has purchased that property from the George Dose Engineering Co. It was disposed of subject to a mortgage for \$179,300 and the selling company allows an additional \$25,000 to remain. It is situated between Ninth and Tenth avs, and occupies a site 100x200.11x irregular. The broker was the Cross & Brown Co. The sale is recorded.

Tenant Buys McDougal St. Parcel

A. Q. Orza resold for Mrs. Katherine Alberti 71 McDougal st, a 4-sty and basement brick building, on a lot 20x100, to Mrs. C. Bove, who conducts the "Fortunio Restaurant" on the premises. This is one of the five houses belonging to the Nicholas Low estate which were recently sold through Ruland & Benjamin, Inc. and Pepe & Bro. The sale is recorded.

Chinese Masons Buy Parcel

Louis Marks, of Ryan & Co., sold to the Chee Kung Cong, a society of Chinese Free Masons, of which Chin Nom is president, the 5-sty brick front and 3-sty rear tenement houses with store, on a lot 21.11x93.3, at 39 Mott st, facing Pell st. The upper floors of the building, which was bought from James A. Campora and Victor Vleresi, will in the near future be occupied by the society, now at 20 Mott st. The property was held at \$40,000. County Clerk James A. Donegan represented the buyers.

Ancient Third Ave. Holding Sold

D. Kempner & Son, Inc., sold for the George H. Mosher estate to Leonard Weill 395 Third av, northeast corner of 28th st, a 5-sty brick flat with stores, on a lot 24.8x100, renting for \$6,700 and held at \$65,000. It was in the selling family since 1844 and is situated at the foot of an elevated station.

Buys West Side Apartment Site

As a site for apartment hotel, representing an investment of about \$500,000, Jacob Goldstein, former treasurer of the Lapidus Engineering Corporation, bought the vacant plot, 50x100.5, at 23-25 West 64th st, from the estate of Joseph Garry. The property is located between Broadway and Central Park West, and will be improved by Mr. Goldstein with an 11-sty apartment house. The site had been in the possession of the selling family for a great many years.

Lexington Av. Corner for Improvement

M. I. Strunsky and J. A. Ulanoy sold for Florence Bevin's the dwelling 1041 Lexington av, 17x82.6. The purchaser is the Abraham Bricken Construction Co., which recently bought from Frederick Brown four adjoining houses at the northeast corner of 74th st. With the latest acquisition the construction company controls a site fronting 85 feet on the avenue and 82.6 feet on the street, which it will improve with a 9-sty apartment house.

Reardons Buy Warehouse

I. & J. Kauffman sold for Paul Viane, of Rye, N. Y., the 5-sty brick warehouse 224 South st running to 441 Water st. The property is leased to the New York Journal for a number of years. The purchasers are D. L. & J. S. Reardon, head of the United States Trucking Co. This makes their fourth purchase of real estate this month.

Sell Washington Heights Apartments

J. Hofmann & Son sold for Ennis & Sinnott to Dr. Henry Schwamm, operator, the three 5-sty and basement apartment houses, with stores, at 518-522 West 145th st, on a plot 100.6x99.11. It was held at \$150,000 and sold for all cash over the mortgages. A re-sale of the property is now pending.

Upper West Side Hotel Site Bought

I. Randolph and Everett Jacobs sold 41-49 West 81st st, 100 feet east of Columbus av and opposite Manhattan Park, a vacant plot 125x102, held at \$300,000, to Joseph G. Siegel, Inc., who plans to erect a 15-sty apartment hotel on the site. Mr. Siegel is at present erecting a 15-sty hotel on the northeast corner of Broadway and 74th st.

Sale of a Fine Dwelling

Douglas Gibbons & Co. sold for Miss Elizabeth Cochran, 110 East 70th st, a 5-sty brick American basement dwelling, on a lot 20x100.5, two doors east of Park av. This property was held at \$110,000 and is in one of the finest streets of the East Side. Directly opposite are the new homes of Thomas W. Lamont and I. Townsend Burden. About a year ago, Douglas Gibbons & Co. sold the adjoining house to William H. Barnum. After extensive alterations to 110 the purchaser will occupy.

Resells Parcels to Tenants

William S. Coffin, who recently bought the row of old dwellings at 193 to 201 West Houston st from Trinity Church Corporation, resold 197 and 199 to Mrs. Ellen T. Anderson and 201 to Mrs. Madeline Caneyari, lessees of the property. The purchases and resales were negotiated by the Brown, Wheelock Co., Inc. They are all old 3-sty and basement brick buildings, except 195, which is frame.

Corner in Penn Zone Sold

As a site for a business building, 368 Ninth av, adjoining the southeast corner of 31st st, has been purchased by an investor. It is a building on lot 18.6x100, and was sold by a client of William A. White & Sons to Patrick Berry, represented by the Duross Co. Plans for a new building are now being prepared by Charles Dieterlen, architect. The sale is recorded.

On Long Island's North Shore

Donald B. Abbott sold to Samuel A. Walsh his country estate of 20 acres, house and outbuildings at Fort Solonga, near Northport, Suffolk county, L. I. It is close to Long Island Sound.

Notable Apartment House Deal

The 13-sty apartment house at 884 West End av, northeast corner of 103d st, valued at \$1,500,000, has been purchased by the Elbas Realty Co., represented by Reit & Kahinsky, attorneys. The structure was erected a few years ago by Paterno Bros. and returns an annual rental of approximately \$200,000. It stands on a plot fronting 100 feet on each thoroughfare and replaced a group of dwellings assembled by the builders a few years ago.

Church Will Not Sell Property

The Lutheran Church of the Epiphany, 70 to 74 East 128th st, of which the Rev. M. Luther Canup is pastor, has voted not to sell its property to the West Indies Mission Board of the Lutheran Church in America for the use of the colored congregation, now worshipping in the colored Y. W. C. A. in Harlem. The meeting was largely attended and the vote, it was said, was 3 to 1 not to sell. Epiphany Church has been in existence 43 years and owns three properties, the church at No. 72, the parsonage at No. 70, and the parish house at 74 East 128th st.

Perfumers Assemble Large Plot

The new Rigaud Realty Corporation, representing Rigaud, perfumer, at 75 Barrow st, has purchased from the F. S. Mason Holding Corporation the group of old brick buildings at 79-83 Bedford st, 69 Barrow st and 33 Commerce st, forming the block front on the last named thoroughfare. The properties, which are to be occupied by Mr. Rigaud for his business, front 74.8 feet on Commerce st, 74.4 feet on Barrow st and 74.8 feet on Bedford st. The officers of the new concern, who are also connected with the E. Fougere Co., are Montagu M. Sterling, president; Charles M. Russell, vice-president, and William H. Ball, secretary and treasurer. The sale is recorded.

Girls' Home Enlarges Plot

The Jeanne d'Arc Home for Friendless French Girls, which owns and occupies the building at 251-255 West 24th st, has purchased from Henry J. Heidenis the adjoining dwelling, 20x98.9x irregular, at No. 257. It now controls a street frontage of 80 feet. The sale is recorded.

Church Adds to Holdings

St. Matthew's Roman Catholic Church, whose holding on West 67th st, comprise the properties at 215 to 219 and 223 and 225, purchased from Henrietta B. Cone the intervening house at 221. It is 5 stories, on lot 25x100.5 and gives the church control of an uninterrupted street frontage of 150 feet at that point.

New Owners for Hispania Hall

Sharp & Co. sold for the Ardsmore Estates, Inc., the 6-sty elevator apartment house known as Hispania Hall, at the northwest corner of Broadway and 156th st, facing the block of buildings in which Archer M. Huntington is interested, including the American Geographical and Hispanic Society homes. The structure, valued at \$475,000, has been purchased by a syndicate headed by Louis Kramer. Hispania Hall contains 50 apartments in suites of from 4 to 8 rooms and returns an annual rental of approximately \$70,000. It fronts 106 feet on Broadway and 168 feet on 156th st, a site containing 6 1/2 lots.

Tenants Buy the Kendale

The newly organized 1225 Madison Avenue Corporation, representing a tenant syndicate, purchased on a 100 per cent. co-operative plan the Kendale apartments at the northeast corner of 88th st and Madison av. The seller, the Sivel Realty Co., valued the property, a 6-sty structure with stores, at \$125,000. It has an avenue frontage of 100.8 feet and a street measurement of 36.8 feet. William M. Aydelotte, Reginald H. Schenck and Henrietta Brown are among the incorporators of the buying company.

Overlooking Bridge Plaza

J. Finkelstein & Son resold for the Bowery & Broome Street Corporation to Jacob J. Schmuckler 149 Canal st a 5-sty brick business building, on a plot 35.3 1/2 x 89.2x irregular, fronting on the Williamsburg bridge plaza. The buyer will occupy the premises for his business. He now controls a frontage of 140 feet at the plaza.

Large Harlem Plot Sold

Edwards, Dowdney & Richart sold for the estate of Mary G. Pinkney the vacant plot, 238.9x99.11, on the south side of 141st st, 100 feet west of Fifth av.

Picturesque Long Island Estate Sold

Wheatley Hills Real Estate Corporation, in conjunction with Ward & Ward, sold to Henry J. S. Hall, of New York, the L. P. Rider estate on the Nissequogue river, Smithtown, Suffolk county, L. I., comprising 38 acres, a remodelled house, outbuildings and trout pond. After some slight improvements the new owner will occupy. The property was held at \$75,000.

Buys Co-operative Apartment

Douglas L. Elliman & Co. sold an apartment containing 9 rooms and 4 baths in the new 100 per cent. co-operative 14-sty project which Dwight P. Robinson & Co. is erecting on the northeast corner of Park av and 58th st, to be known as 485 Park Av., to Clarence P. Wyckoff, a member of the New York Stock Exchange.

C. E. Hughes, Jr., Buys in Riverdale

Charles E. Hughes, Jr., son of the Secretary of State, has purchased a home on Colonial row in the Fieldston section of Riverdale. The purchase involves the 2 1/2-sty Dutch Colonial house at the southwest corner of Goodridge av and was made from Joseph E. Bush, who erected the house a few years ago and valued it at \$50,000. The property front 77 feet on Goodridge av and 141 feet on 150th st. Mr. Hughes has been occupying an apartment at 450 Riverside dr for several years.

New York Life Buys Estate

The New York Life Insurance Co. purchased the estate of Mrs. Richard Conover, Jr., at Bedford Hills, N. Y., and will convert it into a rest home for its women employees. The company already operates a similar retreat in the Catskills for the male employees. The property is known as Elm Tree Inn. It comprises 143 acres and a large Colonial mansion erected in 1775. The estate has been owned by the Conover family for many years. Douglas Gibbons & Co. were the brokers.

The place adjoins the estates owned by Percy Pyne Lewis and Clarence Whitman.

Buy Fordham Road Corner

Handy Bros. purchased the 6-sty elevator apartment house with 4 stores on the southeast corner of Fordham rd and University av, known as 2474 University av and 68-74 West Fordham rd. It is situated on a triangular plot 103x88.9x irregular, having over a 103 foot frontage on Fordham rd. It is so located that it has permanent light on all four sides. This property was held at \$150,000. Armstrong Bros. were the brokers. It is the sixth sale of large parcels on Fordham rd since January 1.

Old Estates in New Hands

The Morris family estates known as Hilltop and Avylon at Throgs Neck, which together comprise 150 acres and two old mansions, have been sold by A. Hennen Morris and David Hennen Morris to a client of E. K. Van Winkle and Ed-

WANTED TO BUY

Established Real Estate Business or may form partnership with a reliable broker. Live Wire. Best of references. Box 906, Record & Guide.

Your Banking Connection

YOUR banking connection is the most important relation in your business life and, not one but many, reasons should govern your choice.

The offices of this Trust Company are in the heart of the financial districts of Manhattan and Brooklyn, hence easy to reach from anywhere in either borough.

But convenience is only a minor reason for selecting a place to keep your account.

Three major reasons for coming to us are these:

A financial stability second to none in the city—

A policy of allowing interest on checking accounts, a higher rate on Time Deposits—

A desire to serve you through intimate personal contact.

You are cordially invited to consult

LAWYERS TITLE & TRUST CO.

188 Montague Street, Brooklyn
160 Broadway, New York
44 Court Street, Brooklyn

367 Fulton Street, Jamaica, N. Y.
383 East 149th Street, New York
1354 Broadway, Brooklyn

160 Main Street, White Plains, N. Y.

MONEY TO LEND

BROOKLYN REALTY PREFERRED

WARREN TRADING CORPORATION

165 BROADWAY, N. Y. CITY

**ON SECOND MORTGAGES
BUILDING LOANS**

BROKERS PROTECTED

CORPORATION

Tel. Cortland 2556

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 25c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

SITUATIONS OPEN

YOUNG MAN with good knowledge of general real estate brokerage business and office management. State qualifications. Exceptional opportunity. Box 882, Record & Guide.

WANTS AND OFFER

WANTED: RECORD & GUIDE ANNUALS FOR THE YEARS 1914 AND 1918. STATE PRICE AND CONDITION. ADDRESS BOX C, RECORD & GUIDE.

WANTED: In long established downtown real estate office young man as clerk, with knowledge of real estate and insurance. Box 898, Record & Guide.

SITUATIONS WANTED

EXPERIENCED general manager high class property, renting, supervising generally, wants position. Will consider estates on com-

mission basis. Good reference and bond. Box 902, Record & Guide.

PROPOSAL

PROPOSALS will be received by the Treasury Department at U. S. Coast Guard Headquarters, Darby Building, Washington, D. C., until 2 p. m., June 7, 1922, and publicly opened immediately thereafter for the construction of a boathouse and launchway at Coast Guard Station No. 55, Point Judith, R. I. Blank proposals, specifications, plans and other information will be furnished upon application to the Superintendent, Third District, Coast Guard, Wakefield, R. I.; Junior Civil Engineer, J. W. Walker, C. & R., 75 Pine street, Belmont, Mass., or to Coast Guard Headquarters, Washington, D. C. Proposal should be inclosed in sealed envelope and marked "Proposal for boathouse and launchway at Coast Guard Station No. 55, to be opened 2 p. m., Wednesday, June 7, 1922," addressed to the "Commandant, U. S. Coast Guard, Washington, D. C."

J. M. Moore, Acting Commandant.

ward J. Welling, brokers. The assessed valuation of the properties, according to the brokers, is \$600,000. They have large frontages on the Sound.

Hilltop has been occupied by the late Mrs. John A. Morris and Avylon is now occupied by A. Hennen Morris. The family has owned the land for about 70 years. The estate adjoins the landed estate of the late Collis P. Huntington.

Sells Nassau County Estate

Warren Murdock sold for Alice S. Provost her property at Brookville, Nassau county, L. I., consisting of 8 acres with Italian style residence and outbuildings. The estate was held at \$100,000, and is near the property purchased recently by Mrs. Charles Senff, Bronson Winthrop, P. K. Hudson and George Brewster.

Corcoran Manor Bought

Corcoran Manor, on Central Boulevard, Mount Vernon, has been sold by the Barry Realty Co. to Mrs. Emma L. Hollywood, City Treasurer of Mount Vernon. The property comprises a 15-room house and a half acre plot extending back to North Columbus av. The holding price was \$35,000. It lies just north of the Knolls, the home of the late James A. Bailey, the circus man, which is to be converted into a combination country club and hotel.

Where Fox and Hounds Run

Henry W. Warner, of the Wheatley Hills Real Estate Corporation, sold to George Stanton and Harry Appleton stables and paddocks on the Cold Spring rd, Syosset, L. I. The new owners will establish Hunt and Hack stables for the use of followers of the Meadowbrook fox hounds.

Two Prominent Firms Merge

Albert B. Ashforth, Inc., of 12 East 44th st, and Stephen H. Tyng, Jr., & Co., Inc., of 41 Union sq, have associated their businesses, to become effective June 1 next. The Ashforth firm, which is composed of Albert B. Ashforth and George D. Arthur, was founded in 1896 by Albert B. Ashforth under the firm name of Ashforth & Duryea. In 1901 Mr. Duryea resigned and Mr. Ashforth conducted the firm until 1903, when Mr. Arthur was taken into partnership. The Tyng firm, which is composed of Stephen H. Tyng and H. Oakley Hall, was founded in 1888 by Stephen H. Tyng, Jr., under his own name. Mr. Tyng continued alone until 1898, when he formed a partnership with Mr. Hall, who had established himself as a broker in 1897 after resigning the presidency of a wholesale mercantile company.

Mr. Tyng and Mr. Hall become vice-presidents of the Ashforth concern and Mr. Ashforth and Mr. Arthur vice-presidents of the Tyng organization. They will continue to maintain all of their offices as in the past.

This combination brings together two of the best known real estate firms in New York City. Both Mr. Tyng and Mr. Ashforth are ex-presidents of the Real Estate Board of New York. They have been large factors in the development of the Union sq, Fourth av, 34th st, 42d st and Upper Fifth av movements and today control and manage a large number of the valuable properties which they planned, constructed and marketed in those sections.

The Ashforth concern maintains a downtown office in the Bankers Trust Company Building, 14 Wall st.

The May Co. Elects Officers

The regular annual meeting of the Lewis H. May Co. was held at the Cafe Boulevard, Broadway and 41st st. The following officers were elected for the ensuing year: President, A. H. Fraser; treasurer and general manager, Lewis H. May; New York office manager, John Freiman; Far Rockaway office manager, H. M. Schlossheimer; assistants, James Fee, H. Schackman, A. Burkander and D. Loeb; Edgemere office manager, Leo Lachin; assistants, Abraham Levy, J. McAdams and Arthur Levy; Cedarhurst office managers, M. M. Doob and Victor Moritz; assistants, Charles Hendrickson, Cornelius J. Brosnan, Charles Loughran and Harry Lustig; Long Beach office manager, Harry Simon; assistants, J. M. Brandon and H. V. Snow; Long Island City manager, L. C. Shire; insurance department manager, E. C. Cosmak.

An Interesting Deal

Charles F. Noyes Co. leased back for W. R. Grace & Co. to S. Oppenheimer & Co., for a term of years from May 1, 1923, 96-100 Pearl st, three 5-sty buildings, about 60x75, and occupied by the leasing company since 1879. This is property owned by Julius Oppenheimer and adjoining the W. R. Grace & Co. building, but about a year ago it was acquired by W. R. Grace & Co. through the Charles F. Noyes Co. in connection with 88-94 Pearl st and 54-6 Water st, all of which property can be "recaptured" from the present tenants at future dates if and when required by W. R. Grace & Co. for improvement purposes. The firm of S. Oppenheimer & Co. was established in 1863 and is one of the few companies that, while it has operated as many as 12 buildings at one time in various parts of the United States and Europe, has never had even a trivial fire.

MORTGAGE LOANS

The trustees of the North River Savings Bank have made loans on various properties aggregating \$1,120,500 in sums ranging from \$8,000 to \$360,000. The latter loan was on 308 West 86th st. Additional to the financing of real property the bank has arranged recently other loans totaling more than \$370,000 for closing in the near future.

Loans on bond and mortgage amounting to nearly \$7,500,000 were authorized by the Metropolitan Life Insurance Co. May 17. Of these nearly \$2,000,000 were housing loans, about \$1,250,000 were farm loans, and more than \$4,000,000 were on business buildings. The housing loans covered 47 dwellings and 21 apartment houses, to accommodate altogether 623 families. These were widely scattered, some being in Massachusetts, Connecticut, Virginia, West Virginia, North Carolina, Georgia, Florida and Tennessee with a considerable number of dwellings in Chicago and its suburbs and other cities in Illinois and Indiana. The loans on business buildings were 10 in number in New York city and cities in Virginia, South Carolina, Washington, D. C., and a few in western states. One of the loans was on the new Broad Street Hospital in Manhattan. One of the largest loans was on an apartment house in Manhattan and several were in Queens and Brooklyn. The farm loans were scattered throughout the west and south, the principal ones being in Iowa, Missouri, Georgia, Tennessee, Kansas and Alabama.

Lawrence, Blake & Jewell have placed for C. F. Sheehan a first mortgage of \$16,000 and a second mortgage of \$4,000 on 323 West 34th st, a 4-sty dwelling; for M. Schonbrun \$12,000 at 6 per cent on 25 Coenties slip, a 4-sty business building, and for L. E. Peck \$25,000 at 6 per cent on 32 West 76th st, a 4-sty apartment house.

The Shamokin Realty Corporation obtained from the New York Savings Bank a building loan of \$440,000 for the 15-sty apartment house at the northeast corner of Seventh av and 57th st, now nearing completion. The property has other liens amounting to \$400,000. It measures 100.10 x 104.2.

Brooks & Momand placed a first mortgage loan of \$115,000 on the new 5-sty apartment house at the northeast corner of Bedford av and Lenox rd, Brooklyn; also a first mortgage loan of \$73,000 on 315 to 319 West 24th st, Manhattan, a 6-sty flat; \$26,000 on 178 Orchard st and \$22,000 for Gertrude Malnek on 112 East 88th st.

William A. White & Sons announce that they have placed since January 1 mortgage loans aggregating \$15,651,000, an average of \$141,000 per working day.

A loan of \$650,000 has been obtained by the Hotel Hamilton Corporation from the Emigrant Industrial Savings Bank on its property, 133.6x 102.2, at 141 to 153 West 73d st.

Edwards, Dowdney & Richart placed for the J. G. L. Building Co. a mortgage loan of \$50,000 on the premises at the southwest corner of Longwood av and Southern boulevard, covering a plot 35x110.

Brooks & Momand placed a first mortgage of \$150,000 on 135 to 139 West 26th st, a 12-sty loft building, 50x28.9.

William Henry Barnum & Co. head a syndicate with Tucker, Anthony & Co. and Otis & Co., which is taking an issue of \$2,750,000 of first mortgage bonds on the Grand Central Palace and the adjoining Park av leasehold. The bonds will bear interest at 7 per cent, and provide for a sinking fund to retire the bonds in 20 years.

Out of the proceeds of the loan a new 20-sty office building will be constructed on the Park av plot, which will afford additional security to the bonds, as the present net income from the Grand Central Palace alone is said to be more than sufficient to pay interest and sinking fund requirements on the entire bond issue.

S. W. Straus & Co. have underwritten a first mortgage serial bond issue of \$2,300,000 on the St. Gerard Apartment Hotel, southeast corner of Broadway and 71st st, construction work on which began this week on the site of the Church of the Blessed Sacrament. The new hotel will be 18 stories high with setbacks and will contain approximately 600 guest rooms in suites of one and two rooms with bath. The ground floor will be devoted to stores, lobby, lounge rooms, restaurants and kitchens. The land fronts 113 feet on Broadway and 173 feet on 71st st. The owner is the George Dose Engineering Co., Inc., and the architects are Maynicke & Franke. Hughes & Hammond were the brokers.

J. Clarence Davies placed a first mortgage of \$20,000 on 1065 East Tremont av, a 1-sty taxpayer, and \$16,500 on 131 East 94th st.

The Dry Dock Savings Institution advanced \$138,000 to the Transit Realty Co. on the Dorilton, a 12-sty apartment house, 105.5x150x irreg., at the northeast corner of Broadway

and 71st st. Prior encumbrances on the property amount to \$612,000.

Charles E. Kohler, Inc., placed for Frederick B. Roach a mortgage of \$6,000 for 5 years at six per cent, per annum on property 2973 Bainbridge av, Bronx.

The Houghton Co. placed a mortgage of \$23,000 for Irving Cohen, with the Union Dime Savings Bank, on 303 West 92d st, a 5-sty dwelling, on lot 25x75.8½x irregular.

Edwards, Dowdney & Richart placed a first mortgage of \$50,000 for the 875 Madison Avenue Corporation on premises at the southwest corner of 73d st and Madison av. They also placed a first mortgage of \$43,500 on premises at the southeast corner of Prince and Thompson sts.

S. W. Straus & Co. have underwritten a 6½ per cent, first mortgage serial bond issue of \$1,100,000 on the land and new department store to be built by M. Rich & Bros., Co., Atlanta, Ga. The borrowing firm was founded in 1867. The bonds mature in from 3 to 18 years. Interest coupons are payable May 15 and November 15.

MANHATTAN SALES

South of 59th Street

ELDRIDGE ST.—Louis Friedel sold to Kaplan Bros. for Mrs. Esther Weiner 58 Eldridge st, a 6-sty brick loft building, on a lot 20.10x66.

SHERIFF ST.—The 50 Sheriff Street Corporation (J. Libner, J. H. Lang and H. Goodwin) has been formed to take over the 3-sty brick stable, 25x100, at that address.

VAN DAM ST.—Mandelbaum & Lewine, Inc., purchased from William S. Coffin, through Brown, Wheelock Co., Inc., the 2½-sty and basement brick altered dwelling 21 Van Dam st, on a lot 25x100. This is one of the twelve old dwellings purchased by Mr. Coffin from Trinity some years ago and which have been altered into modern dwellings but retaining the old Colonial features of open fireplaces, Colonial mantels and large rooms.

1ST ST.—Israel Eisenberg bought from Lena Haas, Louis Hornberger and Mary Mates, 88-90 First st, a 6-sty brick tenement house with stores, on a plot 42x106. It houses 30 families.

12TH ST.—Ward, Belknap & Son sold to Leonard Weill for the estate of Arnold Thayer the 6-sty brick tenement house with stores, on a lot 24.4x103.3x irregular, at 415 East 12th st.

23D ST.—Day & Day, Inc., sold to Julius Bendheim, David H. Van Damm and J. H. and W. Ferguson 121 East 23d st, a 5-sty office building known as the Brookside, on a lot 28x 110. The parcel was held at \$125,000.

49TH ST.—Coolidge estate sold through David Stewart 46 East 49th st, a 4-sty and basement stone dwelling, on a lot 21x100.5.

49TH ST.—Ennis & Sinnott resold to William P. Zeng 506 West 49th st, a 5-sty stone tenement house, on a lot 19x100.5. S. Simon and A. W. Krumweed, Jr., were the brokers.

52D ST.—Manheimer Bros. sold for David Cohen 265 West 52d st, a 3-sty and basement stone dwelling, on a lot 14x100.5.

54TH ST.—Samuel Brenner bought from the Columbia Trust Co., as trustee under a deed of trust of Mabel C. Tuttle, the 2-sty brick private garage with studios at 108 West 54th st, on a lot 25x100.5. The Brown, Wheelock Co., Inc., was the broker.

1ST AV.—Morris Florea sold for a client 275 First av, northeast corner of 22d st, a 4-sty brick tenement house with store, on a lot 26x73; and 403 East 22d st, adjoining, a 4-sty brick tenement house, on a lot 23x19.5. It is the first change of ownership in many years.

1ST AV.—Charles M. De Rosa Co. sold for Koppel Kohen, 411 First av, northwest corner of 24th st, a 5-sty brick tenement house with store, on a lot 24.9x100. The buyer is a dealer in foreign exchange.

EIGHTH AV.—D. Kempner & Son, Inc., and Harris, Vought & Co. sold for a client of Emmet, Marvin & Roosevelt to a client of Sidney L. Warsawer 488 Eighth av, a 3-sty brick building with stores, on a lot 23.8½x100, between 34th and 35th sts. It was held at \$80,000.

MADISON AV.—Markham Realty Corporation, Clarence W. Eckhardt, president, has bought from the Dows estate 414 and 416 Madison av, two 6-sty brick buildings, 48.5x95, adjoining the northwest corner of 48th st.

THIRD AV.—Formation has been made of the 25-27 Third Avenue Corporation, with W. A. Benkiser, L. Goldfinger and W. Kronewett as directors. The property at that address was sold recently by the Chesterton estate to Joseph G. Abramson. It is being improved with a 2-sty store and office building, a lease of which from the plans was obtained last December by the 29 Third Avenue Corporation. The site is 40x74, and it adjoins the northeast corner of East 8th st.

North of 59th Street

62D ST.—D. Kempner & Son sold for the Blade Estates, Inc., to Morris Leahin, butcher, 155 West 62d st, a 5-sty stone flat with store, on a lot 25x100.5.

MEMBERS REAL ESTATE BOARD OF NEW YORK

Established 1861
AMES & COMPANY
 REAL ESTATE
 26 WEST 31ST ST. Tel. 4810 Longacre

A. V. AMY & CO.
 ECONOMICAL AND EFFICIENT
 MANAGEMENT OF PROPERTY
 160 WEST 72ND ST. Phone 5809-6810 Columbus

JAMES S. ANDERSON & CO.
 REAL ESTATE
 Management—Leasing—Rentals—Insurance
 Over twenty-five years' experience in
 the management of property.
 Offices: 82-84 NASSAU STREET
 John 0079

Established 1853
ASHFORTH & CO.
 Incorporated
 REAL ESTATE
 Agents—Brokers
 501 FIFTH AVE., AT 42nd ST.
 Murray Hill 0142-0143

BAUER, MILBANK & MOLLOY, INC.
 REAL ESTATE
 51 East 42nd Street Murray Hill 1936

JOHN J. BOYLAN
 Real Estate Agent, Broker and Appraiser
 403 WEST 51ST STREET - - - Circle 1756
 277 BROADWAY - - - - - Worth 1828

EUGENE J. BUSHAR CO.
 INCORPORATED
 Real Estate — Insurance
 Mortgages Appraising Management
 Northwest Corner East 149th Street and
 Courtlandt Avenue, Bronx
 Phone: Mott Haven 1210 Established 1895

**CAMMANN, VOORHEES
& FLOYD**
 MANAGEMENT OF ESTATES
 84 WILLIAM STREET NEW YORK
 BROKERS, APPRAISERS, AGENTS

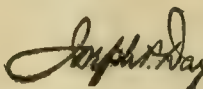
FIRM OF
LEONARD J. CARPENTER
 Agents Brokers Appraisers
 75 MAIDEN LANE
 Branch: Corner Third Ave. and 68th St.
 Entire Charge of Property
 D. Y. Swainson A. H. Carpenter C. L. Carpenter

**THE CHAUNCEY
REAL ESTATE CO., Ltd.**
 BROOKLYN'S OLDEST
 REAL ESTATE OFFICE
 167 MONTAGUE ST. BROOKLYN
 Appraisers—Auctioneers—Brokers

CUDNER REAL ESTATE CO.
 BROKERS and MANAGERS
 264 WEST 29RD ST. Tel. Chelsea 1276

ARTHUR CUTLER & CO.
 Real Estate
 176 WEST 72D ST. AT BROADWAY
 Columbus 4278-9

HARRY B. CUTNER
 REAL ESTATE
 1181 BROADWAY, AT 28TH ST.
 Telephone: Watkins 4585-6


 Auctioneer
 67 LIBERTY ST. Telephone:
 N. Y. CITY Cort. 0744

O. D. & H. V. DIKE
 Specialists in the
 Management of Income-Producing
 PROPERTIES

CANDLER BUILDING
 220 WEST 42ND STREET
 BRANCH: 271 WEST 3RD STREET

DUROSS COMPANY
 Real Estate
 155 WEST 14TH ST. 261 BROADWAY

CHARLES G. EDWARDS CO.
 Real Estate—Insurance
 Specialist in Downtown Dry Goods District
 321-323 BROADWAY
 Phone: Worth 8420
 Uptown Office: 425 FIFTH AVENUE

J. B. ENGLISH
 REAL ESTATE BROKER
 INSURANCE 1521-7 Broadway
 ESTATES MANAGED N. W. corner 45th St.
 RENT COLLECTED Astor Theatre Building
 HOUSES FOR SALE Phone: Bryant 4773
 AND TO LET

J. ARTHUR FISCHER
 Real Estate and Mortgages
 Longacre 7176-7-8 690 SIXTH AVE., near 40th St.

FRED'K FOX & CO., Inc.
 Business Building Brokers
 297 MADISON AVENUE
 Southeast Corner 41st Street
 Vanderbilt 0540
 793 BROADWAY
 Near 11th Street
 Stuyvesant 2510

GOODWIN & GOODWIN
 REAL ESTATE and INSURANCE
 Management of Estates a Specialty
 148 WEST 57TH STREET Telephone: Circle 6095
 Near Carnegie Hall
 260 LENOX AVENUE
 N. E. Cor. 133rd Street Telephone: Harlem 6560

C. BERTRAM HUBBARD
 INCORPORATED
 REAL ESTATE—INSURANCE
 MANAGEMENT
 489 FIFTH AVENUE
 Tel. Murray Hill 458-3339

SAMUEL H. MARTIN
 Real Estate and Insurance
 Management Specialist
 1974 BROADWAY Phone: Columbus 0896

LEWIS H. MAY CO.
 SPECIALIZING
 23rd to 34th St. Lexington to Seventh Ave.
 18 WEST 27TH ST. Phone: Watkins 2185

HENRY G. LEIST
 REAL ESTATE—INSURANCE
 APPRAISER—ESTATES MANAGED
 294 East 86th Street Established 1887

F. BRONSON MONELL
 Real Estate—Insurance
 MANAGEMENT SPECIALIST
 71-73 NASSAU ST. Phone: Cortlandt 0001

Circle 9800-1-2
J. K. MOORS
 315 WEST 57' STREET

NASSOIT & LANNING
 REAL ESTATE INVESTMENTS
 APPRAISALS—MANAGEMENT
 BROADWAY AT 89th ST. Riverside 8380

NEHRING BROTHERS
 INCORPORATED
 Real Estate—Insurance
 ST. NICHOLAS AVE. AND 182D STREET

OGDEN & CLARKSON
 Corporation
 Real Estate and Insurance
 One East 49th St. Plaza 6953

O'REILLY & DAHN
 Real Estate—Management
 YORKVILLE SECTION
 124 EAST 86th ST. Phone: Lenox 3001

GEO. J. RYAN
 Queens Borough Real Estate
 AGENT BROKER APPRAISER
 Member Real Estate Board of New York
 46 Jackson Avenue, Long Island City
 Telephone: Hunters Point 3451-3

MALCOLM E. SMITH, INC.
 Real Estate Agents and Brokers
 185 MADISON AVE. Vanderbilt 7393

SPOTTS & STARR, Inc.
 Real Estate—Insurance
 Management
 TIMES BUILDING
 Phone Bryant 4000

J. IRVING WALSH
 SPECIALIST
 Washington Square and Greenwich Village
 73 WEST 11TH STREET

JAMES N. WELLS' SONS
 (James P. Eddie)
 Real Estate and Insurance
 Since 1835 at No. 191 NINTH AVENUE
 Established 1819 Phone: Chelsea 3266

WALTER C. WYCKOFF
 Real Estate—Insurance
 Management
 403 MADISON AVENUE

FRED'K ZITTEL & SONS
 Real Estate and Insurance
 BROADWAY at 79TH STREET
 THE APTHORP
 Schuyler 9700 Established 1866

68TH ST.—Harold C. Matthews resold to E. R. Harriman, 10 East 68th st, a 5-story stone American basement dwelling, on a lot 25x100.5. It was held at \$225,000. Mr. Matthews bought the property a few months ago from Otto H. Kahn, who erected three similar dwellings at this point, all of which have been sold to buyers for occupancy.

70TH ST.—Jerome C. and Mortimer G. Mayer bought from the Vivian Green Construction Co. the four 4-story stone tenement houses 226-228 East 70th st, on plot 100x100.5, located 105 feet west of Second av, held at \$95,000 and renting for about \$14,000. Henry Suydam was the broker.

72D ST.—Sappenfield & Miller sold for the West 72d Street Corporation 121 West 72d st, a 4-story and basement stone dwelling, on a lot 20x102.2. Spotts & Starr were associate brokers.

75TH ST.—Pease & Elliman sold for Mrs. Miriam Gotthell the 4-story and basement brick dwelling, 20x57x102.2, at 148 West 75th st. It was held at \$42,000.

77TH ST.—John J. and Theodore A. Kavanagh sold for Charles R. Bangs, to a client of Charles Brendon 69 East 77th st, a 3-story and basement stone dwelling, on a lot 18.9x102.2.

83D ST.—T. Leddy purchased from Mrs. Mary O'Loughlin, of West Nyack, the 5-story stone apartment house at 110 East 83d st, on a lot 25x102.2. The purchaser plans extensive improvements. Julius Levy and M. Kinzler were the brokers.

84TH ST.—Dwight, Archibald & Perry sold for the estate of Euphemia I. Martin to James J. Mitchell 106 West 84th st, a 5-story brick apartment house, on a lot 21x102.2.

84TH ST.—Bracher & Hubert sold for Dr. Jose A. Lopez to a physician, for occupancy, 332 West 84th st, a 3-story and basement stone dwelling, on a lot 20.1x102.2.

85TH ST.—Explorers Club sold to the Brensam Realty Corporation, Samuel Brenner, president, 150-154 West 85th st, a 2-story and basement frame club house, on a plot 50x58.9½. It adjoins a brick club house of the Knights of Columbus.

89TH ST.—Coughlan & Co., Inc., sold for the estate of Charles Gulden the 4-story stone dwelling 272 West 89th st, on a lot 16x100.8½. The purchaser will occupy. It was held at \$38,000.

90TH ST.—Froman & Taubert sold for the estate of Simeon Baer 162 East 90th st a 5-story

and basement brick triple flat, on lot 25x100.8½, to Leopold Zimmerman. This property immediately adjoins on the east the 10-story Paulding apartment house just completed by the Rhinelander estate.

91ST ST.—Pease & Elliman sold for Heilner & Wolf the 4-story and basement brick dwelling, on a lot 18x100.8½, at 52 West 91st st.

92D ST.—James H. Cruikshank sold to Kate Moir 127 West 92d st, a 4-story and basement stone dwelling, on a lot 20x100.8½, held at \$32,000. Mrs. Julia A. Kennedy was the broker.

95TH ST.—Hines & Smith sold for the Bucki Holding Co., Herbert A. Wolff, treasurer, 155 West 95th st, a 3-story and basement stone dwelling on a lot 18x100.

102D ST.—Harry Karger sold to Fred Oppenheimer 209 East 102d st, a 5-story brick tenement house with stores, on a lot 25x100.11.

103D ST.—El Casco Court, a 6-story elevator apartment house at 205-209 West 103d st, has been sold to the newly formed 205 Realty Corporation, represented by S. Rossmann, attorney, and with S. J. Rosenberg and L. Prashker as directors. It occupies a site 80x100.11 adjoining the northwest corner of Amsterdam av.

107TH ST.—Thomas J. O'Reilly sold for John J. Pullevy, president of the Emigrant Industrial Savings Bank, the 5-story brick American basement dwelling 302 West 107th st, on a lot 19x100.11. The property was held at \$40,000.

119TH ST.—Chemical Realty Co. and others sold through Sappenfield & Miller 102 West 119th st, adjoining the southwest corner of Lenox av, a 7-story elevator apartment house, known as the Norwood, on a plot 50x100.11.

124TH ST.—Dominick Palazzo sold 310 East 124th st, a 3-story and basement stone dwelling, on a lot 18.9x100.11.

128TH ST.—James L. Van Sant resold the 3-story and basement frame dwelling 9 West 128th st, on a lot 19.0½x99.11, to Joseph Daraio. The seller purchased this house last month.

128TH ST.—The 2½-story and basement frame dwelling, on a lot 20x99.11, at 125 East 128th st, has been sold for Mrs. Annie T. Suttie to Charles Dix through George W. Bretel. This is the first sale of the property in 35 years.

128TH ST.—James H. Cruikshank purchased from Ellen Schwerthoffer 1 West 128th st, a 3-story and basement stone flat, on a plot 17.6x99.11,

adjoining the northwest corner of Fifth av. Harry Sugarman was the broker.

135TH ST.—J. S. Maxwell sold for the estate of John R. Agnew the four 5-story brick apartment houses, each on a plot 38.7x100, at 616-622 West 135th st, to the College Holding Co. The property was held at \$300,000.

138TH ST.—Samuel A. Kelsey sold for David Baum 139 West 138th st, a 5-story and basement brick apartment house, on a lot 26x99.11.

138TH ST.—Goodwin & Goodwin sold for Harry Bowman to Clara M. Hogan 529 West 138th st, adjoining the northeast corner of Hamilton pl, a 5-story brick apartment house, on a lot 25 x99.11. J. S. Maxwell was associate broker.

150TH ST.—Charles A. DuBois sold for Alice H. Gleason and others to Albert A. Tisdale 552 West 150th st, a 3-story and basement brick dwelling, on a lot 17x99.11.

179TH ST.—Nathan Bruner sold 710 West 179th st, a 5-story and basement brick apartment house, on a plot 50x92.6. It combines 20 apartments, and it was held at \$85,000.

214TH ST.—Ancowitz & Cohen sold for J. Sagat to Hyman & Klevan 437-439 West 214th st, two 5-story apartment houses, on a plot 75x 100.

AMSTERDAM AV.—Pierre & Golden Co. sold for L. Schwartz the southeast corner of Amsterdam av and 131st st, a 5-story brick apartment house with stores on a lot 24.1x100.

COLUMBUS AV.—The two 5-story flats with 8 stores, 50.8x75, at the southeast corner of Columbus av and 90th st, have been sold by L. A. Cushman to Jacob Maratzky. The broker was William Schlatter.

MOYLAN PL.—The newly formed 12 Moylan Place Realty Corporation, with Ed Critz, W. G. Bullock, F. Henriques as directors, is purchasing the 3-story brick business building, on a lot 25x99.11, at that address.

PLEASANT AV.—Duff & Conger sold for Mrs. Etta Dahlgren Rhett to Vincenza La Cagnino 438 Pleasant av, a 4-story brick flat, on a lot 18x74.

SECOND AV.—D. Kempner & Son, Inc., sold 1548 Second av, a 2-story brick building with store, on a lot 14.8½x77, to Eva E. Greenfield, who has negotiations pending for a resale.

THIRD AV.—Sol Friedus and Morris Steinberg bought through I. D. Brokaw from the estate of Andrew Henderson 1145 Third av, a 6-story brick tenement house with stores, on a

MEMBERS REAL ESTATE BOARD OF NEW YORK

ADAMS & CO., INC.

Real Estate
170 5TH AVE. Tel. Gramercy 1092
SPECIALIST IN BUSINESS PROPERTY

ALEX. BALTER, INC.

REAL ESTATE & INSURANCE
Management of Property a Specialty
152 W. 42nd St., Knickerbocker Bldg. Bryant 2043-8

CUSHMAN & WAKEFIELD, INC.

RENTING AND MANAGEMENT OF BUSINESS BUILDINGS

50 EAST 42d ST. Murray Hill 7820

ALFRED P. COBURN

Real Estate—Appraisals—Insurance
Management of Estate a Specialty
159 W. 72nd ST. Phones: Columbus 4856-2548

CUSACK COMPANY

Real Estate and Insurance Brokers
Specialists in West Side Properties
176 WEST 72nd STREET
Telephones: Columbus 6947-8179

CHAS. A. DUBOIS

REAL ESTATE
3551 BROADWAY
At 146th St. Established 1894

DUNLAP & LLOYD

Incorporated
Real Estate—Insurance
80 GROVE STREET Phone: Spring 5518

ROYAL SCOTT GULDEN

REAL ESTATE, FIFTH AVE. SECTION
680 FIFTH AVENUE Phone: Circle 8315

CHARLES G. KELLER

Real Estate and Insurance
113 WEST 23rd STREET
Watkins 5336

ALBERT E. KELLY

Successor to Fredk. A. Booth
REAL ESTATE AND INSURANCE
50 Union Square Tel. Stuyvesant 1125

T. H. KELLEY

Specialist in Fordham Heights Property
158 East 188th St., at Grand Concourse
Phone: Fordham 2509

J. P. & L. A. KISSLING

Sales—Management—Appraisals
896 8TH AVE., NEAR 54TH ST.
Established 1870 Circle 0591 to 5

H. C. KOPP & COMPANY

Specialists in Retail Store Locations
MANAGEMENT and BROKERAGE
402 Madison Avenue Vanderbilt 4900

ROBERT LEVERS

Real Estate—Insurance
THE KNICKERBOCKER, 152 West 42nd Street
Uptown Office: 376 Lenox Avenue. Phone Connections.

JOSEPH MILNER CO., Inc.

Real Estate
505 FIFTH AVE., NEW YORK
Vanderbilt 3607

HIRAM RINALDO

Specializing in the Sale and Leasing of East Side Property
220 GRAND ST. Bowery Bank Bldg.

GEORGE S. RUNK

REAL ESTATE BROKER
Mortgage Loans—Management
1252 LEXINGTON AVENUE

SCHINDLER & LIEBLER

Real Estate and Insurance
1393 THIRD AVE., at 79th St.

SEAMAN & PENDERGAST

RENTALS — SALES — MANAGEMENT
RESIDENTIAL PROPERTIES
542 FIFTH AVENUE Vanderbilt 1309

Manhattan Office
1 WEST 125th STREET
Tel. Harlem 8400

Bronx Office
1972 JEROME AVENUE
Bingham 2700

SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE
Successors to
SHAW & CO.

COMMERCIAL PROPERTY MANAGEMENT

Rentals—Sales—Appraisals—Insurance
Industrial Locations



840 BROADWAY 1261 BROADWAY
Stuyvesant 0627

JACOB J. TABOLT

REAL ESTATE
670 EIGHTH AVE. Phone
Above 42d St. Bryant 7081

JAMES P. WALDEN

REAL ESTATE
Specialist in West Side Dwellings
200 West 72nd St. Columbus 9006

plot 40x100, adjoining the southeast corner of East 67th st.

THIRD AV.—Duff & Conger, Inc., sold 1580 Third av, the 5-sty brick double flat with stores on a lot 25x100, for Rhinelander Waldo to Harry Lowenthal and Jacob Alpert, who anticipate making extensive alterations for their business. The same brokers also procured a first mortgage on the property for a long term of years.

THIRD AV.—Estate of E. L. B. Norrie sold through George W. Brettell & Son 2136 Third av, a 4-sty brick business building, on a lot 25.3x100.

THIRD AV.—Abraham Saffir resold for the Denwood Realty Co., Benjamin Benenson, president, the 5-sty brick tenement house with stores at 1057 Third av, on a lot 25x100, renting for \$5,000 per annum and held at \$35,000. This property was acquired by the seller through the same broker a month ago. Abraham Saffir was appointed agent of the property by the new owner.

BRONX SALES

FOX ST.—Theresa H. Thoele sold to Klara Katz the 3-sty and basement frame dwelling, 1128 Fox st, on a lot 20x100.

134TH ST.—Charles A. Weber sold for Adam Abel, 427 East 134th st, a 4-sty and basement stone double flat, on a plot 29.7x100, to Joseph Massoth.

140TH ST.—The Prudential Iron Works, which acquired recently the plot, 75x140, on the north side of 140th st, 418.8 feet east of Southern boulevard, purchased from the Port Morris Land & Improvement Co. the plot, 50x100, adjoining on the west.

146TH ST.—Robert Foley sold for M. O. Blonquist to James McGovern, 287 East 146th st, a 4-sty and basement brick apartment house, on a plot 50x110.

149TH ST.—Cahn & Cahn, operators, sold to Gregori Allotta 524 East 149th st, a 5-sty and basement brick apartment house with stores, on a plot 40x100, having 5 apartments on a floor. Nicholas Catania was the broker.

169TH ST.—The building at 773-781 East 169th st, which replaced the old McKinley Casino, has been purchased by the Joe-Hen Realty Corporation, Joseph Goldfein, president, from the G. & E. Improvement Corporation, which valued the realty at \$125,000. It covers a site 100x100, and lies east of Boston rd. Eight stores and a similar number of apartments contained in the building return a yearly rental of \$16,000.

170TH ST.—Benenson Realty Co. resold 609 East 170th st, northwest corner of Franklin av, a 5-sty brick apartment house, on a plot 44x94.9, containing 16 apartments and 3 stores. The asking price was \$60,000.

182D ST.—Butler & Baldwin, Inc., resold to the Pelren Realty Co., Inc., 541 East 182d st, a 5-sty and basement brick apartment house, on a plot 35.6x131.5. The property was held at \$60,000.

BURNSIDE AV.—Herman A. Acker resold for the Jarco Realty Co. the northeast corner of Burnside and Grand avs, a vacant plot 132x100x irregular, to a client.

BURNSIDE AV.—Shaw, Rockwell & Sanford sold for the Bronx Community Corporation the vacant plot at the southeast corner of Burnside and Grand avs, to S. Stern.

CONCOURSE.—Bethlehem Engineering Co. sold to Jennie E. Byrne the 2-sty and basement frame dwelling and stable, on a plot 100x59, at 2271 Grand Boulevard and Concourse.

COURTLANDT AV.—Harry Cahn, operator, sold the 2-sty brick garage, 869 and 871 Courtlandt av, on a plot 50x141xirregular, adjoining the southwest corner of 161st st. Harry H. Cohen and Samuel Singer were the brokers.

CRESTON AV.—Blackner & Goldman sold for Louis and Rebecca Becker the 5-sty tax exempt apartment house 2409 Creston av, on a plot 75x121. The structure is arranged for 40 families and returns an annual rental of about \$29,000. It was held at \$160,000.

GRAND AV.—Ennis & Sinnott resold to the Hartmann-Darr Realty Co. the northeast corner of Grand av and Evelyn pl, an old 2-sty frame detached dwelling with garage, on a plot 100x150, the latter measurement on Evelyn pl. The brokers, A. D. Phelps and H. J. Rogers, also secured for the buyers a building and permanent loan of \$110,000 from the Lawyers Mortgage Co. to erect a 6-sty apartment house on the plot.

THIRD AV.—Isaac Lowenfeld purchased from Michael A. Hoffman 3738-3742 Third av, northeast corner of St. Paul's pl, a 6-sty apartment house with 3 stores, housing 25 families, on a plot 47.6x102.2.

BROOKLYN SALES

BERGEN ST.—Bulkley & Horton Co. sold for C. H. Keenan to a buyer, for occupancy, 1353 Bergen st, a 2-sty and basement brownstone 2-family house.

SULLIVAN ST.—Realty Associates sold through T. F. Cowley to H. Breaznell the new Colonial style brick semi-detached dwelling with driveway and private garage at 212 Sullivan st, in the Crown Heights section.

5TH ST.—McInerney-Klinck Realty Co. sold for Carmen Rincones to the Habbassah Home Builders, Inc., the vacant plot, 80x100, on the south side of 5th st, 90 feet west of Eighth av, Park Slope. It will be improved with an elevator apartment house.

51ST ST.—Six bungalows on East 51st st, between Aves H and I, have been sold by William E. Harmon & Co., Inc. Twelve bungalows were erected by the company in the development of the section, which is known as East Flatbush.

68TH ST.—Frank A. Seaver Co. sold for Henry Nieland the plot of 10 lots on the south side of 68th st, 80 feet west of Eighth av, Bay Ridge.

86TH ST.—Meister Builders, Inc., purchased seven one-family and store brick buildings, now in course of construction at the northwest corner of 86th st and 17th av, Dyker Heights, on a plot 130x80. The property is held at \$95,000.

EAST 14TH ST.—Bulkley & Horton Co. sold for a client the plot, 70x100, on the east side of East 14th st, 230 ft north of Av O, to a client for improvement.

EAST 87TH ST.—Realty Associates sold to Beech Contracting Co. the vacant plot, 85x100, on the north side of East 87th st, 200 feet east of Av L, which the purchaser is improving by erecting detached dwellings.

CLINTON AV.—W. Wall Chase sold through the Bulkley & Horton Co. to Mrs. Anna Kalsch 178 Clinton av, a 4-sty dwelling.

We examine and Insure Titles to Real Estate United States Title Guaranty Company

32 Court St., Brooklyn, N. Y.

346 Fulton St., Jamaica, N. Y.

MANHATTAN BROKERS

ORVILLE B. ACKERLY & SON
Brokers and Appraisers
LONG ISLAND REAL ESTATE
Phone: Longacre 2280
243 West 34th St., New York City

ERNEST N. ADLER
Upper East Side Property a Specialty

1506 FIRST AVE., at 79th St.

Established 1903 Phone: Rhinelander 6125

ARMSTRONG & ARMSTRONG
Real Estate Agents and Brokers
212 ST. NICHOLAS AVE.—Near 84th Ave. and
181st Street Phone: Morningside 1376

GEORGE H. CORTH & CO.
ECONOMICAL and EFFICIENT
MANAGEMENT OF PROPERTIES
342 MADISON AVENUE, NEW YORK
Telephone: Vanderbilt 9494

JAMES A. DOWD

Real Estate—Insurance
Renting—Management

874 SIXTH AVENUE, above 49th Street

JACOB FINKELSTEIN & SON

Real Estate—Mortgages
Specialists in the Brewery Section

42 BOWERY Phone: Franklin 1810

HOLT & MERRALL, Inc.
Industrial Real Estate

342 MADISON AVE. Tel. Vanderbilt 4699

J. & E. REALTY CORPORATION
SELLING—LEASING—MANAGEMENT
5 COLUMBUS CIRCLE Columbus 7094

LEONARD MORGAN CO.

Real Estate—Insurance—Estates Managed
Gotham Bank Building, Columbus Circle
Suite 504-5 Phone: Columbus 1646

ARTHUR G. MUHLKER

Real Estate—Insurance
1112 PARK AVE., NEAR 90TH ST.
Phone: Lenox 3335

FRED. OPPENHEIMER

Real Estate—Mortgage Loans
540 Bergen Av., at 149th St.
Phone: MELROSE 5907

ABRAHAM SAFFIR

REAL ESTATE
1472 BROADWAY, LONGACRE BLDG.
Phone Bryant 6944

F. P. SANSONE CO.

Real Estate Insurance
Selling Leasing Management
Tel. Vanderbilt 4218
320 EAST 34th STREET, NEW YORK

JOHN CONSTABLE MOORE
REAL ESTATE

15 EAST 40th ST. Vanderbilt 8129

ARTHUR L. SHAW

Washington Heights Specialist
4032 BROADWAY, ABOVE 169TH STREET
Wadsworth 4150-4151

SHERMAN & KIRSCHNER

Real Estate and Insurance

54 E. 109th STREET

NEW YORK

Tel. Harlem 9028-5863

JAMES B. SPEYERS & CO., Inc.
Real Estate

CANADIAN PACIFIC BUILDING
342 Madison Ave. Suite 814-816

TANKOOS, SMITH & CO.

REAL ESTATE
11 JOHN STREET, CORNER BWAY
Cortlandt 6938-2372-1306

WILLIAMS-DEXTER CO., INC.

Greenwich Village Real Estate
Insurance
72 GREENWICH AVE. Chelsea 8096

WHITNEY-FOSTER CORP.

Real Estate Administrator
150 WEST 72nd ST. Columbus 6409

RECENT LEASES.

Some Good Store Leases

Louis L. Rosenthal Co. leased for a client to the Radio Stores Corporation store 16 in the Penn Arcade Building, 33d to 34th sts, between Sixth and Seventh avs; for the Loew Realty Corporation to the American Lunch Co. for a term of 7 years, the store adjoining the entrance to the American Theater, at 644 Eighth av.; to the American Shirt Co. the store in 1665 Broadway; to Trumpis & Hronis, for a term of 10 years, two stores at St. Nicholas av and 168th st; for the United Cigar Stores Co. to Jack Spinosa, store 2 in the northwest corner of Fourth av and 24th st, for a term of 7 years; to the S. Landes Trunk & Leather Goods Co. for a term of 4 years, the store and basement of 703 Eighth av; in conjunction with Huberth & Huberth for the Star Co. to I. L. Leo, Charles A. Billeveens and D. Vonder Leith the store in 11 Central Park West, for a term of years; and in conjunction with Henry Shapiro & Co. to the Radio Stores Corporation the 1st floor in 218-222 West 34th st for a term of years.

Gerry Leases Madison Ave. Site

Property owned by Commodore Elbridge T. Gerry in the Madison Square section has been leased to interests which will erect a 7-story store and loft building. The parcels involved are at 65-67 Madison av and 27 East 27th st, forming an "L" around the northeast corner of those thoroughfares. The site fronts 49.4 feet on the avenue and has a depth of 100 feet. The 27th st frontage is 28.11 feet. The undertaking will involve about \$1,000,000.

The lessees are Robert P. Zobel and Henry M. Weill, who have formed the 65-67 Madison Avenue Corporation to manage the project. The lease is for 63 years. The lessees will get possession in 30 days and will then start razing the old 3 and 4-story buildings on the site for replacement with a 7-story building containing lofts and stores and estimated to cost \$225,000. The lease calls for an annual rental of about \$14,000, making a total of approximately \$880,000 for the term. The Cruikshank Co. and the Henry M. Weill Co. were the brokers.

ARTHUR CUTLER & CO. have removed their real estate office from 291 Broadway to larger quarters in 176 West 72d st, corner of Broadway.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922 May 17 to May 23	1921 May 18 to May 24	1922 May 17 to May 23	1921 May 18 to May 24	1922 May 16 to May 22	1921 May 17 to May 23
Total No.....	186	238	357	198	930	954
Assessed Value.....	\$13,496,500	\$13,503,900	.....	.....	.....	.....
No. with consideration	24	33	70	9	33	57
Consideration	\$1,802,400	\$2,038,249	\$146,932	\$98,800	\$450,800	\$491,295
Assessed Value.....	\$1,743,500	\$1,884,700	.....	.....	.....	.....
	Jan. 1 to May 23	Jan. 1 to May 24	Jan. 1 to May 23	Jan. 1 to May 24	Jan. 1 to May 22	Jan. 1 to May 23
Total No.....	4,800	4,307	4,798	3,268	15,700	13,511
Assessed Value.....	\$327,214,350	\$247,026,699	.....	.....	.....	.....
No. with consideration	458	459	472	216	650	792
Consideration	\$22,240,945	\$24,985,321	\$3,949,078	\$2,577,072	\$9,452,043	\$9,122,201
Assessed Value.....	\$22,002,950	\$20,987,000	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 May 17 to May 23	1921 May 18 to May 24	1922 May 17 to May 23	1921 May 18 to May 24	1922 May 16 to May 22	1921 May 17 to May 23
Total No.....	199	175	232	116	976	844
Amount	\$8,259,271	\$5,471,413	\$2,153,080	\$843,921	\$5,259,327	\$4,089,488
To Banks & Ins. Co.	35	31	26	10	202	127
Amount	\$2,913,000	\$1,833,200	\$343,200	\$168,750	\$1,494,300	\$1,075,600
No. at 6%	160	148	190	99	942	812
Amount	\$4,976,071	\$4,242,930	\$2,005,799	\$802,326	\$5,068,637	\$3,953,488
No. at 5 1/2%	3	5	1	1	27	25
Amount	\$90,000	\$501,000	\$10,500	\$5,000	\$120,650	\$107,500
No. at 6%	1	3	3	3	2	7
Amount	\$25,000	\$71,000	\$12,000	\$9,520	\$27,900	\$28,500
No. at 4 1/2% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
Unusual Rates.....	2	1	2	.....	1	.....
Amount	\$2,300,500	\$5,000	\$4,730	.....	\$4,500	.....
Interest not given..	33	17	36	13	4	.....
Amount	\$867,700	\$650,483	\$120,051	\$27,075	\$37,640	.....
	Jan. 1 to May 23	Jan. 1 to May 24	Jan. 1 to May 23	Jan. 1 to May 24	Jan. 1 to May 22	Jan. 1 to May 23
Total No.....	3,920	3,231	3,852	1,973	16,214	10,874
Amount	\$136,222,244	\$101,896,356	\$43,157,535	\$14,861,876	\$91,984,764	\$60,147,883
To Banks & Ins. Co.	586	542	325	122	3,178	1,667
Amount	\$41,564,708	\$41,307,012	\$6,651,580	\$2,182,545	\$26,071,183	\$16,777,571

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922 May 17 to May 23	1921 May 18 to May 24	1922 May 17 to May 23	1921 May 18 to May 24
Total No.....	68	47	18	14
Amount	\$4,313,500	\$3,559,000	\$601,700	\$318,500
To Banks & Ins. Companies...	44	34	11	10
Amount	\$3,091,000	\$3,384,500	\$385,200	\$253,500
	Jan. 1 to May 23	Jan. 1 to May 24	Jan. 1 to May 23	Jan. 1 to May 24
Total No.....	1,186	950	392	304
Amount	\$81,922,373	\$78,910,359	\$11,462,250	\$7,123,121
To Banks & Ins. Companies...	793	590	244	156
Amount	\$62,254,850	\$66,876,507	\$7,661,100	\$4,208,500

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 May 17 to May 23	1921 May 18 to May 24	1922 May 17 to May 23	1921 May 18 to May 24	1922 May 17 to May 23	1921 May 18 to May 24	1922 May 17 to May 23	1921 May 18 to May 24	1922 May 17 to May 23	1921 May 18 to May 24
New Buildings...	17	25	51	68	167	175	261	335	43	76
Cost	\$1,242,250	\$2,557,150	\$530,250	\$1,224,150	\$1,102,765	\$1,990,940	\$1,296,150	\$1,565,040	\$79,250	\$166,185
Alterations	\$517,850	\$435,460	.....	\$35,900	\$167,200	\$111,465	\$81,945	\$53,705	.....	\$2,405
	Jan. 1 to May 23	Jan. 1 to May 24	Jan. 1 to May 23	Jan. 1 to May 24	Jan. 1 to May 23	Jan. 1 to May 24	Jan. 1 to May 23	Jan. 1 to May 24	Jan. 1 to May 23	Jan. 1 to May 24
New Buildings...	368	312	1,994	769	5,497	3,008	8,984	3,790	946	734
Cost	\$55,513,726	\$41,281,505	\$55,387,313	\$19,265,070	\$53,812,035	\$34,169,970	\$54,885,169	\$20,681,423	\$3,105,691	\$2,235,043
Alterations	\$10,591,253	\$10,159,282	\$1,592,900	\$747,069	\$2,630,435	\$3,390,775	\$1,625,447	\$1,194,207	\$152,485	\$137,582

Bronx Brokers

A. G. BECHMANN

Real Estate and Insurance
Tel. Intervale 556 1065 SO. BOULEVARD
One block from Simpson Street Subway Station

WILLIAM J. FREY

Real Estate and Insurance
370 EAST 149th ST.
George J. Frey Mott Haven 5495

WM. F. KURZ CO.

Bronx Real Estate
370 EAST 149th STREET
Established 1897 Phone: Mott Haven 4910-4911

OTTO LACKMAN

Management of Properties my Specialty
2514 Grand Concourse, near Fordham Road
Phone: Fordham 5799

L. G. LOSERE

REAL ESTATE
Entire Charge Taken of Property
871 Brook Ave., at 161st St. Established 1898

JOHN F. PENDERGAST, Jr.

Real Estate—Estates Managed
340 WILLIS AVENUE
Phone Melrose 7228

ALBERT D. PHELPS

BRONX REAL ESTATE
554 Melrose Ave., near 149th St. and 3rd Ave.
PHONE MELROSE 4371

HENRY SCHWIEBERT

Real Estate—Insurance
261 EAST FORDHAM ROAD
Near Valentine Avenue Fordham 9845

Brooklyn Brokers

BROOKLYN PROPERTY MANAGED

During the past 50 years we have built up one of the largest management clienteles in Brooklyn.

BULKLEY & HORTON CO.

"Established Over Half a Century"
585 Nostrand Avenue, near Dean Street
414 Myrtle Avenue, near Clinton Avenue
7520 Third Avenue, near 76th Street
1214 Flatbush Avenue, near Ditmas Avenue
BROOKLYN

Bank of Manhattan Bldg., Jamaica, L. I.

BURLING & McCURDY

Incorporated
ANNOUNCE THEIR REMOVAL
MAY 1st, 1922
TO THEIR NEW BUILDING
158 REMSEN STREET
At Your Service For Real Estate

Davenport Real Estate Co.

FULTON & SO. OXFORD STREETS
AND
FLATBUSH & LINDEN AVENUES
Established 1853 Phone Connections

JAMES B. FISHER

Member of Brooklyn Real Estate Board
REAL ESTATE
174 MONTAGUE ST. Main 7257

QUELL & QUELL

REAL ESTATE INVESTMENTS
MANAGEMENT
318 Patchen Avenue Brooklyn, N. Y.
Telephone: Decatur 4981

BUILDING SECTION

Hudson River Brick Manufacturers Speeding Production

Current Season's Output Now Arriving and Supplies to Meet All Requirements
Assured Without Relying on Imports from Europe

BUILDERS in the Metropolitan district were greatly relieved this week upon receiving the news that common brick of this season's manufacture is now arriving at the wholesalers' docks and that the initial cargoes will be followed by others as soon as the newly-burned brick is sufficiently cool to handle and load. Although there is a continued scarcity of this product the situation is infinitely improved and the outlook is for a steady gain in the volume of brick available for construction throughout this territory.

Brick manufacturers are exerting their greatest efforts to speed up production. They are, however, confronted with serious manufacturing problems which at present are preventing a capacity output and which are likely to curtail manufacturing operations to some extent for the next few weeks.

The shortage of brick which has been experienced during the past few weeks was brought about by conditions over which the producers had absolutely no control. The open winter was responsible for a steady consumption of brick in the New York territory which called for the reserve stocks local dealers usually had on hand for early spring deliveries. Then also the Hudson river was closed to navigation for some weeks and brick left in the up-river yards could not be transported by barge but had to be shipped by rail in smaller lots at greatly increased cost to the manufacturer. The keen demand during the winter months practically cleaned out the stocks of the manufacturers and when the building boom started early this spring there was practically no reserve supply for the emergency.

Since earliest spring the manufacturers have been confronted with conditions which prevented them from getting their plants in operation at a rate which would adequately supply the steadily increasing demand for common brick. The shortage of fuel has been one of the most important of these but other factors, notably labor troubles in various plants, along with flooded yards which prevented the manufacture of new brick or the loading of reserve held over from last year were also outstanding conditions combining to create the so-called famine of the past few weeks.

At the present time the manufacturing situation is greatly improved. Production is progressing at the maximum as permitted by the available supply of fuel and labor and producers are confident that the next few weeks will witness a marked change for the better. None of the leading manufacturers are expressing any doubt as to the ability of their industry to supply brick to meet all demands this season but they do feel that builders should be more considerate and less impatient. The brick industry had no previous knowledge of the rate of demand for the current season other than the general trade impression that construction activity was due for a tremendous increase. They could not foresee or provide against the fuel shortage nor settle strikes before they occurred, neither could they regulate the spring floods which inundated many of the plants on the Hudson River and delayed manufacturing operations for a few weeks.

In discussing the brick manufacturing situation recently one of the prominent Hudson River producers stated that the present shortage of brick is about the first time in local building history that construction has been curtailed or even delayed because this commodity was lacking but many times within the past ten years or so various production problems have

been responsible for delays due to lack of face brick, terra cotta or structural steel, the latter oftentimes not available from two to five months after orders were placed and yet the industry kept moving and no great outcry was heard because of the situation.

Recently there has been considerable comment about the advancing trend of common brick prices. Manufacturers, however, point out specific reasons for the higher levels prevailing today and state that they do not see how prices are to be lowered to any extent even after the supply returns to normal. Brickyard labor is today uncertain and unsatisfactory. There are not enough men to operate the Hudson River plants at capacity production and there is considerable unrest about wages. At Kingston several strikes were started and settled upon the employers agreement to pay higher wages and a similar strike about a week ago, only more extensive in its scope, was only settled when the owners of the plants agreed to an increase of \$1 per day. There is every likelihood that brickyard labor all along the river will demand and receive higher wages than those in effect during the 1921 season and herein lies one of the most potent reasons why new brick will not be greatly lowered in price.

Another very important factor affecting production costs is that of fuel. At present manufacturers are burning what they have had in reserve and are hoping for a settlement of the coal strike which will make this commodity available. Coal is required for producing steam to operate machinery, for burning the brick after it is made and pulverized coal is mixed with the clay before it is moulded. It is a prime essential in brick production and in order to keep the plants in operation manufacturers are now being forced to buy in large and small lots, whenever it is available, and pay almost any price demanded. At present there is practically no coal available under \$12 per ton and when it is considered that a ton of fuel is required to burn about five thousand common bricks, the influence of high fuel prices on brick production costs can readily be realized.

Although brick producers are confident they will be able to supply the demand for the remainder of this season, they are quite certain in their own minds that there will not be any great surplus. During the past few years the common brick output has been below normal. Estimating the output of the Hudson River yards in their best year at a total production of about 1,200,000,000, the maximum which can be turned out this year, with active yards fully manned and machines working at full capacity, will be considerably less than 1,000,000,000 brick. Last season the total output for the Hudson Valley was estimated to be between 400,000,000 and 500,000,000 brick.

The prime reason for the drop in total production as noted during the past few years has been the ruinously low prices brick brought in this city. Manufacturers were unable to operate their yards at a reasonable profit and as a result many of the plants which formerly made brick for this market are now idle, with machinery and equipment partially dismantled and their buildings falling in decay.

Whether or not it will pay to reopen these yards still remains as a doubt in the minds of brick makers. There is no definite knowledge as to the continued duration of the brick demand. But a slump in demand for common brick may come before the end of the year, due to the cessation of apartment house construction.

Little Hope for Building Trade Wage Agreement This Year

Employers and Union Officials Deadlocked on Two Important Points But Various Trades Continuing Negotiations with Workers

A PART from the agreement entered into between the employers and the building laborers in which the present scale of \$7 per day will be continued for the remainder of the year, as will other terms and privileges now in force, no definite progress has been made toward settling the differences between building trade employers and the trade unions affiliated with the industry.

Following a recent conference with Patrick Crowley, president of the Building Trades' Council, C. G. Norman, Chairman of the Board of Governors of the Building Trades Employers' Association, stated that he expected no agreement would be made during the balance of this year. The negotiations have become deadlocked on two points. The employers refuse to make a collective agreement with the Building Trades' Council as representative of all of the unions in the building industry, and also refuse to sign a new wage agreement for 1923. The employers are willing to enter into a new wage agreement for the remainder of the current year, but the unions now insist upon an agreement for 1923 or an agreement from May 1, 1923, to May 1, 1924, based upon the cost of living at the present time.

Meanwhile the various trades are continuing their negotiations with their respective unions, but as yet little has been accomplished of a definite nature. Many conferences have been

held but the unions are standing out for a collective agreement made by the Council and the Employers' Association. This plan the latter organization will not consider.

At the present time there is relatively little unemployment in the building trades and a grave scarcity prevails in some trades. Bricklayers, carpenters and plasterers are very difficult to obtain and hold on the jobs, and there is a growing scarcity in other lines, notably the inside finishing trades. Bonus wages are being paid in the majority of these trades and the excess runs as high as fifty per cent. above the recognized union scale in some instances. Builders feel there is little hope for relief from these conditions until the rush of construction is stopped and the demand for mechanics is not so keen as it is at the present time. The Public Group Committee is still organized and doing what it can to assist the industry, but the outlook for an early settlement in labor affairs is not of the best.

After the meeting at which the wage agreement for building laborers was made G. B. Dioguardi, General President of the Independent Bricklayers' Helpers and Building Laborers' Union of America, issued a statement in which he said that his union would proceed immediately with a vigorous campaign to enforce the union wage scale on all building jobs in this city.

Modern Apartments, to Rent for \$10 Per Room, Started in Brooklyn

THOSE landlords who have been receiving extortionate rents for several years are discovering throughout the Metropolitan District a decided softening of rental values in multi-family buildings. Former high rents are not coming down as the result of a surplus of new apartments, but rather because homeseekers have found it impossible to pay the rentals demanded. Frequently owners of buildings, erected under the high costs of the past few years, have found it advisable to reduce rental schedules rather than permit their buildings to remain unoccupied for an indefinite period.

Builders are recognizing the trend of the times. They are planning their future operations along more economic lines and making a determined effort to produce modern apartments, equipped with all the desired conveniences, but which will rent at prices reasonably within the means of those they wish to attract as tenants.

Experienced builders say it is not impossible to construct modern multi-family dwellings today that will rent for ten dollars per room per month. Buildings with fair-sized rooms, ample closets, with steam heat, hot water and electric lights can be erected in good residential neighborhoods and can be rented at this figure, and possibly less, and still show a reasonable margin of profit. The high rentals of the past years were artificially stimulated by the scarcity of buildings and not wholly due to abnormal construction costs. A certain class of profiteering landlords were the most important factor in increasing rentals in the majority of instances from the pre-war level of \$8 to \$10 per room per month to the prevailing high level of \$24 to \$35 per room for the same apartments.

Walter Kraslow, who has been constructing high-class residential buildings in various sections of Brooklyn for the past twenty years, plans the immediate start of a multi-family dwelling project in which three and four-room suites will be rented at \$30 to \$40 per month. These buildings will be erected on high-priced land, in a neighborhood where vacant property is selling from \$3,000 to \$3,500 per lot.

This project will occupy the corner of Eighth and Prospect Avenues, Brooklyn, and the first unit started will consist of a four-story apartment, on the corner, and five three-story buildings adjoining on Eighth Avenue. These apartments, which were planned by Maxwell A. Cantor, an architect of wide experience in work of this character, will be modern in every respect

and will contain all of the comforts and conveniences ordinarily found only in apartments renting at a much higher figure.

The corner building will have ground dimensions of 31x88 feet and will contain four apartments on each floor. Two of the suites on the first floor will contain three rooms and two will have four rooms, all with baths. The upper floors will be divided into four-room units.

The adjoining houses, which will be three stories in height, will have ground dimensions of 20x82 feet and will accommodate six families, in four-room units, each with bath. In all of these suites the rooms are of good size and proportions. The living rooms contain from 150 to 168 feet and the dining rooms have an area of about 150 square feet. The kitchens are about 9x13 feet and the bed rooms average 10x12.6 feet. Between the three story houses there will be double interior courts measuring 31.8x22 feet, which assures the maximum of natural light and ventilation to the rooms which face upon them.

The fronts will be of face brick and artificial stone, designed in good style but without costly ornamentation. Construction throughout will be of high standard, but the costly fixtures and finishes which form the basis of the high rentals usually demanded, are being eliminated, and less elaborate but equally satisfactory devices installed.

"Economic planning and the elimination of those items which add to the cost of the building and yet do not increase the comfort of the tenants makes it possible to construct these apartments and rent them at \$10 per room per month," said Mr. Kraslow in discussing this operation. "There will be practically no waste space in these buildings; every available inch has been utilized to the best advantage. The rooms are large and the apartments will contain many conveniences found only in buildings where the rents are much higher. By cutting out unnecessary ornamentation, and by close supervision of costs, these buildings will be constructed at a figure permitting reasonably low rentals and still allow a fair margin of profit. I hope to continue building operations along this line, in the same neighborhood, because I feel that by so doing I will help many families to get back to a basis of correct economic living who for the past few years have either been crowded in small, unsanitary homes, or who have been forced to pay extortionate rents and were consequently unable to afford other comforts to which their incomes should entitle them."

Local Construction At Season's Height of Intensity

Serious Common Brick Situation Not Retarding Progress on New Plans Nor Preventing Award of Contracts According to Weekly Figures

CONSTRUCTION activity in New York State and New Jersey, north of Trenton, has now practically approached its maximum intensity for the season. For the next two months there is likely to be little change in the situation unless caused by strikes or serious material shortages which would naturally curtail progress in this line. Reports from every section of the territory indicate the building trades as being confronted with more work than can possibly be accomplished before the winter sets in and there is still more being planned which is scheduled for a start this year.

According to figures tabulated by the F. W. Dodge Company plans were announced during the twentieth week of this year for 697 new building and engineering operations scheduled for locations in this territory. This work will involve a total outlay of \$24,151,100. During the same week 491 contracts were awarded which will require an expenditure of approximately \$28,757,900.

Figures showing the new work in the five boroughs of New York City also indicate extreme activity in building circles but the local operations are slowed down to some extent because of the serious common brick situation, which while better than it was one week ago still acts as the outstanding deterrent to major production.

Reports for local building operations show that during the week

of May 13 to 19 inclusive 239 new construction projects were reported as being planned at an estimated cost of \$14,521,500. The contracts awarded during the week numbered 123 and represented a total valuation of \$18,847,100.

The list of 239 projects for which plans were reported in New York City during the twentieth week of this year was composed of the following groups: 37 business buildings such as stores, offices, lofts, commercial garages, etc., \$1,040,500; 12 educational operations, \$1,992,900; 4 factory buildings, \$170,000; 1 military structure, \$175,000; 2 public buildings, \$10,500; 9 public works and public utilities, \$1,454,100; 3 religious and memorial projects, \$61,000; 169 residential operations including apartments, flats and tenements and one- and two-family dwellings, \$9,572,500 and 2 social and recreational projects, \$45,000.

Among the operations for which contracts were awarded during the week of May 13 to 19 inclusive were 22 commercial projects of various types, \$4,487,000; 2 educational buildings, \$31,400; 2 hospitals and institutions, \$1,010,000; 3 factory and industrial projects, \$238,200; 1 public building, \$75,000; 3 public works and public utilities, \$1,394,000; 5 religious and memorial structures, \$133,000; 83 residential operations including multi-family structures and one- and two-family dwellings, \$6,458,500 and 2 social and recreational buildings, \$5,020,000.

PERSONAL AND TRADE NOTES.

August M. Kleeman, architect, formerly at 908 Grove street, has recently moved to 987 Springfield avenue, Irvington, N. J.

Irving Blount, formerly engineer with the N. Y. Sanitary Utilization Company, is now with the Cranford Company, building materials, 52 Ninth street, Brooklyn.

Ford B. Hanna, 103 Park avenue, is now New York City representative of the Hughes Keenan Company, Mansfield, Ohio, manufacturer of steel toilet partitions.

S. H. Pomeroy Co., Inc., announce that they have recently obtained contracts to supply the solid metal windows to be installed in the new commercial building at 395 Madison avenue, for which Cross & Cross are the architects, and Todd, Robertson & Todd Engineering Corporation the general contractor. This firm also is manufacturing the metal windows to be installed in the building being erected at 211 to 213 West 39th street, through to 206 to 216 West 40th street, for which George and Edward Blum are the architects, and they are supplying the solid metal windows for the street front of the Ludwig Baumann Building on Eighth avenue, 35th to 36th streets, for which Buchman & Kahn are the architects, and the G. Richard Davis Company the contractor.

Straus Loan for New Apartment Hotel

S. W. Straus & Co. have underwritten a first mortgage serial bond issue of \$2,300,000 on the St. Gerard Apartment Hotel on the southeast corner of Broadway and Seventy-first street, construction work on which began yesterday (Tuesday). The bond issue is a closed first mortgage on both the land and building. The new structure is being erected on the site of the church of the Blessed Sacrament.

The new apartment hotel will be eighteen stories high, with setbacks, in accordance with the Zoning Law, and will contain approximately 600 guest rooms in suites of one and two rooms with bath, but the suites will be so arranged that they can be thrown into larger units at the discretion of the tenant. The ground floor will be devoted to stores, and ample space has been provided for lobby, lounge rooms, restaurants and kitchens.

The land fronts 113 feet on Broadway and 173 feet on Seventy-first street. In

the immediate vicinity of the new hotel are the hotels Ansonia, St. Andrew, Hamilton and Robert Fulton. The owner is the George Dosé Engineering Co., Inc., and the architects are Maynicke & Franke. Hughes and Hammond were the brokers.

A. I. A. Convention in Chicago

The American Institute of Architects will hold its fifty-fifth convention in Chicago, Ill., June 7-9, at the Chicago Beach Hotel.

Instead of having special papers prepared featuring certain phases of the problems of architecture a new order of business has been laid down. The first session will be called to order promptly at 10 a. m. At noon a ready to serve luncheon will be held and will be given over to five-minute speeches concerning architectural subjects.

In the afternoon convention business will be taken up, and a trip has been planned to the Chicago University grounds after adjournment. This trip will be for the purpose of studying architectural effects and varieties of construction.

At the evening session the subjects of industrial relations, organization of the building industry and registration of architects will be discussed. After adjournment there will be dancing at the hotel.

This tentative first day procedure is typical of what has been planned for the entire convention. This program, it is believed, will best serve the interests and wishes of the profession as represented by the delegates.

The five-minute discussions at the luncheons, and the trips through various sections of the city will be held solely for the sake of architecture, and not institute business. It is thought by having such an elastic program that the convention will do justice to the administrative business of the institute and at the same time develop a spirit of fellowship and advance the delegates in some of those things that have to do with architecture.

Registration of convention delegates is arranged for Tuesday evening, June 6, and can be completed early on Wednesday morning at the auditorium of the Chicago Beach Hotel.

A pre-convention conference to be held in the hotel June 5-6 will develop ideas relating to better advertising methods for architects and the co-ordination of the building industry. All delegates are invited to attend this conference and a full report of its findings will be presented to the convention.

TRADE AND TECHNICAL SOCIETY EVENTS.

American Society for Testing Materials will hold its twenty-fifth annual meeting at the Chalfonte-Haddon Hall Hotel, Atlantic City, June 26 to July 1, inclusive.

National Association of Heating and Piping Contractors will hold its annual convention at the Hotel Statler, Buffalo, N. Y., May 31 to June 3, inclusive.

New York Building Superintendents' Association will hold its annual picnic and field day at Karatsonyi's, Glenwood Landing, L. I., Thursday, June 29. A large boat has been chartered for the transportation of members, their families and their guests to the park. An excellent dinner will be served, after which there will be a baseball game and an interesting program of field sports. Further details of the program will be announced later.

National Association of Building Owners and Managers will hold its fifteenth annual convention at Bedford Springs, Pa., June 19 to 24, inclusive. A large delegation from the New York Association is preparing to attend this meeting.

Illuminating Engineering Society will hold its annual convention in Boston, September 25 to 28 inclusive. This will be the sixteenth annual gathering of the society, and the convention arrangements are in the hands of a committee of which C. L. Edgar, president of the Edison Electric Illuminating Company of Boston, is chairman; H. F. Wallace, vice-chairman, and J. Daniels, secretary.

American Institute of Architects will hold its fifty-fifth annual convention in Chicago, June 7 to 9 inclusive, at the Chicago Beach Hotel. Details of the program will be announced later.

New York Building Congress will hold the second of its series of luncheon meetings at the Hotel Pennsylvania, Tuesday, June 6 at 12:45 p. m. sharp. Louis A. Wilson, director of Vocational and Extension Education of the New York State Department of Education, will deliver an address on "Apprenticeship in the Building Trades." Members of the Congress are expected to be present and are cordially invited to bring guests who will be interested in this subject and the Congress movement.

CURRENT BUILDING OPERATIONS

A CONSIDERABLE improvement in the common brick situation has relieved the tension of the industry to a great extent, and as there is every indication that this commodity will not continue to be a retarding factor for a much longer period contractors are more optimistic than they were only a week or so ago. As a matter of fact, the shortage of brick was not responsible for the stoppage of work on active projects, but some operations for which plans were fully matured were prevented from starting because no brick was available. Manufacturers assure the industry, however, that new brick is now coming into this market and more is being loaded for early shipment and this will naturally relieve the situation of one of its most serious aspects.

During the past week or so there has been a decided falling off in residential construction in this territory. A large number of speculative builders have decided costs are altogether too high to take a chance, particularly as rental values seem to be softening and as a result fewer apartment house plans are being filed, and architects who specialize in this work are not nearly as busy as they were a month or two ago. This will relieve both the a decided improvement in the outlook for a decided improvement in the outlook for commercial and industrial building activity.

Common Brick.—Although the demand for common brick is still exceedingly active and buyers are immediately taking up all brick as it arrives, the situation is much easier than it was and it is generally thought that the crisis of the famine is past. During the past week manufacturers report the shipment of new brick of this season's make, and barges are being loaded at the plants with brick still hot from the kilns. Practically all active jobs in this city are being supplied without lengthy delays and each day the supply grows better. Prices are very firm at \$20 a thousand and there is no indication of a drop from this level for some time. Lower prices later in the season will depend largely upon coal prices, labor and other manufacturing costs.

Summary.—Transactions in the North River brick market for the week ending Thursday, May 25, 1922. Condition of market: Demand very active; prices firm and unchanged. Quotations: Hudson Rivers, \$20 a thousand to dealers in cargo lots along-side dock. Number of cargoes arrived, 33; sales, 33. Distribution: Manhattan, 6; Bronx, 2; Brooklyn, 16; New Jersey points, 4; Astoria 2; Flushing, 1; Yonkers, 2.

Lumber.—This commodity is moving actively in both wholesale and retail markets and dealers anticipate a continued strong demand for the next two months or so at least. While building is the greatest source of demand there is a marked improvement in the buying of manufacturing consumers and as a rule the tone of the market is optimistic. Local yards are carrying fair stocks and at present deliveries are reasonably prompt. The consumption, however, is somewhat in excess of production and there is some likelihood of slight short-

ages in the more popular lines if the prevailing demand continues or grows in intensity. As a result of the market situation prices are very firm and there is a tendency toward higher values.

Structural Steel.—Bookings of fabricated material for new construction projects in this territory have been fairly heavy during the past week and the steel industry is looking forward to a steady improvement in the amount of business released. There are numerous large operations in prospect, many of which will be sent out for estimates within the next

BUILDING COMMODITY PRICES

CURRENT prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York.

Note—Price changes are indicated by bold-face type.

Brick (Wholesale, on Dock, N. Y.), per thousand:

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

Hudson River best grades..\$20.00 to —
Raritan — to —
Second-hand brick, per load
of 3,000, delivered.....\$47.00 to —

Face Brick.—Delivered on job in New York:

Rough Red.....	\$45.00 to —
Smooth Red.....	45.00 to —
Rough Buff.....	50.00 to —
Smooth Buff.....	50.00 to —
Rough Gray.....	53.00 to —
Smooth Gray.....	53.00 to —
Colonials.....	45.00 to —

Cement.—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Domestic Portland cement, per bbl.. \$3.25
Rebate for bags, 10c. each.

Gravel.—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd.....	\$2.75
Bronx deliveries.....	2.75
¾-in., Manhattan deliveries.....	2.75
Bronx deliveries.....	2.75

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water front, in which case prices will be slightly higher.

Grit.—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries.....	\$2.75
Bronx deliveries ..	2.75

Hollow Tile.—

Exterior—Not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring.....	\$0.12 per sq. ft.
3x12x12	0.12 per sq. ft.
4x12x12	0.17 per sq. ft.
6x12x12	0.19 per sq. ft.

Note—For deliveries north of 125th st., Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

Lath.—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens.....\$10.50 per 1,000

Lime.—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Finishing Lime (Standard in 300-lb. barrel).....\$4.50 per bbl.

Common Lime (Standard 300-lb. barrel)..... 3.75 per bbl.

Finishing Lime (Standard in Hydrate Finishing, in paper bags..... 24.00 per ton

Hydrate Common, in paper bags.....\$19.50 per ton

Plaster.—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth bags.....\$21.00 per ton

Brown Mortar, in cloth bags. 18.00 per ton

Lath Mortar, in cloth bags... 18.00 per ton

Finishing Plaster, in cloth bags..... 24.50 per ton

Rebate for returned bags. 15c. per bag

Finishing Plaster (250-lb. barrel).....\$4.00 per bbl.

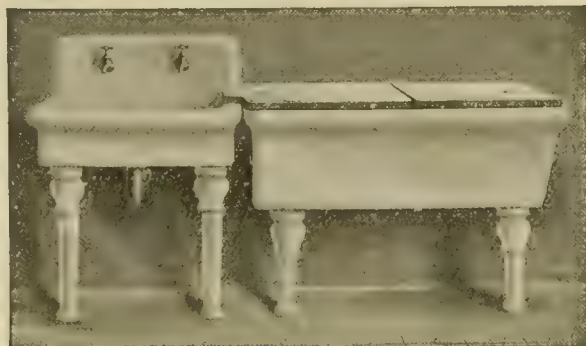
Finishing Plaster (320-lb. barrel)..... 5.35 per bbl.

Plaster Blocks.—

2-in. (solid) per sq. ft.....\$0.10½ to \$0.12

3-in. (hollow) per sq. ft... 0.10½ to 0.12

COMBINATION DRAINBOARD and WASH TRAY COVER



Made to fit Porcelain, Soapstone and Cement wash trays. This porcelain enamel steel COMBINATION DRAINBOARD and WASH TRAY COVER will prevent the water from dripping on the floor between the sink and wash trays, when dishes, etc., are being washed. Sanitary, durable and attractive.

For Sale by Plumbing Supply Dealers

MARIETTA HOLLOW-WARE & ENAMELING CO.
MARIETTA, PENNA.

Sash Weights—Sash Chain
Castings and Forgings
Grate Bars
SPECIAL IRON WORK
Pencoyd Steel and Iron Co.
Cort. 1372 206 Broadway, New York

SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



F. J. KLOES

Established 1872

269 Canal St., New York

Telephone: Canal 4672

MATERIALS AND SUPPLIES

week or so. The shortage of brick is said to be holding back considerable new building for which plans are finished. According to the Iron Trade Review buying in the Metropolitan district so far this year aggregates 160,000 tons, or about 50,000 tons above normal as based upon figures for the past ten years. Practically all Eastern fabricators are already booked for more than fifty per cent. of their yearly output with deliveries on sizable tonnages running about three months. Prices on shapes are fairly steady and quotations on fabricated ma-

terial, erected in commercial structures range from \$67 to \$75 per ton.

Reinforcing Bars—Better demand has characterized this market during the week or so due to the improved outlook for industrial construction and the award of a number of school projects. Considerable new work is being planned and the prospects are growing better all the time. Prices are firm and without material change.

Cast Iron Pipe—Eastern producers generally report excellent current business and bright prospects for the remainder of

the season. Demand is very active and although municipal business is lighter than anticipated private buyers are making relatively heavy commitments. The majority of the pipe plants are operating from eighty to one hundred per cent of capacity and foundries are booked ahead for several months. The increased business of the past month or so has slowed down deliveries somewhat. Prices are unchanged but likely to advance without notice. New York quotations are \$48.80 per net ton on 6 in. and larger; \$53.80 on 4 in. and 5 in., and \$63.80 for 3 in., with Class A and gas pipe \$4 extra per ton.

Roofing and Building Papers—The situation is unchanged. Demand is keen and prices steady. Jobbers' stocks are adequate for all current demands and shipments out of stock are prompt. The suburban building program is largely responsible for the excellent business being enjoyed in this line.

Builders' Hardware—Business in this line is excellent and both manufacturers and dealers anticipate a continuation of active demand while the present building boom lasts. Jobbers are experiencing some difficulty in keeping their stocks in order and recently have made heavy commitments against a possible increase in prices. There are strong presentiments that hardware prices are due for a sharp advance but nothing definite in this regard has been announced as yet.

Window Glass—Demand is very keen and jobbers all are looking for a steady increase as the summer approaches. Local stocks are said to be sufficient for all business in sight and prices are extremely firm.

Nails—The nail market has not changed to any great extent during the past week. Buying is spotty, with reports of excellent demand from some districts and very light orders from others. The buying is localized largely and is in a measure a reflection of the amount of active construction in any given section. Prices continue to vary according to rate of demand, but New York quotations are based upon the following schedule: \$3.35 base, per keg for wire nails, and \$3.90 base, per keg, for cut nails.

Linseed Oil—There has been a very decided improvement in the tone of this market during the last week or so and although buying is not heavy the situation is far more active than it was. The majority of the recent business has been in relatively small lot orders and carload lot buying is still negligible. Local stocks are light but crushers are in good position to supply on short notice.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.
27x48x½ in.....\$0.34 each
32x36x¼ in.....0.20 each
32x36x½ in.....0.22 each
32x36x¾ in.....0.28 each

Sand—

Delivered at job in
Manhattan\$2.00 to — per cu. yd.
Delivered at job in
Bronx 2.00 to — per cu. yd.

White Sand—

Delivered in Manhattan...\$4.50 per cu. yd.

Broken Stone—

1½-in., Manhattan delivery..\$4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.
¾-in., Manhattan delivery.. 4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.

Building Stone—

Indiana limestone, per cu. ft.....\$1.62
Kentucky limestone, per cu. ft..... 2.27
Briar Hill sandstone, per cu. ft..... 1.68
Gray Canyon sandstone, per cu. ft..... 1.65
Buff Wakeman, per cu. ft..... 1.90
Buff Mountain, per cu. ft..... 1.80
North River bluestone, per cu. ft..... 1.85
Seam face granite, per sq. ft..... 1.50
South Dover marble (promissuous mill block), per cu. ft..... 2.35
White Vermont marble (sawed) New York, per cu. ft..... 2.00

Structural Steel—

Plain material at tidewater; cents per pound:
Beams and channels up to 14 in.1.60c. to —
Beams and channels over 14 in.1.60c. to —
Angles, 3x2 to 6x3.....1.60c. to —
Zees and tees.....1.60c. to —

Lumber—

Wholesale prices, New York.
Yellow pine, merchantable 1905, f. o. b., N. Y.

3x4 to 14x14, 10 to 20 ft....\$40.00 to \$52.00
Hemlock, Pa., f. o. b., N. Y., base price, per M..... 37.50 to —
Hemlock, W. Va., base price, per M..... 37.00 to —
(To mixed cargo price add freight, \$1.50.)
Spruce, Eastern, random cargoes, narrow (delivered)... 28.50 to —
Wide cargoes 31.50 to —

Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.

Cypress Lumber (by car, f. o. b., N. Y.):
First and seconds, 1-in....\$105.00 to —

Cypress shingles, 6x12, No. 1 Hearts 15.00 to —

Cypress shingles, 6x12, No. 1 Prime 13.00 to —

Quartered Oak to \$166.00

Plain Oak to 126.00

Flooring:

White oak, quart'd sel.... \$97.50 to —

Red oak, quart'd select.. 97.50 to —

Maple No. 1..... 71.00 to —

Yellow pine No. 1 common flat 56.50 to —

N. C. pine flooring Norfolks 62.50 to —

Window Glass—

Official discounts from manufacturers' lists:
Single strength, A quality, first three brackets 85%

B grade, single strength, first three brackets 85%

Grades A and B, larger than the first three brackets, single thick..... 85%

Double strength, A quality..... 85%

Double strength, B quality..... 87%

Linseed Oil—

City brands, oiled, 5 bbls. lot.\$0.97 to —

Less than 5 bbls..... 0.99 to —

Turpentine—

Turpentines\$0.87 to \$0.90



Face
Enameled
Fire

BRICK

As manufacturers of BRICK for thirty years, we have a record of repeat orders that affords you a 100% guarantee of satisfactory service. To the service given by our Face, Enameled and Fire BRICK, is added the service we render in shipment and delivery. Prompt shipments on any size contracts in any range of shade or texture, at fair prices and of first-class quality.

We are BRICK SPECIALISTS. We do nothing else but make brick and ship brick. Consequently we are able to assure you absolute satisfaction on every order, whether large or small. FACE BRICK in Buffs, Reds, Ironspots, Browns and Mingled Effects. High grade FIRE CLAY. ENAMELED BRICK in White and Mottled Effects, first and second quality for interiors, exteriors and courts. Write or phone for immediate attention.

American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 8787-8788

Money to Loan

on all classes of high-grade income producing properties in New York City, in amounts of \$500,000 and upward.

Building Loans American Bond & Mortgage Company, Inc.

562 Fifth Ave., New York City
Telephone 9600 Bryant

POMEROY

Solid Iron and Hollow Metal Windows

Built in the belief that the best metal window is the only safe window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

282-96 East 134th Street NEW YORK
Phone: Mott Haven 5220

H. W. BELL CO.

Gypsum Blocks
Terra Cotta Blocks
Plaster Boards
Dumbwaiter Blocks
Flue Pipe
Firebrick

Park Ave. & 139th St.

Phone—Mott Haven 3134
BROOKLYN

KENT AVENUE & MORTON STREET



"WE CHALLENGE THE WORLD"

UNITED STATES GAS RANGE CORP.

Manufacturers

"PRIZE BEAUTY" Gas Ranges CLEVELAND, OHIO

NEW YORK SHOWROOM AND WAREHOUSE

Phone—Madison Sq. 6627 107 E. 31st St., at Fourth Ave.

We manufacture gas ranges exclusively of 49 different styles and sizes of the highest grade construction at our competitors' low grade prices. "PRIZE BEAUTY" Gas Ranges are the best bakers, save gas, sanitary, rust-proof, and special porcelain enamel finish.

CONTEMPLATED CONSTRUCTION.

Manhattan CHURCHES

161ST ST.—Sommerfeld & Steckler, 31 Union sq. have completed plans for a 1-sty terra cotta synagogue, 75x88 ft. at 605-7 West 161st st. for Hebrew Tabernacle Association, Louis Austern, president, 558 West 158th st, owner. Cost \$150,000.

45TH ST.—Tilton & Githens, 147 East 45th st. have plans nearing completion for a 4-sty church, 55x91 ft. at 308-16 West 45th st. between 9th and 10th avs. for St. Luke's Evangelical Lutheran Church, Rev. Wm. Koeppen, pastor, 481 West 43rd st, owner.

DWELLINGS.

LEXINGTON AV.—Hopkin & Koen, 4 East 41st st. have completed plans for alterations to the 3-sty brick dwelling, 34x51 ft. at 861-863 Lexington av. for J. Stewart Barney, 40 West 38th st, owner. Cost, \$30,000.

HOTELS

LEXINGTON AV.—A. L. Harmon, 27 East 40th st. has completed plans for a 30-sty brick, limestone and granite club hotel, 140x145 and 40x100 ft. at the northeast corner of Lexington av and 48th st. for Shelton Holding Co., Mr. Eaton in charge, 25 West 43rd st, owner and builder. Steel engineer, H. G. Balcom, 10 East 47th st.

STORES, OFFICES AND LOFTS

BROADWAY—Seelig & Finkelstein, 44 Court st. have plans in progress for a 2-sty brick store building, 50x100 ft. on the east side of Broadway, 25 ft south of 151st st. for Louis Gold & Co., 2 Rector st, owner and builder. Cost \$40,000.

JEROME AV.—Gronenberg & Leuchtag, 450 4th av. have plans in progress for eighteen 1-sty brick stores, 146x100 ft. at the southeast corner of Jerome av and East 176th st. for J. L. S. Construction Co., Jos. Silverson, president, 342 Madison av, owner and builder. Cost \$100,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS

ALDUS ST.—Chas. Kreymborg, 2534 Marion av. has plans in progress for two 7-sty brick, limestone and terra cotta apartment houses, 100x100 ft each, in the south side of Aldus st. Bryant av to Faile st. for Sil-Mark Realty Co., Philip Stein, president, 370 East 149th st. owner. Total cost \$350,000.

MORRIS AV.—Andrew J. Thomas, 137 East 45th st. has completed plans for a 5-sty brick apartment house, 69x90 ft. on the west side of Morris av, 102 ft south of 190th st. for M. S. C. Holding Co., 598 Madison av, owner. Cost \$100,000.

CROTONA PARK EAST—Goldner & Goldner, 47 West 42nd st. have completed plans for a 6-sty face brick apartment house, 98x102 ft. at the southeast corner of Crotona Park East and Crotona Park North. for Epystrom Holding Co., H. Strom, president, 1738 Crotona Park East, owner and builder. Cost \$200,000.

DAVIDSON AV.—Chas. Kreymborg, 2534 Marion av. has plans in progress for a 5-sty brick limestone and terra cotta apartment house, 100x105 ft. at the southeast corner of Davidson av and Buchanan pl. for Kroog Holding Co., John Kroog, president, Decatur av. near Gun Hill rd. owner. Cost \$200,000.

STABLES AND GARAGES

PARK AV.—P. R. Henkel, 316 East 161st st. has completed preliminary plans for a 2-sty brick and stone garage, 58x195 ft. at the northeast corner of Park av and 169th st. for Nieuwenhous Co., Inc., 316 East 161st st, owner. Cost \$40,000.

STORES, OFFICES AND LOFTS.

SOUTHERN BLVD.—Meisner & Uffner, 501 East Tremont av. have plans in progress for fourteen 1-sty brick and stone stores, 150x110

SPRINKLER

SUPERVISORY SERVICE
AUTOMATIC SPRINKLER
VALVE ALARM SERVICE
INTERIOR FIRE ALARM
EQUIPMENT

INSTALLED AS A LOCAL SYSTEM
OR FOR CENTRAL OFFICE SERVICE

AUTOMATIC
FIRE ALARM SERVICE
SPECIAL BUILDING
SIGNAL SERVICE

Automatic Fire Alarm Co.
416 Broadway New York City
CANAL 5188

ft. on the west side of Southern Blvd, 160 ft north of Longwood av. for Sampro Realty Co. —Samuel Shapiro, president—1978 University av, owner. Cost, \$50,000.

Brooklyn

DWELLINGS

AV U.—Slee & Bryson, 154 Montague st. have plans in progress for a 2-sty frame dwelling, 16x36 ft. at the southeast corner of Avenue U and West 4th st. for Thos. P. Murphy, 567 Senator st, owner and builder. Cost \$8,000.

CROWN ST.—Slee & Bryson, 154 Montague st. have plans in progress for a 2-sty brick and limestone dwelling, 20x53 ft. in the south side of Crown st, 90 ft east of Brooklyn av. for owner, care of architect. Cost \$50,000.

Queens

APARTMENTS, FLATS AND TENEMENTS

ELMHURST, L. I.—R. L. Lukowsky, 49 Stevens st. Astoria, has plans in progress for a 4-sty brick apartment, 44x85 ft. at the northwest corner of Elmhurst av and Judge st. Elmhurst, for T. Tiolar, Elmhurst av, Elmhurst, owner. Cost \$80,000.

DWELLINGS

LITTLE NECK, L. I.—H. Jeffrey, Jr., 309 Fulton st. Jamaica, has plans in progress for ten 2½-sty frame dwellings, 25x36 ft. at Forest av and Pembroke st. Little Neck, for Harry Jones, 3 Union Hall st. Jamaica, owner and builder. Cost \$14,000 each.

FLUSHING, L. I.—A. Brems, Corona av. Corona, has plans in progress for a 2½-sty frame dwelling, 17x31 ft. in east side of Lawrence st, 70 ft south of 37th av. Flushing, for T. Norris, 51 Union st. Flushing, owner and builder. Cost \$7,000.

LONG BEACH, L. I.—Plans have been prepared privately for a group of contemplated 1½-sty frame and stucco cottages and bungalows, 20x32 ft. at Laurelton blvd and Market st. Long Beach, for Individual Home Corp., M. & H. R. Peck, Long Beach, owner and builder. Cost \$100,000.

SCHOOLS AND COLLEGES.

WESTBURY, L. I.—Peabody, Wilson & Brown, 140 East 39th st. Manhattan, have been retained to prepare plans for a contemplated 3-sty brick high school at Westbury, for Board of Education of Westbury—M. Benedict, president—Westbury, owner. Cost, \$360,000.

STABLES AND GARAGES

JAMAICA, L. I.—E. Jackson, Herriman av. Jamaica, has completed plans for a 1-sty brick garage, 50x100 ft. at Merrick rd and Siney av. Jamaica, for R. L. Siebert, 11 Merrick rd. Jamaica, owner and builder. Cost \$10,000. Owner will take bids on separate contracts.

Westchester

APARTMENTS, FLATS AND TENEMENTS

NEW ROCHELLE, N. Y.—P. Rocker, 6 East 46th st. Manhattan, has plans in progress for an 8-sty brick and stone apartment house on the entire block bounded by Huguenot and Division sts and Westchester and Trinity pl. for Trinity Arms Corp., P. W. Tierney, president, New Rochelle, owner. Cost \$800,000.

DWELLINGS

NEW ROCHELLE, N. Y.—Moore & Landsiedel, 3rd av and 148th st. Manhattan, have completed plans for two 2-sty frame dwellings, 18x38 ft. in Rhodes st. New Rochelle, for Efficient Craftsman Corp., Main st. New Rochelle, owner and builder. Cost \$14,000.

YONKERS, N. Y.—Wm. P. Katz, 6 Hudson st. Yonkers, has plans in progress for a 1-sty frame and stucco dwelling, 34x52 ft. at Land-

scape and Wellesley avs, Yonkers, for J. Marcato, owner, on premises. Cost \$18,000. Architect will soon take bids on general contract.

NEW ROCHELLE, N. Y.—L. M. Loeb, 57 Lawton st, New Rochelle, has plans in progress for a 2-sty brick dwelling, 25x40 ft, on Forrest av, New Rochelle, for A. Solomons, owner, care of architect. Cost \$25,000. Architect will take bids on separate contracts and materials about June 10th.

YONKERS, N. Y.—Wm. P. Katz, 6 Hudson st, Yonkers, has plans in progress for alterations and an addition to the 2-sty brick dwelling at 65-73 Oak st, for John Kaukus, owner, care of architect. Cost \$25,000. Architect will take bids on general contract soon.

PELHAM MANOR, N. Y.—Salvatore S. Calafati, 502 Main st, New Rochelle, has completed plans for a 2-sty frame dwelling, 59x25 ft, on Randall pl, Pelham Manor, for John Smith, Wolf's Lane, Pelham, owner and builder. Cost \$20,000.

HOSPITALS

NEW ROCHELLE, N. Y.—Crow, Lewis & Wick, 200 5th ac, Manhattan, have plans in progress for a hospital at New Rochelle, for New Rochelle Hospital Association, Guion pl, New Rochelle, owner, Consulting engineer, Oliver H. Bartine, 33 West 42nd st, Manhattan.

SCHOOLS AND COLLEGES.

NEW ROCHELLE, N. Y.—Townsend, Steinle & Haskell, 8 West 40th st, Manhattan, have plans in progress for an addition to the 3-sty and basement brick school in Huguenot st, New Rochelle, for Board of Education of New Rochelle—Elbert T. King, president—High School Bldg., New Rochelle, owner. Cost, \$125,000. Bids will be received for about June 15th.

New Jersey BANKS

NEWARK, N. J.—Guilbert & Betelle, Aldene Bldg., Newark, have completed plans for a 1-sty and mezzanine floor, Indiana limestone and granite bank building, 54x107 ft, at 464-466 Broad st, Newark, for Third Ward National Bank, John W. Lushear, president, 445 Broad st, Newark, owner. Heating engineer, R. D. Kimball, 15 West 38th st, Manhattan.

CHURCHES

ORANGE, N. J.—Louis F. Bird, 129 Prospect pl, South Orange, has been retained to prepare plans for a contemplated 1-sty and basement, hollow tile and stucco church, 50x96 ft, at the northwest corner of Main and Ridge sts, Orange, for Redeemer Evangelical Lutheran Church, John W. Steinmeyer, chairman building committee, 386 Halstead st, East Orange, owner. Cost \$50,000.

DWELLINGS.

NEW BRUNSWICK, N. J.—Alex Merchant, 363 George st, New Brunswick, has plans in progress for a 2½-sty brick and frame dwelling, 30x40 ft, at New Brunswick, for L. M. Ratliff, 334 George st, New Brunswick, owner. Cost, \$15,000. Architect will take bids on general contract about May 29th.

MONTCLAIR, N. J.—H. Messinger Fisher, 460 Bloomfield av, Montclair, has completed plans for a 2½-sty frame dwelling, 26x36 ft, at Eltson rd, Montclair, for Mary Irwin Thompson, 112 Oakwood av, Montclair, owner. Cost, \$16,000. Carpenter work, Engstrom & Co., 407 Valley rd, Montclair; mason work, Jos. H. Jellstrom, Oxford st, Montclair.

HALLS AND CLUBS.

ASBURY PARK, N. J.—Wm. Neumann, Lerner Bldg., Hudson bldg, Jersey City, has plans in progress for alterations and an addition to a 4-sty brick club house, 25x100 ft, on Munroe av, Asbury Park, for Asbury Park Lodge B. F. O. Elks, Geo. J. Daley, chairman building committee, Munroe av, Asbury Park, owner. Cost, \$150,000. Architect will take bids about June 1.

HOMES AND ASYLUMS.

NEWARK, N. J.—Warren & Wetmore, 16 East 47th st, Manhattan, and Convery & Klemmt, 764 Broad st, Newark, associate architects, have been retained to prepare plans for a brick and stone Elks Home on plot 100x202 ft, at the southeast corner of Broad and Camp sts, Newark, for Newark Lodge No. 21, B. P. O. E.; Moreland B. Soria, chairman building committee, 37 Green st, Newark, owner. Cost \$1,000,000.

SCHOOLS AND COLLEGES.

PERTH AMBOY, N. J.—Geo. W. Brooks, 158 Madison av, Perth Amboy, has plans in progress for a 3-sty brick, face brick and terra cotta Catholic high school, 150x80 ft, at Fayette and Mechanic sts, Perth Amboy, for St. Mary's Rectory; Rev. Father W. Cantwell, pastor, 104 Centre st, Perth Amboy, owner. Cost \$200,000. Architect will take bids on general contract about July 1.

MISCELLANEOUS.

NEWARK, N. J.—John H. & Wilson C. Ely, Firemen's Bldg., Newark, have completed preliminary plans for a rear addition to the 3 or 4-sty brick library in Clinton Hill Section, Newark, for City of Newark, Board of Trustees of the Newark Free Public Library, John C. Dana, secretary, City Hall, Newark, owner. Cost, \$125,000.

NEWARK, N. J.—Frank Grad, 245 Springfield av, Newark, has completed plans for a 3-sty brick and terra cotta salesroom and service station, 50x190 ft, at 968-970 Broad st, through to Ardsley court, Newark, for De Cozen Motor Car Co., Alfred De Cozen, president, 20-24 Brantford pl, Newark, owner. Cost, \$80,000.

WEST NEW YORK, N. J.—Wm. Mayer, Jr., 711 Bergenline av, West New York, has plans in progress for a brick and stone public library in 16th st, West New York, for Town of West New York, Charles Swenson, town clerk, Municipal Bldg., West New York, owner. Cost \$75,000. Owner will advertise for bids about June 1st.

NEWARK, N. J.—John H. and Wilson C. Ely, Firemen's Bldg., Newark, have completed preliminary plans for a rear addition to the brick and stone library in Washington st, Newark, for the City of Newark, Board of Trustees of the Newark Free Public Library, John C. Dana, secretary, Library, Newark, owner. Cost, \$125,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS

ST. GEORGE, S. I.—John F. Rosenstein, 30 West 36th st, Manhattan, has the general contract for a 5-sty brick, cast stone and stucco apartment, 150x200 ft, with stores, at the southwest corner of Wall st and Stuyvesant pl, St. George, for Snug Harbor Realty Co., John Rosenstein, president, 30 West 36th st, Man-

hattan, owner, from plans by Emery Roth, 119 West 40th st, architect. Cost \$550,000.

BANKS.

NEW ROCHELLE, N. Y.—R. H. Howes Construction Co., 103 Park av, Manhattan, has the general contract for a 2-sty stone and brick bank at New Rochelle, for Huguenot Trust Co.—Raymond J. Walters, president—32 North av, New Rochelle, owner, from plans by A. C. Bossom, 680 5th av, Manhattan, architect.

CHURCHES

ELMHURST, L. I.—Wm. Krass & Son, 151 Maurice av, Elmhurst, have the general contract for alterations and an addition to the 2-sty brick veneer, stucco and hollow tile church, 68x28 ft, at the northeast corner of Gary av and Medina pl, Elmhurst, for First Methodist Episcopal Church of Elmhurst, Rev. W. D. Beach, 8 Medina pl, owner, from plans by W. F. Smith, 767 Lewis av, Elmhurst, architect. Cost \$25,000.

LONG BEACH, L. I.—H. H. Humphries, 15 Remsen st, Lynbrook, has the general contract for a 1-sty frame and stucco church, 30x65 ft, at Park st and Delaware av, Long Beach, for Peoples Church of Long Beach, Conrad S. Konig, president, Long Beach, owner, from plans by Paul Jagaw, Merrick rd, Lynbrook, architect. Cost \$10,000.

EDGEWOOD, N. J.—Carleton Co., 151 West 42nd st, Manhattan, has the general contract for a 3-sty stone church, 65x85 ft, with Sunday school, at Franklin av, Hillside pl and Monroe st, Edgewood, for West Side Presbyterian Church, Rev. C. A. Butzer, Franklin st, Ridgewood, owner, from plans by F. M. Summerville, and C. H. Gillespie, 1123 Broadway, Manhattan, architects. Cost \$175,000.

Edison Service at 24-34 University Place

The private plant in the manufacturing buildings at 24-34 University Place has been closed down and Edison Service substituted

After an investigation made by our engineers, the owners, the Sailors Snug Harbor, decided that they could materially reduce the operating expenses of the building by using Edison Service. The change involves the electrification of five elevators and several pumps used for house water and for operating the Sprinkler System, as well as the lighting of the building

Our engineers are At Your Service. You may call upon them to study your plant and make recommendations without placing yourself under any obligation

Big Buildings Use Edison Service

The New York Edison Company

At Your Service

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



DWELLINGS

MANHATTAN.—Thomas O'Reilly & Son, 17 East 49th st, have the general contract for alterations to the 4-sty brick dwelling, 25x100 ft, at 44 East 73d st, for Clarkson Polter, 14 Wall st, owner, from plans by August L. Noel, 52 Vanderbilt av, architect. Cost, \$25,000.

MANHATTAN.—M. Reid & Co., 116 West 39th st, have the general contract for alterations to the 2-sty limestone dwelling at 6 East 92d st, for T. Von Horst Koch, owner, on premises, from plans by Mott B. Schmidt, 14 East 46th st, architect. Cost, \$20,000.

LOCUST VALLEY, L. I.—John D. Cosgrove, Glen Cove, has the general contract for alterations and an addition to the 2-sty frame dwelling, 85x85 ft, irregular, at Locust Valley, for Bertrand L. Taylor, Jr., 42 Broadway, Manhattan, owner, from plans by H. T. Lindeberg, 2 West 47th st, Manhattan, architect. Cost \$48,000.

SEA CLIFF, L. I.—John D. Cosgrove, Glen Cove, has the general contract for a 2½-sty frame dwelling, 28x40 ft, at Sea Cliff, for J. J. Levinson, owner, care of architect, from plans by Harrie T. Lindeberg, 2 West 47th st, Manhattan, architect. Cost \$35,000.

GARDEN CITY, L. I.—Wilcox Construction Co., 1 Bridge Plaza, L. I. City, has the general contract for a 2½-sty frame and shingle dwelling, 26x50 ft, at Nassau blvd and Somerset av, Garden City, for Benjamin B. Cook, 215 Brooklyn av, Brooklyn, owner, from plans by Elliot L. Chisling, 2 West 47th st, Manhattan, architect. Cost \$25,000.

NEW ROCHELLE, N. Y.—Owners Construction Co., Pelham Manor, has the general contract for a 2½-sty brick dwelling, 44x72 ft, at Beachmont Park, New Rochelle, for B. S. Herkimer, 25 West 43rd st, Manhattan, owner, from plans by L. M. Loeb, 57 Lawton st, New Rochelle, architect. Cost \$60,000.

MOUNT VERNON, N. Y.—O. J. Tegan, 452 Union av, Mt. Vernon, has the general contract for a 2½-sty brick frame and stucco dwelling, 25x60 ft, at the corner of Southfield rd and Eshesomere rd, Mt. Vernon, for Eugene B. Baehr, owner, care of architect, from plans by Geo. M. Bartlette, 25 Chester st, Mt. Vernon, architect. Cost \$25,000.

HARTSDALE, N. J.—Paul M. Sterling, 33 West 42nd st, Manhattan, has the general contract for a 2½-sty frame dwelling, 32x50 ft, at Hartsdale, for J. A. Lenhardt, owner, care of general contractor, from plans prepared privately. Cost \$20,000.

NEWARK, N. J.—Harvey Robertson, 230 Highland av, Newark, has the general contract for a 2½-sty brick veneer and rubbed limestone dwelling, 29x60 ft, at 46-48 Hedden Terrace, Newark, for Nathan H. Berger, 810 Broad st, Newark, owner, from plans prepared privately. Cost \$35,000.

MONTCLAIR, N. J.—Engstrom & Co., 407 Valley rd, Montclair, have the general contract for a 2½-sty frame dwelling, 28x40 ft, with garage, in Union st, Montclair, for J. Y. Robbins, Montclair Hotel, Montclair, owner, from plans by John E. Baker, Jr., 109 Orange rd, Montclair, architect. Cost \$35,000.

FACTORIES AND WAREHOUSES

BRONX.—Turner Construction Co., 244 Madison av, has the general contract for a 9-sty reinforced concrete warehouse, 50x100 ft, at the corner of Jerome av and 181st st, for William Hobson, 571 West 181st st, owner, from plans by Howard Chapman, 315 5th av, architect.

BROOKLYN.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 5-sty reinforced concrete warehouse, 100x290 ft, with a 1-sty extension, 62x100 ft, at Myrtle av and Decatur st, for Great A & P Tea Co., 150 Bay st, Jersey City, owner, from plans by W. B. Van Inwagen, engineer, care of owner.

METROPOLITAN, L. I.—G. A. Zimmerman Corp., 18 East 41st st, Manhattan, has the general contract for a 2-sty brick storage warehouse, at Metropolitan and Woodward avs, near L. I. Railroad, Metropolitan, for Jacob Rubin & Sons, Inc., 11 James st, Manhattan, owners, from plans by L. Dawson, 18 East 41st st, Manhattan, architect. Cost \$96,000.

HOSPITALS

MANHATTAN.—John S. Hyers, 13 West 30th st, has the general contract for alterations to the hospital at Dyckman st and North River, for Jewish Memorial Hospital, Edman Schwartz, president, 225 4th av, owner, from plans by F. Y. Joannes & Maxwell Hyde, 15 East 40th st, architects. Cost \$60,000. Engineer for roads and grading, A. P. Hartman, 51 Chambers st. Heating, ventilating and plumbing engineer, Werner Nygren, 101 Park av.

BAYSHORE, L. I.—Wm. L. Crow Construction Co., 103 Park av, Manhattan, has the general contract for a 3-sty brick hospital, "T" shaped, 100x100 ft, at Bayshore, for South Side Hospital, Bayshore, owner, from plans by York & Sawyer, 50 East 41st st, Manhattan, architect. Cost \$200,000.

HOTELS

MANHATTAN.—Longacre Engineering Co., 562 5th av, has the general contract for a 17-sty brick apartment hotel, 75x105 ft, at the northeast corner of Broadway and 104th st, for Realty Sureties, Inc., Oscar E. Konkle, president, 116 Hamilton pl, owner, from plans by H. H. Shreve & Carere & Hastings, 52 Vanderbilt av, architects. Structural engineer, H. G. Balcom, 16 East 47th st.

SCHOOLS AND COLLEGES

HUNTINGTON, L. I.—John D. Cosgrove, 11 Glenn st, Glen Cove, has the general contract for a 2-sty and basement brick and stucco parochial school, 50x80 ft, at Huntington, for St. Patrick's Church, J. J. Robinson, pastor, Huntington, owner, from plans by James S. Conklin, Garden City, architect. Cost \$150,000.

HICKSVILLE, L. I.—John D. Cosgrove, 11 Glen st, Glen Cove, has the general contract for a 1-sty and basement brick, tile and stucco school, 131x166 ft, on Nicholas av, Hicksville, for St. Ignatius R. C. Church, Rev. Father Fuchs in charge, Hicksville, owner, from plans by G. E. Steinback, 157 West 74th st, Manhattan, architect.

MISCELLANEOUS

MANHATTAN.—Lustbader Construction Co., 423 Madison av, has the general contract for alterations to the 1-sty brick market, 60x100 ft, at 2503 Broadway, for American Meat & Supply Co., M. Hyman, president, 2551 Broadway, owner, from plans by Morgan O'Brien, 45 East 90th st, architect. Cost \$50,000.

BROOKLYN.—W. L. & G. H. O'Shea, 29 Broadway, Manhattan, have the general contract for a 2-sty brick court house, 57x131 ft, on the north side of Snyder av, 262 ft east of Flatbush av, for City of New York, Edward Riegelmann, president of Boro of Brooklyn, Room 8, Borough Hall, owner, from plans by Frank C. Collins, 2 West 45th st, Manhattan.

FREEMPORT, L. I.—Gillies Campbell, 101 Park av, Manhattan, has the general contract for a memorial library at Freeport for Village of Freeport, Samuel R. Smith, chairman of committee, Freeport, owner, from plans by Chas. M. Hart, 331 Madison av, Manhattan, architect. Cost \$60,000.

PERTH AMBOY, N. J.—Perth Amboy Construction Co., 61 Madison av, Perth Amboy, has the general contract for a 3-sty brick and limestone Y. M. H. A. building, 80x100 ft, at Madison av and Jefferson st, Perth Amboy, for Y. M. H. A., I. Alpern, president, 138 Kearn av, Perth Amboy, owner, from plans by Benj. Goldberger, American Building, Smith and State sts, Perth Amboy, architect. Cost \$160,000.

NEWARK, N. J.—Edward M. Waldron, Inc., 27 Central av, Newark, has the general contract for a 3-sty and basement, fireproof brick, brownstone and terra cotta Y. M. H. A. and Y. W. H. A. building, on plot 100x252 ft, at High and West Kinney sts, Newark, for Y. M. H. A. and Y. W. H. A. (combined), Louis V. Aronson, Newark, owner, from plans by Frank Grad, 245 Springfield av, Newark, architect. Cost \$550,000. Consulting mechanical engineer, Richard D. Kimball Co., 15 West 38th st, Manhattan.

ROCKAWAY, L. I.—E. E. Paul Co., 101 Park av, has the general contract for an addition to the 3-sty brick telephone building known as "Hammels Exchange," at Rockaway, for N. Y. Telephone Co.—H. F. Thurber, president—15 Dey st, Manhattan, owner, from plans by McKenzle Voorhees & Gmelin, 1123 Broadway, Manhattan, architects.

NIEWENHOUS COMPANY, INC.

We specialize in Financing, Planning and Erecting Legitimate Building Operations on a 60% Loan Basis.

Commission Moderate. 316-318 East 161st Street
Telephone: Melrose 1694-1695 New York City

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street

BROOKLYN, N. Y.

HEATING STEAM OR HOT WATER RADIATION WITH GAS

IS MADE SIMPLE AND SATISFACTORY BY USING

KAY-SOLA GAS FIRED HEATING BOILERS

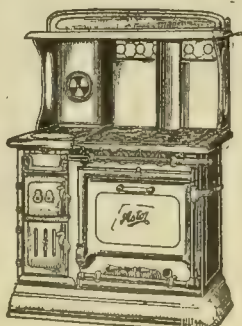
FOR HOMES—OFFICES—FACTORIES—STORES WITH OR WITHOUT A CELLAR

Write Dept. G for illustrated literature

THE SOLAR ENGINEERING CORPORATION 505 FIFTH AVE.
NEW YORK, N. Y.

LOUIS BROOK, INC.

LUMBER and TIMBER at RETAIL

SASHES BLINDS MOULDING TRIM SHELVING FLOORING
SHINGLES ROOFING PARTITION BOARDS VENEER PANELS, ETC.OFFICE:
148-152 INDIA STREETTEL. 2600 GREENPOINT
GREENPOINT, BROOKLYNYARDS:
OAKLAND & INDIA STS.

The UNION STOVE WORKS

Headquarters for Builders for

Kitchen Ranges for Coal or Gas, Standard or
Pipeless Furnaces, Heating Bolders, Laundry
Apparati

THE GREAT "ASTOR" LINE

70 BEEKMAN STREET

Established 88 Years

Telephone: Beekman 2490

BUILDING LOANS

We are in the market for construction loans in the form of first mortgage bond issues in New York and other large cities. We prefer loans of \$500,000 upward.

Owners, builders, and architects should write for booklet describing the STRAUS PLAN. Ask for

Booklet G

S.W. STRAUS & CO.
Established 1882 Incorporated

STRAUS BUILDING
565 Fifth Ave., at 46th St., NEW YORK
Offices in 15 Principal Cities
Telephone—Vanderbilt 8500

**40 Years Without Loss
to Any Investor**

Copyright, 1922, by S. W. Straus & Co.

J. P. Duffy Co.

**Flue Pipe
Terra Cotta Blocks
Gypsum Blocks
Masons' Materials**

138th Street and Park Avenue

BROOKLYN

50th-51st Streets and 2nd Avenue

QUEENS

Jackson Avenue and Madden Street

A Clean Building



We clean masonry of every type.

A clean building will sell or rent as well as a new building. In appearance it is a new building, for cleaning restores the original freshness of color.

Estimates for cleaning—and pointing, if desired—submitted on request.

Atlantic Terra Cotta Co.

Cleaning Department
350 Madison Avenue
Telephone: Vanderbilt 8840

PLANS FILED FOR NEW CONSTRUCTION IN ALL BOROUGHES OF NEW YORK CITY

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

40TH ST., 114-116 E., 8-sty bk tnt, 40x81, slag rf; \$225,000; (o) Dranyam Realty Corp., 501 5 av; (a) Fred F. French Co., 299 Madison av (308).

BROADWAY, 2720-24, 104TH ST., 223 W., 17-sty bk restaurant, str & apts, 110x70, tile slag & slate rf; \$800,000; (o) Rlty. Sureties In, 116 Hamilton pl; (a) Carrere & Hastings & Shreve, Lamb & Blake, assoc., 52 Vanderbilt av (302).

CHURCHES.

OLD BROADWAY, 13-15, 2-sty bk synagogue, 25x14x95, compo slag rf; \$30,000; (o) Cong. Chevra Talmud Torah Cuchei Marevi, 13-15 Old Bway; (a) Meisner & Uffner, 501 Tremont av (299).

STABLES AND GARAGES.

35TH ST., 543-5 W., 1-sty bk storage bldg, 50x98, tar & gravel rf; \$10,000; (o) Anna E. Biehn, 245 W 34th; (a) John H. Knubel, 305 W 43d (296).

125TH ST., 528-30 W., 1-sty metal garage, 10x25, metal rf; \$1,000; (o) Stroth & Wilson, 514 W 125th; (a) Maurice Silverstein, 145 W 41st (297).

EDGEcombe AV., n w c 150th, 5-1-sty bk & metal garages, 7x18, metal rf; total \$1,750; (o) Dr. H. W. Lloyd, 8 St Nicholas pl; (b) Arthur Meyer, 1891 Amsterdam av (306).

HILLSIDE AV., s s, 450 e Eway, 1-sty bk garage, 20x20, rf not mentioned; \$1,000; (o) Geraldtag R. E. Corp., 156 Sherman av; (a) John De Hart, 1039 Fox, Bronx (300).

STORES, OFFICES AND LOFTS.

LEONARD ST., 33, 1-sty bk office & str, 14x8, metal rf; \$1,000; (o) Angeline Roberts, Somerville, N. J.; (a) Richard Shatkind, World Bldg. (301).

SHERIFF ST., 50, 2-sty bk str, office & storage, 25x100, plastic rf; \$15,000; (o) Harry Goodwin, 455 E Houston; (a) Louis A. Sheinart, 194 Bowery (303).

W S BROADWAY & s s RIVERSIDE DR., 63 w from corner, 1-sty bk filling stations office, 10x9, copper rf; \$500; (o) City N. Y.; (a) The Texas Co., 17 Battery pl (307).

BROADWAY, 4168-70, 1-sty bk strs, 45x20, rubberoid rf; \$3,000; (o) Est David L. Phillips, 148 W 172d; (a) Jas. P. Whiskeman, 153 E 40th (298).

MADISON AV., 80-84, 5-sty bk str, show & salesroom, 74x95, slag rf; \$150,000; (o) Roy Rlty. Co., 22 E 29th; (a) Dietrich Wortmann, 116 Lexington av (305).

MISCELLANEOUS.

18TH ST., 612-88 E., 1-sty bk blacksmith shop, 80x74, slag rf; \$4,000; (o) Consolidated Gas Co. of N. Y., 130 E 15th; (enr) W. C. Morris, 130 E 15th (304).

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

181ST ST., n s, from Valentine to Tiebout av, 6-sty bk tnt, 120.19x102.45, slag rf; \$185,000; (o) Tleval Const. Co., David Garman, 61 Davis, L. I. City; (a) Sommerfeld & Steckler, 31 Union sq (1556).

213TH ST., n s, 114.6 e Jerome av, 5-sty bk tnt, 87.2x42.8, slag rf; \$55,000; (o) J. C. Gaffney Co., Jas. C. Gaffney, 106 E 182d, Pres; (a) Wm. A. Geisen, 2403 Creston av (897).

230TH ST., n s, 49 w Godwin ter, 5-sty bk tnt, 77.3x147, slag rf; \$200,000; (o) Godwin Terrace Realty Corp., Maurice Rosenberg, 114 W 44th, Pres; (a) Arne Behl, 154 Nassau (823).

BARNES AV., w s, 62.9 s 228th st, 3-sty br tnt, 22x55, felt and tar rf; \$15,000; (o) Theresa Manko, 4037 Barnes av; (a) Jos. Ziccardi, 912 Burke av (1306).

GRAND CONCOURSE, w s, 154.11 s 182d st, 6-sty br tnt, 130.69x118.8, slag rf; \$200,000; (o) B. & O. Realty Corp., Oscar Pederson, 3d av and 148th st, pres; (a) Moore & Landsledel, 3d av and 14th st (1090).

HOE AV., w s, 118.6 n 163d, 2-5-sty bk tnts, 76x88, 86.48x88, slag rf; \$250,000; (o) P. H. Const. Co., Philip Herschowsky, 1819 Prospect av, Pres; (a) Chas. Kreymborg, 2534 Marion av (821).

MAPES AV., e s, 70.4 s 182d st, 5-sty br tnt, 127.81x88, plastic slate rf; \$185,000; (o) Midland Con. Co., Inc., Samuel Brooks, 366 5th av, pres; (a) Lorenz F. J. Welher, 271 W 125th st (1123).

SHERIDAN AV., s w c 162d, 5-sty bk tnt, 100x80.5, slag rf; \$170,000; (o) Robt. J. Moorehead, 311 E 200th; (a) Chas. Kreymborg, 2534 Marion av (1549).

TREMONT AV., n w c, Harrison av, 5-sty br tnt, 87x136, slag rf; \$250,000; (o) Bermark

Corp., Emil Kreiger, 439 E 10th st, pres; (a) Mortimer E. Freehoff, 135 E 43d st (1292).

WALDO AV., w s, 300 n Dash pla, 5-sty br tnt, 50x64, slag rf; \$45,000; (o) A. A. Fanning, 60 W 129th st; (a) Chas. Kreymborg, 2534 Marion av (1266).

YOUNG AV., e s, 100.08 n Waring av, 2-sty bk tnt, 25x45, asphalt shingle rf; \$15,000; (o) Angelina Cascio, 360 W 122d; (a) Wm. Hanna, 360 W 122d (1005).

DWELLINGS.

KINGSBRIDGE TER., w s, 314.11 s Ft. Independence, 2½-sty fr dwg, 21x33, shingle rf; \$6,500; (o) Gertrude A. McMillan, 523 W 152d; (a) J. J. McMillan, 523 W 152d (1628).

LOWERRE PL., w s, 52.6 n 229th, 2-sty fr dwg, 21x34, asbestos shingle rf; \$5,600; (o) Antonio Lito, 3978 Paulding av; (a) Harold Santasiere, 4 Court sq, Bklyn (1618).

LOWERRE PL., w s, 83.6 n 229th, 2-sty fr dwg, 21x34, asbestos shingle rf; \$5,000; (o) Jos. J. Genay, 61 Bleeker; (a) Harold Santasiere, 4 Court sq, Bklyn (1619).

196TH ST., n s, 240.82 W Mayflower av, 1-sty H T dwg, 26x32; \$4,500; (o) John Howarth, 101 Park av; (a) O. A. Held, 226 E 42d st (1610).

233D ST., n s, 3114.316 E Bronxwood av, 2-sty br str and dwg, 314.36x70, tin rf; \$10,000; (o) Tony Bello, 922 E 233d st; (a) Robt. Glenn, 358 E 151st st (1609).

ANDREWS AV., w s, 150 s Burnside av, 6-2-sty bk dwgs, 20x70.8, plastic slate rf; \$72,000; (o) S. Rosenberg, 243 E 35th; (a) J. Debus, 243 E 35th (1622).

ELY AV., e s, 448.52 s Boston rd, 2-sty fr dwg, 28.4x24.4, asphalt, shingle rf; \$4,900; (o & a) Stephen Hornung, 526 e 81st st (1616).

FARADAY AV., n s, 232.6 e Fieldstone rd, 2-sty fr dwg, 25x30, slate rf; \$4,500; (o & a) Geo. W. Roeder, 48 S 8 av, Mt. Vernon (1625).

GILLESPIE AV., e s, 25 n Zulette av, 2-sty fr dwg, 20x30, shingle rf; \$4,750; (o) Matthew Culligan, 2445 Jerome av; (a) Della, Penna & Erickson, 289 E 149th (1623).

LUDLOW AV., s s, 354 e Castle Hill av, 2-sty fr dwg, 20x30, asphalt rf; \$4,200; (o) Henry Watson, 2181 Ryer av; (a) John Schwalbenberg, 2075 Haviland av (1630).

MATILDA AV., e s, 50 n 237th, 2-sty h. t. dwg, 32x52, rubberoid rf; \$15,000; (o) John Brunning, 566 Brook av; (a) Philip Barden, 230 Grand (1617).

RANDALL AV., s w e, Logan av, 2½-sty fr dwg and garage, 21x43.6, rubberoid rf; \$5,250; (o) Viola Kissner, 150 e 59th st; (a) W. Hopkins, 2600 Decatur av (1608).

THROGGS NECK BLVD., e s 85 n Lafayette av, 1-sty fr dwg, 20x34, asbestos rf; \$250; (o) Lawrence Symmers, 215 W 155th; (a) Richard Kyle, 583 Riverside dr (1614).

YOUNG AV., e s, 100.08 n Waring av, 3-sty bk dwg, 25x45, asphalt shingle rf; \$15,000; (o) Angelina Cascio, 360 W 122d; (a) Wm. Hanna, 360 W 122d (1615).

FACTORIES AND WAREHOUSES.

BROOK AV., w s, 73 n 163d, 3-sty bk warehouse, 34.6x108.6, plastic slate rf; \$50,000; (o) Edvardus, Inc., E. S. Binzen, 973 Brook av, Pres; (a) Max Hausle, 3307 3 av (1629).

STABLES AND GARAGES.

FEATHERBED LA., s s, 90.5 w Plimpton av, 1-sty bk str & garage, 80.10x45.3, slag rf; \$20,000; (o) Jos. Lager, 843 Crotona Park N; (a) Goldner & Goldner, 47 W 42d (1627).

PONT PL., w s, 50 n 197th, 2-2-sty bk dwgs & garages, 21x80, slag rf; \$18,000; (o) Bainbridge Av. Const. Co., Morris Bogdanoff, 2038 Ryer av, Pres; (a) Chas. Kreymborg, 2534 Marion av (1612).

204TH ST., s s, 3.26 w Mosholu pkway, 1-sty bk garage, 100x70, plastic slate rf; \$2,000; (o) John F. Normoyle, 212 Mosholu pkway; (a) Chas. Schaefer, Jr., 394 E 150th (1613).

SHAKESPEARE AV., e s, 391.21 n 172, 1-sty bk garage, 30.4x35.6, slag rf; \$500; (o) Donna Realty Co., 2754 Creston av; (a) M. W. Del Gaudio, 158 W 45th (1602).

SOUTHERN BLVD., ws, 195.36 n 179th, 2-sty bk garage, 66.08x149.33, slag rf; \$50,000; (o) Jerome P. Leonard Davis, 368 New York av, Bklyn; (a) John J. Dunnigan, 894 E 140th st (1512).

WEBB AV., e s, 350 n 197th, 1-sty bk garage, 18x18, shingle rf; \$500; (o & a) Matthew Thoseter, 1814 Grand Concourse (1607).

STORES, OFFICES AND LOFTS.

204TH ST., n s, 26 e Perry av, 2-sty bk str & offices, 25x66, tar & gravel rf; \$12,000; (o) Bainbridge Const. Co., Inc., A. L. Guidone, Pres., 52 Vanderbilt av; (a) Wm. T. Kosch, 3131 Hull av (1620).

BROOK AV. n w c 140th, 1-sty bk str. 100.3x 47.9, slag rf; \$33,000; (o) Rosewall Realty Co., Marcus Eberhart, 401 E 76th, Pres; (a) Chas. Kreyborg, 2534 Marion av (1598).

EAGLE AV. n w c 149th, 1-sty bk str. 40x 120, slag rf; \$30,000; (o) Active Develop. Co., Inc., Samuel Katz, 141 Marcy pl, Pres; (a) J. M. Felson, 1133 Bway (1611).

STEBBINS AV. s e c 16th, 1-sty bk str. 69.1 x44.1, slag rf; \$20,000; (o) Litzky Bldg. Co., Inc., 215 E Fordham rd, Pres; (a) Margon & Glaser, 2804 3d av (1597).

Brooklyn CHURCHES.

WALTON ST. 133-5, n s, 110 w Throop av, 3-sty bk synagogue, 43.9x67.6; \$60,000; (o) Hebrew School Pride of Israel, 261 Floyd; (a) Harry A. Yarish, 29 Graham av (8784).

DWELLINGS.

BERGEN ST. 1237, n e c Brooklyn av, 3-sty bk str & 2 fam dwg, 20x60; \$15,000; (o) Theon Realty Corp., 44 Court; (a) Jacob Lubroth, 44 Court (8733).

BERGEN ST. 1239-45, n s, 20 e Brooklyn av, 4-3-sty bk str & 2 fam dwgs, 20x55; \$50,000; (o) Theon Realty Corp., 44 Court; (a) Jacob Lubroth, 44 Court (8732).

ELMORE PL. 1133, e s, 260 n Av K, 2-sty fr 1 fam dwg, 26x35.4; \$10,000; (o) Ida E. Dietrich, 574 Argyle rd; (a) Bloch & Hesse, 18 E 41st (8750).

FT. HAMILTON PKWAY, 6823, n e c Bay Ridge av, 3-sty bk str & 4 fam dwg, 22.4x99; \$18,000; (o) Ft. Hamilton Land Co., 902 58th; (a) Boris W. Dorfman, 26 Court (8712).

MILFORD ST. 308, w s, 138 s Sutter av, 2-sty bk 2 fam dwg, 20x54; \$10,000; (o) Conrad Blass, 314 Milford; (a) Gibson & Kay, 2522 Pitkin av (8696).

PRESIDENT ST. 1635, n s, 100 e Schenectady av, 3-sty bk 2 fam dwg, 24.10x60.4; \$20,000; (o) Jacob Wishinsky, 45 Powell; (a) Jos. Martine, 31 Union sq, Manhattan (8785).

TRUXTON ST. 3-11, n s, 300 w Stone av, 5-2-sty bk str & 2 fam dwgs, 19x80; \$100,000; (o) C. & K. Bldg. Co., Inc., 8 Wayne, Middle Village; (a) S. Millman & Son, 1780 Pitkin av (8783).

BAY 8TH ST. 209-21, e s, 340 s Bath av, 6-2-sty fr 2 fam dwgs, 16x56.4; \$36,000; (o) Jos. L. Bahr, 206 Bay 8th; (a) Wm. A. Parfitt, 26 Court (8710).

E 8TH ST. 975, e s, 300 n Av J, 2-sty fr 1 fam dwg, 20x45; \$16,000; (o) I. Pollock, 544 Shet-

field av; (a) Wm. A. Lacerenza, 16 Court (8702).

23D AV. 7914-18, w s, 50 n 80th, 2-sty fr 1 fam dwg, 31.6x44; \$12,000; (o) Oscar Bauer, 2239 81st; (a) Isaac Kallich, 2105 86th (8768).

23D AV. 7920-24, n w c 80th, 2-sty fr 1 fam dwg, 31.6x44; \$12,000; (o) Oscar Bauer, 2239 81st; (a) Isaac Kallich, 2105 86th (8767).

E 40TH ST. 775-93, e s, 95 s Farragut rd, 8-2-sty fr 2 fam dwgs, 17.6x47; \$18,000; (o & a) Otto F. Klinck, 2111 Av G (8747).

81ST ST. 114, s s, 120 w Colonial rd, 2½-sty fr 1 fam dwg, 40x40.6; \$14,000; (o) Wm. H. Dunphy, 260 75th; (a) Jefferson R. Edwards, 8023 Ridge blvd (8758).

AV O. 178-82, s e c W 4th, 2½-sty fr 1 fam dwg, 16x36.6; \$8,000; (o) Thos. P. Murphy, 567 Senator; (a) Slee & Bryson, 154 Montague (8724).

BROOKLYN AV. 107-9, e s, 74.5 n Bergen, 2-sty bk 2 fam dwg, 20x68; \$25,000; (o) same (8735).

CHESTER AV. 27, e s, 20 s Minna, 2-sty bk 2 fam dwg, 20x64.4; \$10,000; (o) Burke Palmer, 148 Minna; (a) Chas. G. Wessel, 1399 E 4th (8749).

CHESTER AV. 31-5, e s, 45 s Minna, 2-2-sty bk 2 fam dwgs, 20x64.4; \$20,000; (o) Burke Palmer, 148 Minna; (a) Chas. G. Wessel, 1399 E 4th (8719).

CLARENDON RD. 3811-3, n w c E 39th, 2-sty fr 1 fam dwg, 24x42; \$8,000; (o) Frank E. Stevens, 1738 Nostrand av; (a) Chas. Infanger & Son, 2634 Atlantic av (8720).

SUTTER AV. 493, n w c Snediker av, 3-sty bk str. offices & 2 fam dwg, 21x80; \$18,000; (o) N. S. Goldfarb, prem; (a) E. M. Adelsohn, 1778 Pitkin av (8775).

STABLES AND GARAGES.

W 9TH ST. 101-5, n s, 112 e Henry, 1-sty bk garage, 80x100; \$2,000; (o) John Muldoon, 25 W 9th; (a) W. J. Conway, 400 Union (8693).

STORES, OFFICES AND LOFTS.

MYRTLE AV. 158, s s, 33.3 e Flatbush av ext, 2-sty bk str & office, 22.6x75; \$10,000; (o) Subway Theatre Co., prem; (a) Sidney F. Oppenheim, 110 E 31st, Manhattan (8519).

ST. JOHNS PL. 1476-86, s s, 219.11 w Rochester av, 6-2-sty bk str & 2 fam dwg, 20x62; \$60,000; (o) Hanson Const. Co., 563 Belmont av; (o) Morris Perlstein, 49 Fulton av, Middle Village (8531).

MISCELLANEOUS.

WITHERS ST. 1422, s w c Vandervoort av, 1-sty bk shed, 28x75; \$2,000; (o) Henry Hammerding, prem; (a) Max Hirsch, 26 Court (8385).

3D AV. 509, e s, 40 n 12th, 1-sty bk shop, 19.6 x75; \$3,000; (o) I. B. Middlesworth, 194 12th; (a) Allen A. Blaustein, 432 15th (8529).

Queens

APARTMENTS, FLATS AND TENEMENTS.

FAR ROCKAWAY.—Central av, n s, 50 e Carlton av, 2-sty bk str & apt, 114x62, slag rf, 1 family, elec, steam heat; \$40,000; (o) M. Malvin, Far Rockaway; (a) Jos. H. Cornell, Far Rockaway (7404).

FLUSHING.—Bowne av, w s, 52 ft from 37 av (Lincoln st), 4-sty bk tnt, 35x72, felt & pitch rf, 9 families, elec, steam heat; \$45,000; (o) W. W. Smith, 236 Barclay, Flushing; (a) W. F. Leland, 326 Orient way, Rutherford, N. J. (7423).

FLUSHING.—Bowne st, s w c 37th, 4-sty bk tnt, 35x72, felt & pitch rf, 9 families, elec, steam heat; \$45,000; (o) W. W. Smith, 236 Barclay, Flushing; (a) W. F. Leland, 326 Orient way, Rutherford, N. J. (7424).

JAMAICA.—Sutphin rd, n e c Grove, 4-sty bk tnt, 130x98, slag rf, 50 families, elec, steam heat; \$200,000; (o) Max Janofsky, 240 Troy av, Bklyn; (a) Wm. I. Hohaus, 116 W 39th, Manhattan (7484).

BANKS.

FOREST HILLS.—Austin st, s e c Continental av, 1-sty bk bank, 100x25, slag rf, steam heat, elec; \$75,000; (o) Corn Exchange Bank, 13 William st, Manhattan; (a) Felheimer & Wagner, 7 E 42d, Manhattan (7540).

CHURCHES.

L. I. CITY.—Van Alst av, e s, 75 n 11th, 1-sty bk synagogue, 50x77, slag rf, steam heat; \$25,000; (o) Congregation B'ry Israel L. I. City; (a) Hall & Reid, 220 Bway, Manhattan (7528).

DWELLINGS.

CORONA.—Martense st, s w c Waldron, 2-sty bk dwg (2 bldgs), 32x23, tar & gravel rf, 2 families, gas; \$9,000; (o) Peter Tarisa, Waldron st, Corona; (a) C. L. Varrone, 156 Corona av, Corona (3044).

DOUGLASTON.—Browvale dr, w s, 211 n Iowa rd, 2-sty fr dwg, 29x24, shingle rf, 1 family, gas, steam heat, elec; \$15,000; (o) P. L. Kieswetter, 63 Feroniaway, Rutherford, N. J.; (a) P. L. Kieswetter, 50 Court, Bklyn (3900). KeKieswetter, 63 Feroniaway, Rutherford, N. J.; (a) P. L. Kieswetter, 50 Court, Bklyn (3900).

DUNTON.—133d st, e s, 486 s Jamaica av, 2-sty fr dwg, 23x55, slag rf, 2 families, gas, hot water heat; \$9,000; (o) Thos. Grimes, 582 E 165th, Bronx; (a) Henry C. Erdt, 8411 101st, Richmond Hill (3779).

EDGEMERE.—Beach 26th st, w s, 700 s Bay av, 4-1-sty fr dwgs, 18x52, shingle rf, 1 family, gas; \$8,000; (o & a) M. Rice, Beach 26th, Edgemere (3264 to 3267).

ELMHURST.—Wool st, s e c Manheim, 2-sty fr dwg, 19x52, gravel rf, 2 families, gas; \$14,000; 2 bldgs; (o) John Becker, Phelps av, Elmhurst; (a) Chas. J. Stidolph, 15 Ivy, Elmhurst (3700).

ELMHURST.—17th st, e s, 205 n Woodside av, 2½-sty fr dwg, 20x52, shingle rf, 2 families, gas, steam heat; \$12,000; (o) Geo. Braunsdorff, 6 Toledo, Elmhurst (3335).

FAR ROCKAWAY.—Far Rockaway, n e c Sage pl, 3-2-sty bk dwgs, 24x46, shingle rf, 1 family, elec, steam heat; \$48,000; (o) New MacNeil Realty Corp., Far Rockaway; (a) J. H. Cornell, Far Rockaway (3303-9-10).

FLUSHING.—Hawthorne st, s s, 140 w Central av, 2-sty fr dwg, 25x35, shingle rf, 1 family, gas, steam heat; \$10,000; (o & a) Mary E. Stapleton, 256 Jamaica av, Flushing (3202).

Richmond

DWELLINGS.

ANNADALE.—Annadale rd, w s, 200 n Jefferson blvd, 2-sty fr dwg, 38x55, shingle rf; \$7,000; (o) A. M. Wilcox, Huguenot; (a) Lewis E. Macomber, 331 Madison av, Manhattan (306).

ANNADALE.—Alvine rd, w s, 120 w Amboy rd, 2-sty fr dwg, 22x24, shingle rf; \$4,000; (o) Percival Stevens, 5181 Amboy rd, Annadale; (a) P. P. (231).

CONCORD.—Oder av, 50 s Perce, 2-sty bk dwg, 24x44, shingle rf; \$8,000; (o) Frank Spinnell, Oder av, Concord; (a) A. L. Buttermark, Hanover av, Concord (201).

DONGAN HILLS.—Delaware av, n s, 555 w Wilson pl, 2-sty fr dwg, 20x24, slag rf; \$3,000; (o) Edwin Bramin, 442 Van Duser, Stapleton; (a) Chas. A. Duncker, Dongan Hills (286).

ELTINGVILLE.—Ridgewood av, e s, 315 n Wilson av, 1½-sty fr dwg, 24x25, composition rf; \$4,000; (o & b) Ernest A. Nilson, 3785 Richmond av (253).

FT. WADSWORTH.—Wadsworth av, w s Bay, 1-sty fr dwg, 22x30, rubberoid rf; \$3,000; (o) Paul Durand, 69 Van Duser av, Tompkinsville; (a) S. W. Molokie, 81 Treadwell av, Port Richmond (259).

GRANT CITY.—Prescott st, w s, Edison, two 2-sty fr dwgs, 26x42, asphalt rf; \$14,000; (o) Arthur Buhlman, 204 Nelson av; (a) Arthur Buhlman, 204 Nelson av; (mason) Chas. Wohlschlaegel, Great Kills, S. I. (457).

GRASMER.—Rambler rd, n s, 340 e Reed av, 2-sty fr dwg, 18x37; \$3,000; (o) Nito Di Gavane, 126 Melrose, Bklyn; (a) Jas. J. Fucaro, Arrochar (1207).

ROSEBANK.—Reynolds st, n s, 150 e St. Marys av, 2-sty bk dwg, 22x40, rubberoid rf; \$6,000; (o) Victor Louga, 45 Reynolds, Rosebank; (a) Chas. B. Hewker, Tompkinsville (1209).

WEST NEW BRIGHTON.—Myrtle av, s s, 144 e New Brighton av, 1½-sty hollow tile & stucco dwg, 23.6x32; \$2,600; (o) Julius Azzuro, 290 York av, New Brighton; (a) Charles B. Hewker, Tompkinsville (1208).

WEST NEW BRIGHTON.—Freeman pl, e s, 150 n Raleigh av, 2-sty fr dwg, 20x26; \$6,000; (o) E. Greenfield, 111 Elizabeth; (a) A. V. Beck, West New Brighton (1219).

PORT RICHMOND.—Richmond av, n s, 15 w Renfrew pl, 2½-sty fr dwg, 24x32; \$4,500; (o) John Lamantia, 142 Dixon av; (1213).

SOUTH BEACH.—McLoughlin st, s w s, 529 s Old Town rd, 1-sty fr dwg, 23x35; \$3,500; (o) Chas. Cavagnatto, 236 W 10th, Manhattan; (a) H. Nelson, Stapleton (1220).

STAPLETON.—Gordon st, n s, 300 e Warren, 2-sty fr dwg, 19x40; \$5,000; (o) Max Rashtnik, Stapleton; (a) H. L. Nelson, S. I. Bay, Stapleton (1221).

FACTORIES AND WAREHOUSES.

WEST NEW BRIGHTON.—Livingston av, n w c Washington, 2-sty factory, 28x89x10; \$11,000; (o) Peter Travato, 222 Montrose av, Bklyn; (a) Harry W. Pilcher, Port Richmond (1206).

BUILDERS

LITTLE CASH REQUIRED

We can subordinate entire purchase price of several well-located plots and obtain liberal building and permanent loans.

S. Osgood Pell & Co. 15 & 17 West 44th St. Tel. Vanderbilt 5619

FOR PAINTING, DECORATING and PLASTERING

Consult

LESCH & JOHNSON

261 East Fordham Road New York
Telephone: Fordham 9345

A. WILKES COMPANY PAINTERS

INTERIOR DECORATORS

Exclusive Work, Ask Our References

2371 Jerome Ave. Fordham 9000

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phone: { 1370
Mott Haven { 1371

Office and Factory: River Ave. and East 151st St.

TELEPHONE: MANSFIELD 2300

RETAIL LUMBER CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

STORES AND DWELLINGS.

SOUTH BEACH.—Old Town rd, n w c Pearce av, 1-sty bk str & dwg, 40x60, rubberoid rf; \$4,500; (o) Sanicola Saro, 198 Elizabeth, Manhattan; (a) Jas. J. Fricano, 8 MacFarland av, Arrochar Park (1177).

STORES AND TENEMENTS.

PORT RICHMOND.—Richmond av, w s, cor Castleton av, 2-sty two stores and apart (brk), 65x50, 4-ply, slag rf; \$24,000; (o) Albert Nordenhaltz, 17 Harrison av, Port Richmond, S. I.; (a) John Milnes Co., Inc., Bank Bldg., Port Richmond, S. I.; (mason & carpnt.) John Milnes Co., Bank Bldg., Port Richmond, S. I. (346).

PLANS FILED FOR ALTERATIONS

Manhattan

BEAVER ST, 21, remove wall, new area, vault lights, side walk & curb, beams, girders, ext on 4-sty bk str, restaurant & offices; \$6,500; (o) Victor, Virginia & Fredk. Meert, 10 E 43d; (a) Chas. H. Smith, 124 Grove, Plainfield, N. J. (1148).

CARMINE ST, 65, remove partitions, new wall, partitions, front, toilet in 5-sty bk str & apt; \$2,000; (o) Francesca & Nicola, Satriano, 65 Carmine; (a) Vincent M. Canjano, 239 Bleeker (1166).

CHARLTON ST, 22, new add on 2½-sty bk dwg; \$2,000; (o) John Rontetti, 22 Charlton; (a) Hamilton & Barbato, 17 W 42d (1212).

DOWNING ST, 34, enlarge window in 5-sty bk str & apt; \$150; (o) A. Pellegrino, 22 Bedford; (a) Jos. Weinstein, 405 Lexington av (1117).

FRONT ST, 96, rebuild stairs, new metal ceiling, toilets, floors, sash, elec work in 5-sty bk coffeware house; \$2,800; (o) Chas. L. Meehan, 66 Front; (g c) Martin L. Maxwell, 9124 Ridge Blvd, Bklyn (1101).

FRONT ST, 81-83, new doors in 4-sty bk storage & coffee roasting; \$2,000; (o) 81 Front St, Mabel J. Watson, care H. C. Reibay, 62 Cedar; 83 Front, Alex Schoubrunn, 119 E 95th; (engr) Frank M. Gabler, 308 W 133d (1128).

GOLD ST, 12, new toilets in 6-sty bk str & offices; \$500; (o) 12 Gold St. Co., Inc., 38 Park Row; (a) Zipkes, Wolf & Kudroff, 432 4 av (1120).

HESTER ST, 157-159, remove rear walls, rebuild wall, new ext, toilets in 2-3-5-sty bk shops & offices; \$8,000; (o) Consolidated Gas Co. of N. Y., 130 E 15; (e) W. C. Morris, 130 E 15 (1226).

NEW CHAMBERS ST, 82-4, remove wall, new show window in 4-sty bk tnt; \$500; (o) Umberto Vitiaelli, 84 New Chambers; (a) Saml. Cohen, 32 Union sq (1150).

PARK PL, 49-57, new doorway, steps, mezzanine in 12-sty bk str, storage & lofts; \$4,000; (o) Dodge Bldg. Corp., 21 Murray; (a) Shape, Bready & Peterkin, Inc., 50 E 42d (1183).

PEARL ST, 314, new fire-escapes on 4-sty bk str & boarding house; \$600; (o) Roosevelt Hosp. Corp., 30 Pine; (a) Wm. C. Winters, 106 Van Sien av, Bklyn (1295).

UNIVERSITY PL, 29-33, remove stairs, new elevator, stairs, partitions in 4-sty bk hotel; \$15,000; (o) Trustees of Sailors' Snug Harbor, 262 Greene; (o) Geo. Provot, 50 W 47 (1220).

WALL ST, 40-2, PINE ST, 37-9, new t. c. partitions in 10-sty bk office; \$3,500; (o) Bank of Manhattan Co. & Merchants Bank, 14 Wall; (a) Acolph Nast, 56 W 45th (1146).

13TH ST, 725-31 E, remove wall, new floors, platforms, windows, beams, columns in 5-sty bk factory; \$2,000; (o) The Eagle Pencil Co., 725-31 E 13th; (a) J. J. Gloster Co., 110 W 40th (1138).

14TH ST, 7 E, new str fronts, partitions in 4-sty bk str & lofts; \$800; (a) Nathan Fraenden, 25 E 14th; (a) Geo. M. McCabe, 96 5 av (1135).

25TH ST, 353 W, remove partitions in 5-sty bk str & tnt; \$100; (o) Frank Parideno, 353 W 25th; (a) Eli Benedict, 352 Convent av (1167).

27TH ST, 336-8 W, remove ramp, new elevator shaft, fire retard, floors & ceiling in 3-sty bk garage; \$7,500; (o) Patk. Tully, 12 W 31st; (a) Robt. Lechman, 66 Beaver (1209).

28TH ST, 220 W, new fire-escapes on 4-sty bk str & factory; \$500; (o) W. 28th St. Co., 215 W 28; (a) John H. Knubel, 305 W 43 (1217).

30TH ST, 140-42 W, remove partitions, new extensions, fire escape, elevator, shop, stairs in 5-sty bk stores & tnt; \$30,000; (o) Morris Weinstein, 193 Bowery; (a) Geo. G. Miller, 1482 Bway (1076).

49TH ST, 383 W, new ext, toilets, plumbing, revise partitions in 4-sty bk str & tnt; \$5,000; (o) (o) Morris Epstein, 685 8 av; (a) B. H. & C. N. Whinston, 2 Columbus Circle (1098).

52D ST, 67 W, remove partitions, relocate toilet in 4-5-sty bk restaurant & dwgs; \$1,000; (o) 67 W, 52d St., Inc., 67 W 52; (a) Wm. J. Russell, 73 W 46 (1216).

57TH ST, 54 W, remove partitions, new excavation, cellar, ext, skylights, partitions, toilets, windows in 5-sty bk str & apt; \$15,000; (o) Wm. N. Cohn, 111 Bway; (a) Buchman & Kohn, 56 W 45th (1129).

60TH ST, 1 to 11 E, relocate colonnade in 5-sty bk club house; \$26,000; (o) Metropolitan Club, 1 E 60th; (a) McKim, Mead & White, 101 Park av (1152).

60TH ST, 16 E, remove window, grill, glass vestibule, stairs, new grating, sidewalk, vestibule, ladder in 5-sty bk str & apt; \$3,000; (o) Fredk. T. Barry, 648 Madison av; (a) Gronenberg & Leuchtig, 450 4 av (1516).

72D ST, 145 W, remove walls, new beams, ext, apts, raise base & 1st floors in 4-sty bk dwg; \$10,000; (o) Francis E. H. Lewis, 145 W 79th; (a) Saml. A. Hertz, 15-17 W 38th (1160).

75TH ST, 329 E, lower part of 1st floor, remove front, new str, bath rooms in 4-sty bk tnt; \$5,000; (o) Max Acker, 310 E 110th; (a) Michael A. Cardo, 61 Bible House (1207).

77TH ST, 336 W, remove fixtures, partitions, new partitions in 4-sty bk dwg; \$3,000; (o) Carlos L. Hendriquez, 229 W 97th; (a) B. H. & C. N. Whinston, 2 Columbus Circle (1099).

116TH ST, 333 E, remove partitions, new plumbing, beams, partitions, extension on 3-sty bk dwg; \$4,000; (o) Pasquale Cincotti, 339 E 116th; (a) De Rose & Cavalieri, 370 E 149th st (1078).

117TH ST, 311 to 319 E, remove columns, new girders, columns in 3-sty bk milk station & stable; \$8,000; (o) Borden's Farm Prod. Co., 63 Vesey; (a) Albert Ullrich, 371 Fulton, Bklyn (1208).

AMSTERDAM AV, 389-99, remove portion conc slab, steel framing, new conc footings, columns in 3-sty bk car barns; \$1,200; (o) 3d Av R. R. Co., 2306 3 av; (a) P. P.

AMSTERDAM AV, 1877, new rooms, ext, enlarge str in 3-sty bk str & tnt; \$8,000; (o) August Contl, 1877 Amsterdam av; (a) Theo. Stiefel, 341 E 142d (177).

AV A, 1395, new wall, bakery, light court, ext, beams, columns, fire-escape, show windows in 1 & 2-sty bk stable, shop & storage; \$9,000; (o) Ernest N. Adler, 1506 1 av; (a) Arthur J. Strever, 55 Bway (1140).

BROADWAY, 1591-3-5-7, remove walls, partitions, new roof over area, toilets, columns, girders, footings, floor const in 2-4-sty bk str & oices; \$6,000; (o) of 1591-3-5-7, Est. Geo. H. Warner, 16 W 47; (a) 205 W 48th st, Geo. Whitney & Lloyd Warren, 16 W 47; (a) Ernest H. Fougner, 418 S 15th st, Newark, N J (1245).

BROADWAY, 2465-71, remove fronts, store fronts, wall, new columns, girders, store frts in 2-7-sty bk str & tnt; (o) John Alden Realty Corp., 15 E 40; (a) Henry S. Lion, 342 Madison av (1232).

CENTRAL PARK W, 50, new pent house on 12-sty bk tnt; \$10,000; (o) Cora Clark et al, 50 Central Park W. (a) Herman R. Maier, 299 Madison av (1145).

LEXINGTON AV, 1495, remove wall, partitions, new str front, lower beams in 5-sty bk tnt & str; \$1,500; (o) Est Edw. Boylston, 321 E 169th; (engr) E. J. Boylston, 321 E 169th (708).

LEXINGTON AV, 636, remove piers, stairs, ext, reconstr str front, rearrange partitions, new columns, stairs, toilets in 5-sty bk str & apt; \$10,000; (o) May Irwin Eisfeldt, 156 E 43d; (a) Saml. Levingson, 156 E 43d (1031).

MADISON AV, 1-7, enlarge sheave house, new elevator machinery in 11-sty bk offices; \$500; (o) Metropolitan Life Ins. Co., 1 Madison av; (a) J. A. Pinchbeck, 1 Madison av (1187).

MADISON AV, 1714-16, new door, seats, alter partitions in 1 & 2-sty bk m. p. theatre; \$1,000; (o) A. Reiss & B. Fortgang, 1714 Madison av; (a) Louis A. Sheinart, 194 Bowery (1114).

PARK AV, 635, remove floor slab, change partitions, new stairs, roof on pent house on 12-sty bk apt; \$4,500; (o) Elliot Cross, 405 Park av; (a) Chas. L. Fraser, 372 Lexington av (1234).

1ST AV, 2417, new dumbwaiter, f. p. doors in 4-sty bk store & tnt; \$250; (o) Annette P. Tisch, 10 Henderson pl; (a) Chas Schaefer, Jr, 394 E 150 (1231).

1ST AV, 173, new toilets, doors, vent pipes in 5-sty bk str & tnt; \$1,000; (o) Benj. Colluna, 418 E 11th; (a) Wm. C. Winters, 106 Van Sien av, Bklyn (1189).

1ST AV, 77, remove str front, columns, lintels, new beams, columns, piers in 5-sty bk str & tnt; \$1,400; (o) Mrs. Celia F. Paschkes, 21 W 38th; (a) Carl Hartzellins, 1737 Bway (1118).

3D AV, 864, remove post, show window, new girders, window in 4-sty bk str & tnt; \$1,500; (o) Isaac Fass, 860 3 av; (a) John H. Friend, 148 Alexander av (1113).

3D AV, 2125, remove str front, bk work, new str fronts, fire-escapes, sidewalks, plumbing, ext, metal ceiling, remodel stairs in 6-4-sty bk str & apt; \$12,000; (o) Harlem Business Centre, Inc., 2176 3

av; (a) Henry Z. Harrison, 1787 Madison av (1111).

4TH AV, 500, cut back, marquise, new rods on 22-sty bk hotel; \$300; (o) Hilliard Hotel Co., Vanderbilt Hotel; (a) Warren & Wetmore, 16 E 47th (1176).

7TH AV, 355-7, remove wall, new str front, plumbing, partitions, excavate cellar in 3-sty bk str & factory; \$2,000; (o) John J. Biehn & Ottilia M. Biehn, 245 W 34th (a) John H. Knubel, 305 W 43d (822).

7TH AV, 474-76, new show windows, girder in 3-sty bk stores & apt; \$1,200; (o) Margaret & Jos. Byrnes, 137 W 92; (a) Chas. Paff & Co., 7 Dey (1048).

7TH AV, 371, remove show window, steps, new partitions, show windows in 4-sty bk str & factory; \$650; (o) Geo. Berg, Rlty. Co., 802 W 181st; (a) Maurice Courland, 47 W 34th (1154).

8TH AV, 389, new extension in 4-sty bk stores ½ apts; \$1,000; (o) Clobolt Realty Corp., 389 8 av; (a) Jos. Mahoney, 530 E 83 (1083).

8TH AV, 742, remove wall, new columns, girders, show windows, doors, cornice, marble base on 4-sty bk str & hotel; \$5,000; (o) Tect Rlty. Corp., 236 W 55th; (a) P. P. (1127).

8TH AV, 2331, new mezzanine, toilet in 2-sty bk str; \$1,200; (o) Michael J. Adrian Corp., 447 2 av; (a) Adolph E. Nast, 56 W 45th (1125).

9TH AV, 658, remove wall, new ext., plbg, beams, stairs in 4-sty tnt; \$3,000; (o) Chas. A. & Albert Oats, 658 9 av; (a) John H. Knubel, 305 W 43 (988).

10TH AV, 852, remove str front, plumbing fixtures, new toilet, str front on 4-sty bk str & tnt; \$400; (o) Isabel M. McCafferty, 1330 Union, Bklyn; (a) Chas. T. E. Dieterlen, 15 W 38th (1184).

11TH AV, 766, rearrange partitions, remove sink, tubs, range, new stairs in 4-sty bk str & apt; \$400; (o) Adam T. Schneider, 15 6th, Weehawken, N. J.; (a) Alfred C. Wein, 21 E 4th (1130).

Bronx

148TH ST, 280, 1-sty bk ext, 16.5x38.6, to 1-sty bk storage; \$1,500; (o) Frank Trocchia, prem; (a) De Rose & Cavalieri, 370 E 149 (263).

151ST ST, 1006, new str frts, new partitions to 5-sty bk str & tnt; \$6,000; (o) Israel Blutten, 681 Beck; (a) J. L. Goldstone, 920 Av St John (267).

161ST ST, 696½, new stairs, new partitions to 2-sty fr dwg; \$750; (o) Bernard Columbus, prem; (a) Carl J. Iitzel, 1281 Union av (270).

183D ST, 669, 1-sty fr ext, 21x15, to 3-sty fr shop & dwg; \$750; (o) A. J. Falcone, prem; (a) M. W. Del Gaudio, 158 W 45 (269).

241ST ST, 344, 1-sty of fr built upon present ext. & new partitions to 2-sty & attic fr dwg; \$1,000; (o) Henry F. Kroger, prem; (a) John H. Haber, 466 Lenox av (268).

BROOK AV, 516-18, 2-sty bk ext, 40x100, to 4-sty bk factory; \$30,000; (o) Samuel Katzen, on premises; (a) Max Muller, 115 Nassau (234).

CAULDWELL AV, 961, new plumbing, new partitions to 3-sty fr dwg; \$500; (o) May Wormser, on prem; (a) Louis B. Santagelo, 2364 8 av (253).

COURTLANDT AV, 770, new peak rf to 1-sty fr church; \$2,000; (o) Emanuel P. E. Chapel, on premises; (a) E. R. Williams, 2296 7 av (237).

WILLIS AV, 339, new str frt, new partitions to 2-sty fr str & dwg; \$350; (o) Hesse Realty Co., 370 E 149; (a) De Rose & Cavalieri, 370 E 149 (266).

3D AV, 3594-3602, new str frts, new partitions to 3-sty bk dwg. office & str; \$1,000; (o) Martiness Realty Co., Martin Silverman, 537 E 169, pres.; (a) De Rose & Cavalieri, 370 E 149 (265).

3D AV, e s, 100.8 s 163d, two 2-sty bk exts, 105.6x66.8 & 33.6x113.3, new stairs, new beams & new partitions to 2-sty bk offices; \$150,000; (o) North Side Savings Bank, on premises; (a) Holmes & Winslow, 134 E 44th st (232).

3D AV, 2776, 1-sty bk ext, 25x25, new cols & girders, new str front, new partitions to 3-sty fr offices & str; \$6,000; (o) Gustav Schrot, 1349 Taylor av; (a) Chas. Schaefer, Jr., 394 E 150 (258).

Brooklyn

DELAMERE PL, 2744-8, w s, 344.10% s Voorhies av, ext 2-sty fr lodge rooms; \$6,000; (o) Franklin Lodge 182, I. O. O. F., premises; (a) Jas. F. Brewster, 2634 E 27th st (6489).

FT. GREENE PL, 140, n w c Hanson pl, wall, int alts, plumbing & add ½ sty to 4-sty bk str & bach apt; \$8,500; (o) Mrs. Ella Curtis, prem; (a) Holler & Kleinberg, 1012 Gates av (8200).

FORT GREENE PL, 185, e s, 1919.10 n Atlantic av, int alts, 2-sty bk cold storage; \$7,000; (o) Wm. J. Hiarichs, premises; (a) Julius Eckman, 5 Beekman st, N Y (7409).

KEAP ST, 270, s s, 175.4 w Division av, int alts in 3½-sty bk 3 fam dwg; \$4,000; (o) Louis Buef, 83 Manhattan av; (a) Jacob Lubroth, 44 Court (7240).

LOMBARDY ST. 36-38, s s, 175 Morgan av, add sty, ext & raise rf on factory; \$3,500; (o) Harris Krahan, 22 Lombardy; (a) Harry Dorf, 614 Kosciusko (8243).

McKIBBEN ST. 144, s s, 100 e Graham av, increase height & int alts in 3-sty str & 2 fam dwg; \$2,000; (o) Isaac Ginsberg, 142 McKibben; (a) Glucroft & Glucroft, 729 Flushing av (6227).

MONTAGUE ST. 184-6, 200 e Clinton, int alts & plumbing, new fixtures & side wall on 2-sty bk offices; \$30,000; (o) Lawyers Mortgage Co., prem; (a) Renwick Aspinwall & Tucker, 8 W 40th, Manhattan (8021).

MONTAGUE ST. 205-9, n s, 100 w Court st, str fronts, ext & int alts in 3-sty str & offices; \$3,500; (o) N. Y. Title & Mortgage Co., 135 Bway, N. Y.; (a) Horace S. Luckman, 135 Bway, N. Y. (6551).

PALMETTO ST. 235, n s, 175 w Wilson av, int alts & plumbing to 3-sty fr 3 fam dwg; \$1,500; (o) Marie Greiner, 133 Linden; (a) Fred Vollweiler, 1612 Bway (5048).

SPENCER PL. 2, s w c Hancock, exterior & int alts on 4-sty bk fur rooms & 2 fam dwg; \$10,000; (o) Louis F. Weiss, 286 Taaffe pl;

(a) Montrose Morris Sons, 533 Nostrand av (6090).

WILLOW ST. 104, w s, 65 s Clark, ext porch, int & plbg to 3-sty fr 1-fam dwg; \$5,000; (o) Agnes G. Reid, premises; (a) McCarroll, Murphy & Lehmann, 852 Monroe (6851).

Queens

ASTORIA.—Grand av, n w c 17th, 2-sty bk ext, 28x22, raise rf to provide for dwg, int alts; \$5,000; (o) Adelia Wade, 555 Grand av; (a) Peter Coco, 281 Steinway av, Astoria (1315).

BAYSIDE.—Vista rd & Little Neck rd, 2-sty fr ext, 18x45, rear dwg, tin rf, int alts; \$25,000; (o) John Goldin, Bayside; (a) W. W. Knowles, Bridge Plaza, L. I. City (1420).

JAMAICA.—Washington st, w s, 400 n South, additional room to int; \$2,900; (o) Catherine Fox, 86 Wasington, Jamaica (1351).

L. I. CITY.—Steinway av, w s, 225 s Grand av, new str fronts, additional str provided, int alts; \$1,500; (o) Henry Waldchen, 407 Steinway av, L. I. City; (a) John Koch, 121 13 av, L. I. City (1444).

L. I. CITY.—Broadway, s e c, 11th av, int alt,

to store and dwg, to provide for additional store; \$1,200; (o) John Hering, 532 Bway, L. I. City (813).

L. I. CITY.—13th av, e s, 325 s Wilson av, 2-sty fr ext, 22x15, rear dwg, slag rf, int alts; \$2,500; (o) Louis F. Ruggiero, 448 13 av, L. I. City; (a) F. Chmelik, 796 2 av, L. I. City (1356).

MASPETH.—Perry av, s s, 170 w Clermont av, 1-sty fr ext, 20x18, tin rf, front, int alts; \$2,000; (o) Valentine Chervouka, 167 Perry av, Maspeth; (a) Chas. Muller, 16 Delafeld, Winfield (982).

OZONE PARK.—Gjerardi av, e s, 100 s Jerome av, plumbing in dwg; \$1,000; (o) Fannie Bergman, prem (1299).

OZONE PARK.—101st st, n s, 25 w 99th, 3-sty bk ext, 50x29, front of shop & dwg, int alts to provide for garage; \$10,000; (o) Leonard Rouff, 1204 98th, Ozone Park (1393).

RICHMOND HILL.—Briggs av, w s, 120 n Bway, 2-sty fr ext, 10x25, rear, shingle rf, repairs to dwg; \$1,000; (o) Sarah Holms, prem (1333).

24TH ST. 116-122 E; David B Roberts—Annie Guth et al; Sept'21..... 6,648.00
35TH ST. 26 E; A G Volpe & Co—26 East 35th St Realty Corp et al; Feb'22; by bond..... 1,725.00
78TH ST. 208 W; Rudolph Federman—Ella G S Bryant et al; Jan'28'22.. 169.00

MAY 19.

26TH ST. MADISON AV. 4TH AV & 27TH ST. block, &c; J Schlessinger, Inc—N Y Life Ins Co et al; July'21..... 7,268.23
34TH ST. 117 E; Knickerbocker Electroliner Co—Allen Fitch et al; Dec'29'21..... 349.50
77TH ST. 266 W; Greason Mfg Co—Carl Levine et al; Mar'24'21..... 1,690.00
88TH ST. 316 W; H J Peper & Co—Grace Wallace et al; June'21..... 2,450.18

MAY 20.

3D AV. 1578; Abraham Moss—Max Luria et al; Mar'3'20..... 352.30

MAY 22.

14TH ST. 240 W; Fredk R Smith—Wm S Hess et al; Mar'30'22..... 88.05

MAY 23.

GLOBE SQ. 85; Jos Kelly—Globe & Commercial Advertiser Co et al; Nov 30'21..... 33.91
139TH ST. 217 W; Barnett Velsky—Robt Robinson et al; Mar'6'22..... 500.00
SAME PROP; Isidor Blumenthal—same; Mar'6'22..... 200.00
SAME PROP; Wm Smith—same; Mar 6'22..... 245.00
45TH ST. 108 W; Louis Fein—Italian Sporting Union, Inc, et al; May'11'22 (by bond)..... 254.90

MAY 24.

57TH ST. 27 W; Joseph Fischler—Irwin Leasing Co, Inc, et al; Mar'9'22 350.00
55TH ST. 18 W; same—same; Mar'9'22 350.00
57TH ST. 29 W; same—same; Mar'9'22 300.00
45TH ST. 108 W; H Brown Co—Mary A Mahon et al; Apr'27'22..... 1,170.60
SAME PROP; Jacob Adelman—Patrick Mahon Estate et al; Apr'12'22.. 112.00
SAME PROP; Frank Barba—Patrick Mahon et al; Apr'26'22..... 682.00
SAME PROP; same—same; Apr'26'22 370.00

Bronx.

MAY 17.

138TH ST E, sec Brown pl, 25x100; Engineering Iron Works, Inc—Brown Place Theatre, Inc, et al; Feb'10'22..... 15,215.70

MAY 18.

262D ST W, ns, 75 w Spencer av, 25x100; Oscar Abrams—Zay Holland et al; Apr'19'22..... 2,053.10

MAY 19.

UNIVERSITY AV. 2522; Lippe Fire Proofing Co—Fusion Realty & Constn Corp et al; Jan'10'22..... 699.58
SAME PROP; Colonial Mantel & Refrigerator Co—same et al; Nov'1'21... 642.00
WALDO AV. ws, 15 n 264th, 62.5x117.9; Thos Haldane—Fannie S Rockwood et al; Mar'1'21..... 371.79
WEBSTER AV. 2239; Fells, Lent & Cantor, Inc—M Bregman et al; May 3'22..... 200.00
SAME PROP; same—same et al; May 11'22..... 200.00

MAY 20.

CROTONA PARK N. 739; Vincent Bucnate—Philip Rosen et al; Oct 20'21..... 602.50
SAME PROP; same—same et al; July 27'21..... 401.71

MAY 23.

176TH ST. 983 E; Eden Brick & Supply Co, Inc—Jennie Ginsberg et al; Nov'18'21..... 261.50

MECHANICS' AND SATISFIED LIENS RECORDED IN MANHATTAN AND BRONX

MECHANICS' LIENS

Manhattan.

MAY 18.

53D ST. 3 & 5 E; Harry Odwak—Harry & Louis Ferguson; Moore & Patience; Greene & Weprinsky (54).. 1,366.00
SEAMAN AV. 40-42; A Pardi Tile Co—Harry Weprin; Lea Goldstein (55)..... 2,480.20

MAY 19.

42D ST. 233-39 W; Woodward Constn Co—233-239 West 42d St Corp & Case Holding Co, Inc (61)..... 20,215.00
64TH ST. 412 E; Jan Wosowski—Rubin Sininsky & Leiser Rosenbaum (58)..... 554.40
116TH ST. 172 E; Morris Marks et al—J E Mautner & Wm Drummond (56)..... 317.00
121ST ST. 120 W; Francis C Berube—Nathan B Stang & Alfred A Berube (63)..... 998.71
143D ST. 131 W; Jacob K Nussebaum—Anmore Realty Co & Morris Moore Sons, Inc (62)..... 140.65
RIVERSIDE DR. 375; M F Westergren, Inc—375 Riverside Drive Corp & Star Fireproof Door & Sash Co (57)..... 2,139.84
1ST AV. 147; Morris Waletzky—Samuel Dillman, Jacob Post & Nathan Weisenberg (59)..... 75.00
SAME PROP; Paul Postelnik—same (60)..... 200.00

MAY 20.

21ST ST. 118 W; William I Hohausser—Harry Miner; Abr From & Morris Satnick (66)..... 30.00
BROADWAY. 2274; Daniel H Mittenenthal—Ellen L Palmer; M W G Restaurant Co (64)..... 8,900.00
CHERRY ST. 20-22; Chrystie Cornice & Skylight Works, Inc—Estate of Daniel Murphy; John J O'Keefe & Sons, Inc (65)..... 100.00

MAY 22.

109TH ST. 329 E; J Nemirow, Inc—Margaret Carbone & Arthur A Guarino (68)..... 207.25
BROADWAY. 2270-2; Phillip Levitt, Inc—Chas Rohe et al; Realty Conversion Corp & Stewart Hemingway (67)..... 594.40
LEXINGTON AV. 252; Wm Sirefman—Margaret Currier, G Albert & Robt Moulton (69)..... 300.00

MAY 23.

CHERRY ST. 40; Otis Elevator Co—Henry S Northrop & Geo M Cavanagh Inc (70)..... 67.75
45TH ST. 11-15 E; Western Electric Co—45th & 46th St Corp & Haynes Co (72)..... 283.16
73D ST. 102 W; Hugo P Voss—Otto R Roeder & Harry R Roeder (71)..... 863.88
86TH ST. 340-46 W; Nicholas Amoroso—Netherlands Holding Corp (73).... 1,041.60

MAY 24.

64TH ST. 167 E; Enfield Pottery & Tile Works—Mabel H Duell; John M Hatton (74)..... 460.66
45TH ST. 11 to 17 E; Reana Fireproofing Co—East 45th & 46th St Realty Corp (75)..... 728.67
53D ST. 58 W; C H Southard Co—Dr Geo F Laidlaw; Thomas J O'Brien Contracting Co (26)..... 243.50

Bronx.

MAY 17.

WEBSTER AV. 2290, 2292, 2298, 2300, 2302, 2304 & 2306; Ever Realty Roofing & Waterproofing Co—Israel Glick Glick Const Co..... 1,050.00
WESTCHESTER AV. 1037; Fells, Lent & Cantor, Inc—Estate William C Schermerhorn; B Grossman; Wm D Stein..... 46.80

MAY 18.

175TH ST. 571 E; Francis Scanlan et al—Rachel & Louis Kantowitz... 975.00
KING AV. ws, 100 n Sutherland st, 60x100; East New York Woodwork Mfg Co—Ida C & Robert F Mul-len..... 1,125.00

MAY 19.

MATHEWS AV. es, 150 s Adea av, 20x 86; Sunevitch & Frank—John Palmere & Jos Iberti & A D A Realty & Constn Co, Inc..... 6,500.00
SOUTHERN BLVD. 1216; Active Metal Ceiling Co—Gustave Fischer..... 476.90
UNIVERSITY AV. es, 122.7 s 192d, 125 x250; Herman Schaeffer—Gotham Bldg Corp..... 9,500.00

MAY 20.

243D ST E, ns, 148.3 e White Plains av, 50x100; Samuel Guterman—Morris Weston; Brokau Constn Co..... 1,050.00
FOWLER AV. ws, 252.6 s Neill av, 25 x84.4; Better Built Homes Co—Richard D & Martha James; Richard James..... 336.50
WALDO AV. es, 102 n 238th, 50x100; George E Sealey Co—Edw Hisanay; Louis E Gunset..... 300.00

MAY 22.

EASTCHESTER RD. 3220; John A Delz—A Delz & Son, Inc..... 312.00
LONGWOOD AV. 860; Fells, Lent & Cantor, Inc—John Jones, Jacob Goodman & Chelsea Partition Co, Inc..... 133.56

KINGSBRIDGE RD W. ws, 275 n Kingsbridge ter, 75x98.4; Maurice Courland—Michael Herman, Inc.... 112.50
KINGSBRIDGE RD W. ws, 75 n Kingsbridge ter, 75x131.1; same—same..... 800.00
KINGSBRIDGE RD W. ws, 200 n Kingsbridge ter, 75x123.1; same—same..... 225.00
KINGSBRIDGE RD W. ws, 350 n Kingsbridge ter, 75x98.4; same—same..... 112.50

MAY 23.

TIFFANY ST. 1035; Isaac Brisk—Annie Silverman; Herman Knepper Co 134TH ST. 452 E; Isaac Friedlin—Stephen O'Brien..... 455.00
LOGAN AV. 839; Louis M Frazin—P Peaceman..... 140.00
MONTEREY AV. 2031; Isaac Brisk—Isaac Meyerowich, Irving Soplefelf & Sophie Knepper; Herman Knepper Co..... 276.00
WILKINS AV. 1400; Isaac Brisk—Annie Silverman & Sophie Knepper; Herman Knepper Co..... 75.00

SATISFIED MECHANICS' LIENS

Manhattan.

MAY 18.

24TH ST. 116-122 E; David B Roberts—Annie Guth et al; May'17'21..... 8,300.00
24TH ST. 118-122 E; Nathan Guttman—David B Roberts et al; Nov'12'21.. 60.00

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; E. S. DODGE, Vice-President; W. P. TIENKEN, Vice-President; J. W. FRANK, Secretary-Treasurer

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

Copyright, 1922, by The Record and Guide Company,

119 West 40th Street, New York (Telephone: Bryant 4800)

VOL. CIX
No. 22 (3829)

NEW YORK, JUNE 3, 1922

25c. A COPY
\$12.00 A YEAR

Advertising Index	Page
A. B. See Electric Elevator	4th Cover
Ackerly, Orville B. & Son	689
Adams & Co.	688
Adler, Ernest N.	389
American Bureau of R. E.	2d Cover
American Enamelled Brick & Tile Co.	695
Ames & Co.	687
Amy, A. V., & Co.	687
Anderson Brick & Supply Co.	4th Cover
Anderson, James S., & Co.	687
Armstrong & Armstrong	689
Ashforth & Co.	687
Athens Brick, Lime & Cement Co.	4th Cover
Automatic Fire Alarm Co.	696
Balter, Alexander	688
Bauer, Milbank & Molloy	687
Bechman, A. G.	690
Bell, H. W., Co.	696
Benenson Realty Co.	2d Cover
Boyd, James	684
Boylan, John J.	687
Brener, Samuel	2d Cover
Brett & Goode Co.	Front Cover
Brooks & Momand	684
Brown, Frederick	2d Cover
Brown, J. Romaine Co.	Front Cover
Bulkley & Horton Co.	690
Burling & McCurdy	690
Busher, Eugene J., & Co.	687
Butler & Baldwin	Front Cover
Cahn, Harry	2d Cover
Cammann, Voorhees & Floyd	687
Carpenter, Leonard J.	687
Chauncey Real Estate	687
City Investing Co.	676
Chesley, A. C., Co., Inc.	701
Classified Advertising	686
Coburn, Alfred P.	688
Corth, George H., & Co.	689
Cross & Brown	Front Cover
Cruikshank Co.	Front Cover
Cruikshank's, Wm., Sons	Front Cover
Cudner, R. E. Co.	687
Cusack Company	688
Cushman & Wakefield	688
Cutler, Arthur, & Co.	687
Cutner, Harry B.	687
Davenport Real Estate Co.	690
Davies, J. Clarence	682-684
Day, Joseph P.	682-687
Dike, O. D. & H. V.	687
Dodge, F. W., Co.	703
Dowd, James A.	689
Dubois, Chas. A.	688
Duffy Co., J. P.	4th Cover
Dunlap & Lloyd	688
Duross Co.	687
Edwards, Charles G., Co.	687
Edwards, Dowdney & Richart	676
Elliman, Douglas L., Co.	684
Ely, Horace S., & Co.	Front Cover
Empire Brick & Supply Co.	4th Cover
English, J. B.	687
Finch, Chas. H., & Co.	690
Finkelstein, Jacob, & Son	689
Fischer, J. Arthur	687
Fisher, James B.	690
Fox, Fredk., & Co.	687

TABLE OF CONTENTS

Editorials	677
Planning Station for Commuters on Old Car Barn Site	679
Future of Title Insurance and Its Great Possibilities	680
New Apartment Hotel Will Occupy Noted Church Site	681
Review of Real Estate Market for the Current Week	683
Private Sales of the Week	683
Statistical Table of the Week	690
Secretary Hoover Advises Lumber Industry Reforms	691
Work Started on New Apartment in Park Avenue Section	692
Commercial and Industrial Building Growing in Volume	693
Personal and Trade Notes	693
Trade and Technical Society Events	693
Building Material Market	694
Current Building Operations	694
Contemplated Construction	696
Plans Filed for New Construction	699

Page	Page
Frey, William J.	690
Goodwin & Goodwin	687
Guiden, Royal Scott	688
Hecla Iron Works	696
Hess, M. & L., Inc.	Front Cover
Holmes Elec. Protective	4th Cover
Holt & Merrill, Inc.	689
Home Title Insurance Co.	676
Hubbard, C. Bertram	687
J. & E. Realty Corp.	689
Jackson, Daniel H.	684
Kane, John P., Co.	4th Cover
Keller, Charles G.	688
Kelley, T. H.	688
Kelly, Albert E.	688
Hygrade Builders' Supply Co.	4th Cover
Kempner & Son, Inc.	Front Cover
Kewanee Boiler Co.	Title Page
Kilpatrick, Wm. D.	676
Kissling, J. P. & L. A.	688
Kloes, F. J.	694
Kohler, Chas. S.	676
Kopp, H. C., & Co.	688
Kraslow, Walter	2d Cover
Kurz, Wm. F. A., Co.	690
Lackman, Otto	690
Ladd & Nichols	676
Lawrence, Blake & Jewell	676
Lawrence Cement Co.	4th Cover
Lawyers Mortgage Co.	2d Cover
Lawyers Title & Trust Co.	686
Leaycraft, J. E., & Co.	Front Cover
Leist, Henry G.	2d Cover
Lesch & Johnson	699
Lovers, Robert	688
Losere, L. G.	690
Marietta Hollow-Ware & Enameling Co.	694
Martin, Samuel H.	687
May, Lewis H., Co.	687
McMahon, Joseph T.	2d Cover
Milner, Joseph	688
Mississippi Wire Glass	4th Cover
Monell, F. Bronson	687
Moore, John Constable	689
Moors, J. K.	687
Morgan, Leonard, Co.	689

Advertising Index	Page
Muhlker, Arthur G.	689
Murtha & Schmohl	4th Cover
Nail & Parker	676
Nassoit & Lanning	687
Natanson, Max N.	2d Cover
Nehring Bros.	687
New York Edison Co., The	697
New York Title & Mortgage Co.	676
Niewenhous Co., Inc.	696
Noyes, Charles F., Co.	Front Cover
Ogden & Clarkson Corp.	687
O'Hare, Geo. L.	676
Oppenheimer, Fred	689
O'Reilly & Dahn	687
Payton, Jr., Philip A.	2d Cover
Pease & Elliman	Front Cover
Pell, S. Osgood, & Co.	699
Pencoyd Steel & Iron Co.	694
Pendergast, John F., Jr.	690
Plomm, F. & G.	Front Cover
Phelps, Albert D.	690
Pomeroy, S. H., Co., Inc.	696
Porter & Co.	Front Cover
Prudence Company, Inc.	2d Cover
Quell & Quell	690
Read & Co., Geo. R.	Front Cover
Realty Co. of America	676
Rinaldo, Hiram	688
Rose, J., & Co.	699
Runk, Geo. S.	688
Ryan, George J.	687
Saffir, Abraham	689
Sansone, F. P., Co.	689
Schindler & Liebler	688
Schweibert, Henry	690
Seaman & Pendergast	688
Shaw, Arthur L.	689
Shaw, Rockwell & Sanford	688
Sherman & Kirschner	689
Smith, Malcolm E., Inc.	687
Spear & Co.	688
Speyers, Inc., James B.	689
Spotts & Starr	687
Sterling Mortgage Co.	2d Cover
Straus, S. W., & Co.	699
Tabolt, Jacob J.	688
Tankos, Smith & Co.	689
Title Guarantee & Trust Co.	676
Tuoli, G., & Co.	2d Cover
Tyng, Stephen H., Jr., & Co.	676
Union Stove Works	698
United Elec. L. & P. Co.	685
U. S. Gas Range Corp.	696
U. S. Title Guaranty Co.	688
Van Valen, Chas. B.	2d Cover
Vorndrans, Christian, Sons	699
Wacht, Samuel	684
Walden, James P.	684
Walsh, J. Irving	687
Warren Trading Corp.	686
Watson Elev. Co., Inc.	4th Cover
Weill, H. M., Co.	2d Cover
Wells Architectural Iron Co.	696
Wells Sons, James N.	687
Westergren, Inc., M. F.	4th Cover
White, Wm. A., & Son	Front Cover
Whiting, Wm. H., & Co.	Front Cover
Whitney-Foster Corp.	689
Williams-Dexter Co.	689
Winter, Benjamin	2d Cover
Wood-Dolson Co.	Front Cover
Wyckoff, Walter C.	687
Zittel, Fredk., & Sons	687



The
KEWANEE
burns any fuel
and saves
one-third.

Fuel saving boilers: Easy firing boilers:
Quality boilers that are good for the life of
the building have built up this nationally
known steel firebox boiler industry.

KEWANEE BOILER COMPANY INC.

47 WEST 42nd STREET, NEW YORK

Phone: Longacre 8170-8171

SAFETY

A Title policy should accompany every sale. In all real estate transactions see us regarding title insurance.

NEW YORK TITLE AND MORTGAGE COMPANY

Manhattan	- - -	135 Broadway
Brooklyn	- - -	203 Montague St.
Jamaica	- - -	375 Fulton St.
L. I. City	- - -	Bridge Plaza
Staten Island	- - -	24 Bay St.
White Plains	- - -	163 Main St.

EDWARDS, DOWDNEY & RICHART REAL ESTATE AND MORTGAGE LOANS

156 Broadway, New York

Tel. Cortland 1571-1572
Member Real Estate Board, N. Y.

STEPHEN H. TYNG H. OAKLEY HALL

Stephen H. Tyng, Jr., & Co.

Incorporated

Member Real Estate Board, N. Y.

REAL ESTATE

MANAGEMENT OF
BUSINESS PROPERTY

41 Union Square West

22 EAST 17TH STREET
Telephone: Stuyvesant 4000

*Why You Should Come to Us
To Borrow on Your Real Estate—
No. 5*

Quick Legal Decisions

Sometimes the examination of a title for a loan develops trouble in the title, and unless such trouble is disposed of quickly long delay occurs.

Very often these troubles are only imaginary, resulting from lack of real knowledge of real estate law.

Our Board of Counsel meets every Thursday and the troublesome questions of title are settled before they close their session for the day.

The man who arranges to borrow money from this Company may feel that our decision on any legal questions will be prompt and as free from technicalities as the intricacies of real estate law will allow.

TITLE GUARANTEE & TRUST CO

Capital \$7,500,000—Surplus \$11,000,000

176 Broadway, N. Y.	175 Remsen St., Bklyn.
137 West 125th St., N.Y.	350 Fulton St., Jamaica.
870 East 149th St., N.Y.	Bridge Plaza N., L. I. C.
90 Bay St., St. Geo., S.I.	Mineola, Long Island.

Established 1887
CHAS. S. KOHLER, Inc.

Real Estate
Insurance

Broker and Manager of
Estates

MAIN OFFICE:
901 Columbus Ave.—Corner 104th St.
BRANCH OFFICE:
1428 St. Nicholas Ave.—Near 181st St.
NEW YORK

Lawrence, Blake & Jewell Mortgage Loans

115 Broadway

Tel. 4080 Rector

Member Real Estate Board, N. Y.

GEORGE L. O'HARE
MEMBER REAL ESTATE BOARD OF N. Y.

REAL ESTATE

EXCEPTIONAL INVESTMENTS
SELLING—RENTING—BUSINESS AND
APARTMENT BUILDINGS

SPECIALIZING IN LEASEHOLDS
MORTGAGE LOANS
FULL EQUIPPED DEPT. FOR EXCHANGING

489 FIFTH AVE.
TEL. VANDERBILT 5002-6441

Specialists in Harlem and Colored Tenement Properties NAIL & PARKER REAL ESTATE

145 West 135th Street
New York City

JOHN E. NAIL
HENRY C. PARKER

Telephone 7682
Morningside 7683

William D. Kilpatrick

REAL ESTATE
OPERATOR

149 BROADWAY

SAMUEL KILPATRICK

LADD & NICHOLS

Incorporated
Real Estate Brokers
City and Country Property
Management

9 EAST 46th STREET

S. E. Brewster
C. J. Coe J. C. Peet
Tel. Murray Hill 1392-8382

The Realty Company of America

FRANKLIN PETTIT
President

TRANSACTS A GEN-
ERAL BUSINESS IN
THE PURCHASE AND
SALE OF NEW YORK
CITY REAL ESTATE

2 WALL STREET, NEW YORK CITY
Rector 0275-0276

HOME TITLE INSURANCE CO.

HENRY J. DAVENPORT, President

Insures Titles Makes Loans
Sells Guaranteed Mortgages

Capital and Surplus over \$1,500,000

51 Willoughby Street
Brooklyn

Post Office Building
Jamaica

City Investing Company

61 Broadway, New York
Telephone: Bowling Green 6530

Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

Legislature Fooled About Housing "Crisis"

In its report to the Legislature last March the Lockwood Committee asserted that New York City was still victim of a housing crisis, short of accommodations for at least 80,000 families. This claim was advanced as justification for the extension of the Emergency Rent Laws and the Lockwood Committee itself. The demands of the committee were granted by the Legislature in the face of several authentic reports which showed that the housing shortage was being grossly exaggerated by the Lockwood Committee and its Chief Counsel.

Facts presented to the Legislature at the time showed housing conditions greatly improved and likely to be completely corrected by the construction work then in progress. These facts had been gathered through exhaustive surveys of the local situation, which showed a real revival of building. This revival, if not interfered with, would, it was pointed out, adequately supply the city's housing requirements, excepting in the matter of low-priced living quarters.

The Real Estate Board of New York stood firm in maintaining that the housing crisis had already passed and that the remaining local shortage would be eliminated by the residential construction then under way, or in prospect for an early start. The position of the Real Estate Board was based upon an investigation made by the Building Trades Employers' Association, in which it was shown that in New York City building was in progress to the full capacity of the industry to supply labor and materials and that the major portion of the active construction was residential in character. This, it was felt, could in the near future be depended upon to supply the demands of home-seekers. This survey, completed last December, showed that the supply of one and two-family dwellings had then reached the saturation point.

More recently Tenement House Commissioner Mann, in addressing the New York Society of Architects, expressed the opinion that the housing situation was rapidly becoming normal and that within the next few months there would be sufficient accommodations for all desiring them, and, indeed, a likelihood of a surplus. He said that apartment houses, erected since the passage of the Tax Exemption ordinance, have provided for at least 50,000 families, and that the multi-family buildings now actually under construction or planned for an immediate start will provide for a similar number. According to figures tabulated by the Tenement House Department, 29,952 additional families can be accommodated in the apartment houses which were actually being erected in New York City on April 10. These families will occupy about 115,000 rooms in 1,350 buildings which are being constructed at a total estimated cost of \$129,312,500. They do not, however, include those structures which were started under the provisions of the Tax Exemption ordinance and completed before these figures were tabulated.

This report of the Tenement House Department shows 108 tenement houses being erected in Manhattan; 340 in the Bronx, 545 in Brooklyn and 346 in Queens. The Man-

hattan multi-family buildings will supply homes for 4,976 families, while those in the Bronx will house 14,066; in Brooklyn, 7,895, and in Queens, 2,960. This is exclusive of living quarters being provided in the one and two-family dwellings which are now being erected in great numbers in Brooklyn, Queens and the Bronx, and which do not come under the jurisdiction of the Tenement House Department.

These statistics, confirming as they do the statements made at the time the surveys of the Real Estate Board and the Building Trades Employers' Association were given to the Legislature, furnish conclusive evidence that the housing crisis has passed and that the alarms sounded by the Lockwood Committee at the last session of the Legislature were baseless. With the elimination of the shortage clearly evident, the Legislature at the very outset of its next session should repeal the drastic Emergency Rent Laws which are so damaging to real estate values in Greater New York.

Labor May Pay Dearly for Present Policy

Certainly if labor leaders in the metropolis were farsighted, if they were to apply logic to the situation and abandon the grasping policy which they continue to urge upon their followers, they would regard as of the highest value the recent comments of Mr. Clarence H. Kelsey, President of the Title Guaranty and Trust Company, on building conditions now prevailing in New York City. Mr. Kelsey declares there is general alarm on the part of lenders and cautious builders, too, on the construction situation as related to apartment houses. Mr. Kelsey speaks as an expert, his are the words of a recognized authority, and what he says confirms most impressively the review of the mortgage money situation given in THE RECORD AND GUIDE on May 13, when this publication reported that the excessive demands of labor were convincing the lending institutions that a new policy must be adopted in order to check unhealthy developments.

Commenting on the building activity which followed the passage of the Tax Exemption Law, President Kelsey observes that "there was plenty of money to lend, there was a good demand for the space, and there were sufficient materials and labor in sight to start the movement," but, as he adds significantly, "the pace was too rapid." Materials went up in price, due to the increased demand, while labor, after maintaining war-peak wages right along, "found that by keeping down the supply of mechanics it could exact more even than the high union wage scale." Then resulted the enticing of labor from one job to another by the offer of bonuses, a shortage in materials developed, and now, as Mr. Kelsey points out, building costs are considerably higher than they were six months ago.

Further analyzing the situation as matters stand today, Mr. Kelsey says:

"Buildings are making very slow progress because of the dearth of labor, are running up in cost beyond the expectations of the builders because of the conditions stated, and it is beginning to be a question whether the builders in a great many

cases will be able to complete the buildings and whether their resources will hold out to pay the heavier carrying charges because of the delay and the heavier costs both of material and labor.

"This is not the worst of the situation. It is a question whether the builders who are able to finish can get the rents which they expected, or the prices which they expected if they wish to sell their properties. In the estimation of a great many, the home construction movement in Greater New York is overdone already—certainly for the higher priced accommodations.

"It is because the lending institutions see these conditions affecting the building market that they are declining to finance any new construction and are advising builders not to begin anything new. It is not too late to prevent anything in the way of a slump by exercising firmness and self-control in the present situation and refusing new loans. If labor would come to its senses and try to earn its wages no matter what they are; in other words, would sell production at an honest cost instead of time with very poor results, there might be some chance for a much cheaper type of house for those who must have a low rent—\$6 or \$8 per room.

"If other construction could cease so that materials might come down to something like a fair figure and labor could be in such supply that it was eager to sell its services instead of entirely indifferent about it, there would be room for a moderate amount of activity in the cheaper style of house. At present nothing is being done for the occupancy of such houses, and the supply of the other kind is approaching a decided surplus."

President Kelsey's statements, like those of other leaders of the lending institutions, emphasizes the responsibility of labor in the present situation. It must be borne in mind that labor constitutes about 85 per cent. of the cost of building, and this fact explains why there can be no appreciable reduction in building costs until wages come down to a fairer basis. And the reason why labor leaders would urge a lower scale if they were far-sighted is equally patent; because if they longer delay in taking such action there will be a cessation of building after present projects are finished and labor then will have no work and consequently no wages.

Operation Involving Many Properties Aggregates Over Four Million Dollars

CHARLES F. NOYES Company last week closed a series of transactions involving approximately \$4,250,000 and affecting fifteen properties including the Mercantile Building, at 23rd Street and Fourth Avenue; the big Partola Building on Sixth Avenue, 20th to 21st Streets; a Fifth Avenue mansion; and twelve other properties located in Manhattan, Bronx and Queens. It is the most spectacular deal in many ways that has been closed for a long time. As a consequence the U. S. Realty & Improvement Company liquidates two large units. This many-sided transaction involves the purchase by William F. Kenny of the 11-story Mercantile Building, covering a plot of 18,500 sq. ft., including 44-60 East 23rd Street, 304-8 Fourth Avenue and 45 East 22nd Street. This building, valued at Two Million Dollars, has six elevators and automatic sprinklers and is one of the finest investment properties in the mercantile district. It carries a rent-roll of \$240,000 per annum and has a frontage of 175 feet on 23rd Street, 83 feet on Fourth Avenue and 25 feet on 22nd Street.

In the same deal a client of Beardsley, Hemmens & Taylor, attorneys, becomes the owner of the former Adams-O'Neil property occupying the entire block front on the westerly side of Sixth Avenue from 20th to 21st Street, a property costing the sellers over \$2,300,000 and leased three years ago to the Partola Manufacturing Company. Mr. Partola when he obtained the lease spent about \$250,000 on improvements, renamed the building after his company, Partola Building, and subleased the premises for about \$250,000 per annum. This huge building covers 36,000 sq. ft. of ground; contains 9 elevators has automatic sprinklers and found a quick rental market when put in proper condition. It is leased to the Partola Manufacturing Company on a net rental basis, with an income of \$100,000 per annum net during the last fifteen years.

The United States Realty & Improvement Company by the exchange acquired a Fifth Avenue corner in the Eighties, the exact

identity of which is not announced. The United States Realty Company also acquired valuable improved and unimproved properties in New York City, Brooklyn and Jamaica, including six lots on Southern Boulevard between 147th and 149th Streets; six lots on Timpson Place between 144th and 147th Streets; five and a half lots at Castle Hill and Railroad Avenue two lots at the corner of Gleason and Leland Avenue; two lots on the south side of 149th Street near Timpson Place; two lots on 91st Street, Brooklyn, between Third and Fourth Avenues; two lots on 90th Street; two lots on 93rd Street; two lots on 94th Street, all in the same general vicinity; twelve lots on Tenth Avenue and 48th Street, Brooklyn, and, a large plot at Jamaica. The United States Realty Company also acquired the beautiful residence of sixteen rooms and four baths, with garage and other buildings at 94th Street and Shore Road, Brooklyn, with a frontage of 120 feet on Shore Road, 218 feet on 94th Street and a 200-foot frontage on 93rd Street. This residence, the first home of William F. Kenny, was recently altered and renovated.

The deal is of particular interest because it shows that the large investors are taking choice Manhattan properties for income purposes. The properties acquired by Mr. Kenny will be held for investment and the properties taken by the United States Realty & Improvement Company will be offered for resale. Clarke G. Dailey was one of the advisers of the United States Realty & Improvement Company in connection with the transaction. Babbage & Sande's were the attorneys for the United States Realty, and R. G. Redlefsen, of Beardsley, Hemmens & Taylor, represented Mr. Kenny's interests. Negotiations are pending through the Noyes Company for the resale of the properties taken by the United States Realty & Improvement Company. The "Mercantile Building" at 23rd Street and Fourth Avenue, has been placed in the hands of the Charles F. Noyes Company for management, by Mr. Kenny.

New York Building Congress Will Hold Luncheon Next Tuesday

THE Committee on Surveys of the New York Building Congress has planned to hold the second of its series of members' luncheons at the Pennsylvania Hotel, Tuesday, June 6, at 12:45 p. m. sharp. Several weeks ago the first of the series was held at the Engineers' Club and the attendance was so large and those present evidenced such interest in the efforts of this organization that the committee in charge decided to hold subsequent luncheons at a place where an unlimited number could be accommodated and permit members to invite as many guests as they desired.

The principal speaker at the luncheon next Tuesday will be Louis A. Wilson, Director of Vocational and Extension Education of the New York State Department of Education. He will deliver an informal address on the subject of "Apprentice-

ship in the Building Industry." Mr. Wilson, in addition to being a most interesting speaker who is thoroughly acquainted with his subject, has been most helpful to the Congress Committee on Apprenticeship, in its efforts to plan and foster apprentice schools for the New York building industry.

Burt L. Fenner, chairman of the Committee on Apprenticeship of the New York Building Congress, will introduce Mr. Wilson and give a brief outline of the work already accomplished by his committee.

The committee arranging these luncheons assure the members that all who come will be accommodated and urge as large an attendance as possible as the messages of both Mr. Wilson and Mr. Fenner will be of the utmost importance not only to Congress members but to everyone in the industry.

REAL ESTATE SECTION

Planning Station for Commuters on Old Car Barn Site

Rapid Transit Commission Tentatively Considers Building at 4th Avenue and 33rd Street to Relieve Grand Central and Pennsylvania Terminals

COMMUTERS from Westchester, Long Island and New Jersey are becoming more numerous as the overcrowded conditions in New York City force people into the surrounding suburbs for homes where they may get more light and air, and have more room than they can obtain for the same money in the apartment houses of the city. In fact, the terminal facilities at all the big railroads are severely taxed at morning and evening rush hours for just the same reasons that result in the jams on the subways. There have been no considerable additions to these terminals since the Pennsylvania and Grand Central Terminal Stations were built. The population of the city and its suburbs has in the meantime increased more than the builders of these huge passenger stations anticipated, while the attractions which New York always offers to visitors from the Central and Far West and the South have been enhanced to a degree which has resulted in a large increase in the throngs of Westerners and Southerners coming here for pleasure and for business.

Since the Pennsylvania station was built the waiting room and other arrangements for the accommodation of the Long Island suburban traffic have been enlarged several times by taking over space allotted to other departments of the business. A number of additional facilities for the local traffic have also been installed in Grand Central Station since the new structure was originally thrown open to the public. Space formerly used by newstands is now occupied by booths for ticket sellers. These changes are indicative of the situation at the two largest stations, and also at the Lackawanna Station at Hoboken, and the Jersey terminals of the Erie, the Jersey Central and West Shore Railroads, where no improvements have been made for many years.

The overcrowding of these terminals by both through and local traffic has led to the discussion of the question of how to obtain relief for all classes of passengers without incurring the huge expense of the building of more structures like the Grand Central and Pennsylvania stations, which are more ornamental from an architectural standpoint than is necessary in the handling of short haul business. Separating the suburban from the through traffic has been suggested as the most feasible of several plans receiving attention of the Rapid Transit Commission and the railroad officials. One of the proposals which has met with considerable support is that a suburban station for handling the Westchester and Long Island commuting business be constructed on the old car barn site bounded by Fourth and Lexington avenues between 32d and 33d streets. This proposition became public at a meeting of the Transit Commission last week, at which Chairman McAneny admitted that members had been in informal consultation with the Westchester Transit Commission and its engineers upon the plan, which would revolutionize suburban terminal facilities here.

"Traffic at Grand Central Terminal and the Pennsylvania station already has reached such proportions as to approach unpleasant congestion," Mr. McAneny said. "This congestion is certain to increase with future growth of the city. The situation is bound, in time, to force the establishment of a separate terminal for this suburban traffic, and it is highly probable that a subway to care for the Westchester traffic will be found necessary.

"Five main line surface routes, spread out fanlike from the

city over Westchester, now pour thousands into the city daily. Such a subway would have to run through the heart of the city, because already this suburban traffic is becoming hard to handle on the city's transit facilities."

Under the plan the Thirty-third street station would become a distribution point of prime importance. Mr. McAneny suggested that steps be taken to obtain some sort of hold on the site so it could not be used for anything else until the proposed plan can be worked out and adopted or rejected for some other solution of the problem. He would not say whether or not officials of the steam roads concerned had been consulted.

"As yet the whole thing is sketchy," he said, "but I think it can do no harm to say that Commissioner Harkness, Daniel L. Turner, the commission's consulting engineer, and myself have had some informal discussion, at their request, with the members and engineers of the Westchester commission."

What makes this particular location especially desirable for such a station is that the site which is owned by the New York Railways Company, can be connected with the tracks at Grand Central Terminal along the right of way on Fourth avenue, owned by the railroad company. Connections with the Long Island tube of the Pennsylvania Railroad also can easily be effected so that traffic from the Island could be diverted to the new station. If the project should prove practical upon further consideration of the legal and engineering questions involved the commission will probably set dates for public hearings to give opportunity for suggestions and criticism of the plan.

That the commission had been considering such a project came out during the course of a hearing before the commission of an appeal by the Thirty-third Street Board of Trade that the Thirty-third street station of the East Side subway be made an express stop.

Another factor in the working out of the plan is what connection would have to be made with the proposed underground loop connecting the various subways at 33d and 42d streets, Fourth avenue and Broadway.

Some opposition to the proposal has already been voiced by the Forty-second Street Property Owners and Merchants' Association, which fears that if suburban traffic is diverted from Grand Central Terminal to Thirty-third street values of property in the Terminal Zone will be injured and business in Forty-second street stores materially cut into.

Another step taken to provide the city with adequate connections with its suburbs was made last Wednesday when ground was broken in Jersey City for the vehicular tunnel. This action was taken notwithstanding the opposition of Mayor Frank Hague and the New Jersey Tunnel Commissioners to work being started until several streets should be taken over for approaches to the tunnel at a cost of \$500,000. The New York Commissioners refused to sanction the expenditure of this money at the present time. Officials from headquarters in Manhattan went to New Jersey and began the digging on the site selected for the mouths of the tunnels on property acquired from the Erie Railroad. The engineers who took part in the ceremony were Clifford M. Holland, M. H. Freeman and M. I. Killmer. Work has already been started on the New York side so that the vehicular tunnel is now under way at both ends and should be completed in about three years.

Future of Title Insurance and Its Great Possibilities

Advantages of Local and National Operations Discussed by Cyril H. Burdett,
Vice-President of the New York Title and Mortgage Company

PROTECTION of property owners by means of title insurance was the subject of discussion at annual convention of the Pennsylvania Title Association held recently at Pittsburgh. One of the principal addresses was that made by Cyril H. Burdett, Vice-President of the New York Title and Mortgage Company, who took for his subject, "The Future of Title Insurance and Its Possibilities." The speaker reviewed the general policy pursued by the New York and Philadelphia companies since they began business in the late eighties and said that it had changed very little during this period. The attitude of the Companies had been and still is to insure titles which are believed to be good, and to refuse to insure those which are felt to be doubtful. One company, he pointed out, which had for an extra fee insured doubtful titles had abandoned the plan. Mr. Burdett continued:

"Under our present system, the losses of the companies are very small. An investigation, conducted about two years ago, by a large title insurance company in the West, demonstrated this fact. It was found that one company, with approximately \$33,000,000 of insurance outstanding, extending over a period of eight years, had paid in losses only \$2,711.07. Other companies reported losses averaging from $\frac{1}{2}$ of 1 per cent to $5\frac{1}{2}$ per cent. of premiums received. This would mean, were the income of a company for premiums—which I shall assume includes the fees for title examination as well—amounted to \$1,000,000, a loss of from \$10,000 to \$55,000 a year. I believe that the higher figure very seldom occurs, and that the average losses paid by our title companies, in the larger cities, would be nearer \$25,000 on a million dollars income. Of course, we all know that the reason why our losses are so small is not because we find the titles perfect, but because we try to make them perfect, before we insure them, and this supervision and direction of the means by which titles brought before us are made insurable is one of the most troublesome features of our business.

"It is interesting to compare our losses with those paid by fire insurance companies, which average about 50 per cent of the premiums received, with expenses of about 35 per cent. Our expenses average from 50 per cent. to 85 per cent.

"The most frequent losses which the companies have to meet arise where policies insure marketability of title, and those of us who are familiar with the business in large cities, especially where there is more than one title company, find the greatest trouble arises from the questioning of titles upon re-examination by one or the other of our competitors, or by the regular practitioner, resulting sometimes in considerable expenditures in order to remove doubts as to the validity of title. It is very seldom that any title company has a direct attack upon the title to the premises insured. The experience of all of us, I think, will show that our most frequent losses, although not necessarily the largest losses, arise by reason of oversights and omissions in our own offices.

"It might be claimed that all this is an argument against the need of title insurance, but it cannot be denied that there are many bad titles, and no one can know in which class his is included. A search must be made to ascertain the apparent condition of the title, and though seemingly good a policy of insurance is a necessary protection. It is unnecessary to emphasize all the dangers which are so familiar to us in the history of titles, such as forgeries, invalid wills, dower claims, undiscovered heirs, defective acknowledgments, illegal trusts, defective suits and the like, which so frequently occur. Many of such titles are examined by us and refused insurance, and for this reason we escape large losses.

"In the case of no other class of insurance is the cost of examination of the risk so large as in connection with the insurance of real estate titles, and this cost usually leaves a comparatively small margin of the fees to be apportioned as a reserve for the payment of losses."

Taking up the question of the Torrens Law, Mr. Burdett said that this measure did not supplant what the title insurance companies were doing but was setting up short statutes of limitation in an attempt to destroy the rights which the statutes of our States have given to those who are in a position to assert claims against persons in possession of real property. He added that if these limitations were set up independently of the Torrens Law the title companies could easily pass more titles without trouble, and declared the popularity of the Torrens Law in New York City was measured by the fact that in thirteen years since it had been on the statute books there had been only 217 registrations under it. Mr. Burdett gave the history of the guaranteeing by surety companies of titles certified by attorneys selected by district land banks in the system of the Federal Farm Loan Bureau. He said:

"I have been interested to ascertain just how this plan has been working and recently made inquiry of the Farm Loan Bureau. They write: 'The plan of insurance against loss on account of title worked out by several of the federal land banks has proven satisfactory in every particular to date. No losses have been reported to us by reason of defect in title, although we were advised some time since by the Federal Land Bank of Columbia, S. C., that they had a case in which it seemed probable they would have to present a claim.' As title companies, we fought this procedure as revolutionary, and fraught with serious consequences, but the result would seem to prove that it was not so great a danger after all and it may be that we could branch out, not perhaps in this particular direction, but in others seemingly as radical, without incurring any great losses.

"On the other hand, there is some justification for the attitude taken by the title companies in refusing this business. The mere lapse of time is not the only factor entering into the running of the statute of limitations. Proof must be obtained that all parties having a claim against the title of a record owner have been under no legal disabilities, such as infancy or incompetency, during the running of the statute."

Mr. Burdett discussed the question of invasion of each others respective fields by surety and title companies and discountenanced it. He suggested the future development of the title business along national instead of local lines. On this subject he said:

"The development of title insurance business, as I have so far shown, is the liberalizing of policy. At the present time most, if not all, of the title insurance companies confine their insurance to their local city. In some few instances they extend their operations to the boundaries of the State, where they can send their own employees to make examinations. They never go out of their State, and never insure the examination by attorneys not in their regular employment. I believe the time has now come when the title insurance companies situated in our large cities and having large capital should extend their field of action by giving the benefit of the protection of their capital to the insuring of titles throughout the country, just as fire and life insurance companies, organized and located in New York, Chicago, Philadelphia, and other cities, issue policies anywhere in the United States. All these classes of companies have outgrown the provincialism which would confine their operations to a single State. Title companies can do the same.

"Out of thirty-five States where investigation has been made, I find that a title insurance company may enter and appoint agents in seventeen, the provisions with reference to qualifying being either nominal or requiring the payment of small fees, and, in some cases, the imposition of a small tax upon the fees collected. In sixteen States, deposits of securities are required to be made, either in the State where the business is to be carried on, or in the State where the home office is located, in most cases, \$100,000. This is the same method adopted for the qualification of surety companies doing business in such States. The law of the State of New York was changed last year so as to allow title assurance companies organized under the law of that State to deposit securities for the protection of their policyholders with the Superintendent of Insurance, where the laws of other States made it a condition precedent to doing business in those States that such securities should be so deposited. The only States found where the laws do not allow outside title insurance companies to do business are the States of Ohio and Iowa."

Using the same methods and agencies as large life insurance companies Mr. Burdett said title companies could extend their business throughout the country. In conclusion he summed up as follows:

"It requires only a general education on the part of the public at large as to the value of title insurance. In order to convince the public as to that value we shall have to broaden our methods, make the policy more inclusive, assume greater risks than we have heretofore taken, and convince the public that we are giving value for value. When the time comes that National Title Insurance is a department of every title insurance company, those companies in the larger States, having very large capital, will of course be able to inspire greater confidence and obtain a larger share of business. The companies in such cities as New York, Philadelphia, Pittsburgh, Chicago and Kansas City, with their large and abundant capital, should be the pioneers in this departure. Until title insurance companies have expanded their activities to include this field, they will not have fulfilled their true mission, nor have realized their greatest possibilities."

New Apartment Hotel Will Occupy Noted Church Site

S. W. Straus & Co. Underwrite Bond Issue on Eighteen-Story Structure at Broadway and Seventy-First Street, Designed by Maynicke & Franke

WRECKING contractors have demolished the Church of the Blessed Sacrament which for a number of years has been a Sherman Square landmark, to make way for the construction of an eighteen-story apartment hotel. This structure will be located at the southeast corner of Broadway and Seventy-first street and will occupy a plot with a Broadway frontage of 112 feet and a depth of 175 feet on Seventy-first street. This plot was purchased several months ago from the Church of the Blessed Sacrament by the George Dose Engineering Company, Inc., 43 West Twenty-seventh street, who are erecting this building as an investment.

The property was valued at approximately \$1,000,000, and the building now under construction will involve an outlay of more than \$2,000,000. This project is being financed by S. W. Straus & Co., who recently underwrote a first mortgage serial bond issue of \$2,300,000 on the operation.

This structure is being erected according to plans and specifications prepared by Maynicke & Franke, architects, 25 East Twenty-sixth street, and will be eighteen stories in height, with basement and sub-basement. The building has been designed with setbacks as required by the provisions of the Zoning Law, and when completed will stand out as the dominating structure on Sherman Square.

According to the present plans the building will contain approximately six hundred guest rooms, with baths, but the suites will be so arranged that they may be utilized as larger units at the discretion of the tenant. The ground floor will be devoted to stores on the Broadway side. The main entrance will be on Seventy-first street, and a spacious entrance corridor will lead to a large lobby, from which entrance will be had to the restaurants, lounge, reception rooms, etc. The kitchens will be located in the basement and ground floor.

This project, which will be known as the St. Gerard Apartment Hotel, is being erected under the direction and supervision of the George Dose Engineering Company, who are awarding separate contracts for the various branches of work as the job proceeds. It is anticipated the building will be completed and ready for occupancy during the spring of 1923.

The new St. Gerard Apartments are located in a section in which are grouped a number of high-class hotels and apartments, among which are numbered the Ansonia, St. Andrew, Hamilton and Robert Fulton.



Maynicke & Franke, Architects.

PROJECTED APARTMENT HOTEL ON SHERMAN SQUARE

Union Refuses to Violate Agreement With Employers

CONSTRUCTION in New York is again threatened with a tie-up, because of the jurisdictional fight between the Independent Bricklayers' Helpers and Building Laborers' Union of America and the International Hod Carriers, affiliated with the American Federation of Labor, which resulted last Wednesday in the Building Trades Council suspending the independent union and its 15,000 members from that body.

The drastic action by the Council leaves the building trades workers in the city with two alternatives: A war by the Council on the independent union involving a tie-up of building construction, or a surrender by the Council of its claim for collective agreement with the employers to cover all crafts in the industry.

C. G. Norman, Chairman of the Board of Governors of the

Building Trades Employers Association said that the employers did not believe that any attempt would be made by the Building Trades Council to call strikes against builders employing independent labor.

"The building employers will continue to hire the independent laborers. Dioguardi's union is the only one that has kept its agreements with our association year after year."

"The suspension of the 15,000 laborers of our union by the Building Trades Council is an effort by that body," said G. B. Dioguardi, General President of the independent union, "to compel us to violate our agreement with the New York Building Trades Employers' Association. There is no other issue involved."

"The independent union has demonstrated its willingness and competency to man all jobs in the city."

UNITED STATES' AND ENGLAND'S

inheritance and income taxes

are the reason for your getting an opportunity
to buy—without the least exaggeration—

SOME OF THE CHOICEST LOTS

for investment, building or speculation
that have ever been offered

At Auction in the history of New York

THE FIRST 5,000 PEOPLE

who write will receive *free of all charge*

A PHONOGRAPH RECORD.

PLAY IT ON YOUR PHONOGRAPH *and follow its advice!*

If you don't, you may regret it in a few years.

Absolute, Peremptory AUCTION SALE

By order of THE FARMERS' LOAN & TRUST CO., Trustee under the trust created by

WILLIAM WALDORF ASTOR
of 1669 lots

on 172nd, 174th, 177th, 178th, 180th Streets and
Westchester and Tremont Aves., adjacent avenues and streets, Bronx

At the **HOTEL ASTOR**, Broadway and 45th St.

Commencing **WED., JUNE 14**, at 1 P. M.

and continuing until every lot is sold to the highest bidder without reserve or protection

80% can remain on installment contract
70% can remain on mortgage

Title insured free to purchasers by
The Title Guaranty & Trust Company

Send for booklet to

JOSEPH P. DAY, Inc.
67 Liberty Street

or

J. CLARENCE DAVIES, Inc.
149th St., and 3rd Ave.
51 East 42nd St.

Review of Real Estate Market for the Current Week

Fifth Avenue and Environs Led the Dealing, While Parcels in Harlem and Greenwich Village and Big Leases Were Other Features

CONSIDERING that this week contained the day that is deemed to be the beginning of the summer holiday season the real estate market was not at all languid. The high spots of it were the sale of a 10-story loft building in 46th street, near Fifth avenue; the purchase of two buildings in West 56th street, near Fifth avenue, by merchants in West 57th street; the leasing of an old dwelling at 20 East 33d street to an adjoining owner who will reimprove the site of both structures with a modern business building; the sale of the northeast corner of Fifth avenue and 16th street, a 13-story business building, for \$1,000,000; and the sale of several fine dwellings in streets north of 59th street and close to Fifth avenue; while an entire improved block front in Fifth avenue, in Harlem, was leased for a long term of years. Consequently Fifth avenue may be said to have led the market of the week.

A transaction as interesting as any was the leasing of the 6-story brick building, known as "Murray's," at 228-232 West 42d street, west of Seventh avenue, and in the theatre zone, for an aggregate term of 63 years, at \$4,500,000, beside acquiring the balance of the Murray lease. The site is 75x98.9 feet, and is situated between the entrances of the Cohan & Harris Theatre and the Liberty Theatre, while the body of the Cohan & Harris Theatre abuts the property. Charles W Groll heads the new leasing corporation.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 79, as against 85 last week and 68 a year ago.

The number of sales south of 59th st was 25, as compared with 24 last week and 30 a year ago.

The number of sales north of 59th st was 54, as compared with 61 last week and 38 a year ago.

From the Bronx 16 sales at private contract were reported, as against 7 last week and 11 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 683.

Spring Golf Tournament

The spring golf tournament of the Real Estate Board of New York will be held next Wednesday, June 7, at the Woodway Country Club, Stamford, Conn. A solid silver vase presented by the New York Title and Mortgage Co., the Edward D. MacManus memorial cup, a "Guest's Prize" and special prizes will be played for. The golf committee is Burgoyne Hamilton, chairman; Henry Brady, Gerald R. Brown, Joseph L. Ennis, J. Irving Walsh, Charles G. Moses, B. M. Phillips and Elisha Sniffin.

Operators Buy in Two Boroughs

Genner, Simon & Asher, attorneys, announce the closing of a group of Manhattan and Bronx transactions. Representing the Shirensen Realty Corporation, they bought from the estate of William Henry Potter the vacant plot, 100x100, at northwest corner of Sherman av and Dyckman st for improvement with a 2-story taxpayer, to contain 13 stores and offices above. This is the first sale of the property in 75 years.

The Luck Realty Corporation, S. B. Fuchs, president, represented by them, purchased from Benjamin J. and Louis V. Weil 220 to 230 East 78th st, on a plot 40x102.2, and two 6-story brick tenement houses with stores, each on a plot 40x102.2, and containing 24 apartments and valued at \$150,000.

Acting for the Royal Realty Corporation, Albert McDowell Taylor, president, the attorneys bought from the Tekane Realty Co. the 6-story brick tenement house with 3 stores, on a plot 40x99.11, at 259 and 261 West 144th st. It was held at \$55,000 and shows a yearly rental of \$10,500. The C. I. Weinstein Building Construction Co. sold to Jacob Wertheimer the 1-story taxpayer, 55x100, on the east side of Cauldwell av, 100 feet north of 154th st, which it just completed. The property contains 10 stores and was held at \$50,000. The selling company was represented by the above attorneys.

Buy an Ancient Stronghold

George W. Mercer & Son, who recently sold for the estate of Edwin P. Smith the southeast corner of Eighth av and 23d st, have bought

one of the pieces on that plot, the 5-story flat with store at 266 West 23d st, where their offices have been since erection of the building, more than 75 years ago.

Bleecker Street Resale

A. Q. Orza resold for a client the five 4-story brick buildings with stores at 174-182 Bleecker st to a buyer, who will make extensive improvements and alterations. This property is part of the Hearth & Home improvement. The plot is 109.4½x76.

Warehousemen Increase Holdings

Lawrence, Son & Gerrish, Inc., purchased from Frances B. Bridge the 4-story brick warehouse building, 45x105.11x irregular, at the northwest corner of Market slip and South st. It forms an L to the adjacent property, 419-423 Water st, running through to 214 and 216 South st.

Merchants Buy Abutting Property

Jay-Thorp, Inc., bought from Alice Hoffman 25-27 West 56th st, two 4-story and basement stone dwellings, each on a lot 25x100.5, abutting its store at 24-26 West 57th st. The asking price was \$275,000. The buyer will erect on the site an addition to its building.

Larimore Building Bought

Larimore & Co. sold through Alfred C. Marks 15-17 West 46th st, a 10-story loft and store building, known as the Larimore, on a plot 33.11½x100.5. It is a new building and was held at \$500,000.

Will Alter 77th Street House

The Quesmere Realty Corporation, Carlos L. Henriquez, president, purchased 336 West 77th st, a 5-story brick American basement dwelling, on a lot 23x84.2, which will be converted into non-housekeeping apartments. The purchaser was represented by M. Morgenthau, Jr., Co.

Two Deals in East Harlem

Chr. Volzing & Son, Inc., sold to Michele Marraffino the 5-story and basement brick tenement house, on a lot 26x95.8, at 455 East 117th st; also the two 5-story brick tenement houses with stores, on a plot 50x70, at 947 Third av for Ellen N. Cunningham. These parcels have been managed by the brokers for the past 56 years and this is the first sale of the property in that period.

Realty Companies in a Deal

The 13-story loft and office building at the northeast corner of Fifth av and 16th st, was sold by the Moton Realty Co. to the De Peyster Realty Co. The buyers gave in part payment "Castle Wall," a 25-acre estate at Elberon, N. J., formerly occupied by Myron H. Oppenheim. The Fifth av property was held at \$1,000,000. It occupies a plot, 49.10 feet on Fifth av and 141.10 on 16th st. It has an "L," 25x92 in the rear. The total yearly income is said to be about \$117,000.

The Elberon estate includes a large stone

Walk-up apartment houses in Harlem were in good demand, one deal alone involving eight of these buildings. Numerous dwellings in the same part of the city changed hands. The upper West Side was active in good dwellings and elevator apartment houses, as was also Washington Heights. In the Dyckman tract a good-sized plot was bought for improvement.

A diversity of trading was witnessed in Greenwich Village. Here and there a group of old buildings was bought as a site for a modern structure, while old dwellings and old tenement houses were bought both by operators and investors. There will long be interest in this ancient part of town as a result of the new influences under which it has come. The most striking sale farther downtown was that of a West street block front to a wholesale commission firm, for occupancy. An impressive sale in the Chelsea district was that of a 75-year-old building on West 23d street, near Eighth avenue, which was sold to a real estate firm of several generations who have occupied it almost since it was built.

There was some activity in tenement and store parcels in Second and Third avenues, and property in Madison and in Lexington avenues still figures actively. In the South street zone a firm of warehousemen who have been buying warehouses during the last few weeks added another one to their group.

residence and the furnishings are included in the deal. The place will be occupied by J. D. Wetmore, attorney for the Moton Realty Co. Irvin G. Herman of the Title Guarantee & Trust Co. represented the De Peyster Realty Corporation. L. C. Whiton is president of the Moton Realty Co.

Seventh Day Adventists Buy Plot

Eugene J. Busher sold for Harry Quierpel to the Church of the Seventh Day Adventists the plot, 50x100, at 330-332 East 156th st, Bronx. A small frame detached building is on the plot.

Sell Co-Operative Apartments

Douglas L. Elliman & Co. sold an apartment in the new building, 485 Park av, to Dr. Walter G. Lough.

Ruland & Benjamin, Inc., sold for Dr. Frederick Peterson a large duplex apartment in 535 Park av, to Mrs. Anderson Fowler, and a simplex apartment in the same house to Dr. Robert H. Fowler.

Resale on the Heights

J. Hofmann & Son resold for Dr. Henry Schwamm, operator, to the Clara Realty Corporation the three 5-story and basement apartment houses with stores, at 518-522 West 145th st, on a plot 100.6x99.11. It was held at \$150,000 and sold for all cash over the mortgages. The seller bought the property two weeks ago from Ennis & Sinnott, operators.

Another House for Negro Tenants

Fitz Howell sold for Isabella R. Hamilton the 5-story single apartment house, on a lot 25x99.11, at 235 West 135th st to an investor.

The broker reports the house is to be occupied by colored tenants. Negroes now occupy the majority of the houses on the block. This is the ninth house sold on the block by the same broker.

Big Deal in Harlem Flats

Sharp & Co. sold for the Speedway Realty Co. (Jackson & Stern) to Louis Kramer the eight 6-story walk-up apartment houses 425 to 453 West 124th st, valued at \$750,000. Six of the houses are on plots 42.2x100 and two 50x100, each structure being arranged for 24 families and laid out in suites of 3 to 6 rooms each. They return an annual rental of approximately \$125,000. This is the first sale of the property since the sellers erected the houses 12 years ago. Sharp & Co. have been appointed agents of the houses.

Commission Merchants Buy a Block

Sarah Ross sold 192 to 196 Reade st, 187-189 West st and 218-222 Duane st, being the block front of West st, between Reade and Duane sts, improved with a 4-story brick building, on a plot 70.2x62, formerly owned by the Roche family. The property was held at \$200,000. The purchasers are Rich & Schwartz, commission merchants, of Wallabout Market.

Resells Abercrombie Apartments

Frederick Brown sold the Abercrombie, a 6-story elevator apartment house with stores, arranged for 40 families, at the southwest corner of St. Nicholas av and 165th st. The buyer is a client of Nehring Bros. Mr. Brown bought the house recently from Murray & Hill, builders, who erected it about 10 years ago. The property covers a plot 120x117x155x86. It rents for about \$47,500.

Sell Bronx Block Front

Shaw, Rockwell & Sanford sold for the Burnside Avenue Realty Corporation the entire block front on the north side of Tremont av, from Jerome to Davidson av, a vacant plot with frontage of about 200 feet on Tremont av, 80 feet on Jerome av, and 120 feet on Davidson av. The purchaser is Logan Billingsby, who will erect a 1-sty building with stores on the entire plot.

Historic Estate in New Hands

The estate at Montrose Point, N. Y., formerly belonging to William H. Seward, secretary of State under Lincoln, has been sold by George Howe. The property, which is on the Hudson

River, has over a half mile of water front and contains 51 acres, together with a brick mansion of 16 rooms and 4 baths, also complete out-buildings and cottages. Mr. Seward, who was a famous horticulturist, acquired for his landscaping, one of the finest collections of rare trees, shrubs and plants in Westchester. These still remain one of the many attractive features of this well known place. On the estate is a part of the old dock used in Revolutionary days and at which Benedict Arnold landed on his trip from West Point. The property, held at \$150,000, was sold to L. H. Periman, of this city.

Park Hill Inn Sold

Park Hill Inn, Yonkers, owned for many years by American Real Estate Co., has been sold to a syndicate which is reported to be arranging plans for a development in the site. The property was originally the Getty home-stand, and about 20 years ago was purchased by the American Real Estate Co. and remodelled as a roadhouse and remained such until the war began. The sale was made by C. Irving Lattin.

Brooklyn Corner for Improvement

Ross & Agar sold for M. Sovatkin to the Pierpont Construction Co. the southeast corner of Nostrand av and Carrol st, a vacant plot of 8 lots. The new owner will improve the plot with apartment houses and stores.

Activity in East New York

Edward C. Panitz, in conjunction with Robert E. Hower, sold for Mrs. E. Christoffer, 434 Jamaica av, a brick 2-family house; for A. Smith, 18 Essex st, a brick 2-family house; resold for a client, 108 Sunnyside av, a brick 2-family house; for Albert H. Ackerman, 140 Arlington av, a large detached dwelling, to a buyer, for occupancy; and for E. Johnson, 350 Hendrix st, a frame 2-family house.

The same brokers sold 26 dwellings in course of construction on Pine st, between Fulton st and Atlantic av. All of these sales are in the East New York section of Brooklyn.

To Increase Its Membership

Representing more than \$100,000,000 of invested capital, the Forty-second Street Property Owners and Merchants Association late last week prepared for an intensive campaign for increase of membership. The association typifies the representative property owners and merchants of the Forty-second street business district, which embraces in its scope all streets, from river to river, from Thirty-eighth to Forty-sixth street, inclusive. Organized three years ago last month the association has a membership of 135 merchants, property owners and lessees. The steadily growing importance of the entire district has aroused the organization to renewed effort, with the result that it has two thousand good membership prospects in sight. The district has been thoroughly gone over recently and every prospect worth while has been listed. The association seeks membership among the substantial smaller merchants as well as the large ones, not only for the purpose of greater efficiency, but to destroy any idea that it is a silk stocking organization.

Wednesday, Thursday and Friday of last week were given over to luncheons and discussions at Murrays in West Forty-second street about plans of campaign. In the past there has been no concerted movement for increased membership. Co-operative activity is now desired. As a result, each member agrees to spend three days a week interviewing certain prospects and urging them to join the organization. It was organized originally by twenty-two men who foresaw the great status of the Forty-second street district. The association wants every business element there represented in its membership. Much of its work during the last three years has been keeping an undesirable class of tenancy from the neighborhood.

The membership drive will finish with a luncheon June 6 at the Biltmore, at 12:30 o'clock.

Hettrick Convicted Second Time

John T. Hettrick, "code of practice" lawyer; Charles G. Witherspoon, president of Baker, Smith & Co., Inc., contractors and steam-fitters; Martin McCue and John N. Imhoff, business agents of the Enterprise Association, Steamfitters' Union, Local No. 638, were convicted of conspiracy by a jury on May 26 before Justice Claude B. Alverson in the Supreme Court. Louis Gebhardt, who had been indicted on the same charge, was acquitted.

The five were indicted for violations of the Donnelly anti-trust law, January 30, as a result of revelations made before the Lockwood committee. Hettrick and the others were fined \$500 each. This is Hettrick's second conviction. He was released from the penitentiary on February 24, after serving a year for conspiracy in the plumbing trade.

Jury in Cement Trial Discharged

The jury in the case of the Government against the nineteen corporations and forty-four individuals engaged in the manufacture of cement who were charged with violating the Sherman law, was discharged by Federal Judge Knox last week, unable to agree.

The indictments charged that the defendants

operated under the "Eddy Plan of Open Competition" in the manufacture and sale of ninety per cent. of the cement used in the country, eliminating competition. Colonel Haywood, U. S. District Attorney, said the cases would be tried again.

MORTGAGE LOANS

The Title Guarantee and Trust Co. loaned \$850,000 on the east side of West Broadway, Park pl to Murray st, a plot containing over 10,000 square feet. The Owners Improvement Corporation have just completed a 12-sty office building on the site for the Dodge Building Corporation, M. W. Mix, president. The Dodge Building Corporation is controlled by the Dodge Manufacturing Co., the largest manufacturers of power transmission appliances in the world, whose plant is located at Mishawaka, Ind. The loan was negotiated by Lawrence, Blake & Jewell, who also procured the building loan last July from William Henry Barnum & Co., for the erection of the building. Sackett, Chapman Brown & Cross represented the Dodge Co.

Edward J. Hogan and Lawrence, Blake & Jewell placed a first mortgage of \$76,000 on 332 Washington Square West, northwest corner of Washington pl, a 4-sty apartment house, on a plot 45x110, and recently renovated at a cost of \$50,000.

A loan of \$200,000 has been obtained by the Grubers Holding Corporation from the Lawyers Mortgage Co. on the 5-sty apartment house with stores, 89.10x100, at the southeast corner of St. Nicholas av and 125th st. The Roanoke Realty Co., which last March sold the property to the Grubers Holding Corporation, allowed an additional loan of \$60,000 to remain.

MANHATTAN SALES**South of 59th Street**

MAC DOUGAL ST.—Pepe & Bro. sold for clients to Giacomo Cresto and Pietro Aimeone 114 MacDougal st, a 6-sty brick tenement house with stores, on a lot 25x100.

VAN DAM ST.—Brown, Wheelock & Co., Inc., sold the 3-sty and basement brick dwelling 7 Van Dam st, on a lot 17x100, for William S. Coffin.

WEST HOUSTON ST.—Brown, Wheelock Co., Inc. sold for William S. Coffin the vacant lot, 24.10x65, at 205 West Houston st to A. Gadarelli, furniture manufacturer, who will construct a 3-sty store and showroom building for the retail sale of furniture and antiques, which it is their custom to purchase from the old property owners of the neighborhood.

17TH ST.—Frank Sullivan sold for the Elemco Realty Co. 262-266 West 17th st, two 3-sty and basement brick dwellings and a 4-sty and basement brick dwelling, all on a plot 58x88xirregular and adjoining the southeast corner of Eighth av. George W. Mercer & Sons were associate brokers.

32D ST.—James H. Cruikshank purchased from Victor E. Whitlock 327 East 32d st, a 4-sty tenement house with store, on a lot 25x98.9. This has been in the Whitlock family since 1910. Harry Sugarman was the broker.

47TH ST.—William I. Washburn sold to Eli B. Springer 39 West 47th st, a 4-sty and basement stone dwelling, on a lot 22.6x100.5.

48TH ST.—Folsom Bros., Inc., have sold for Augusta F. W. Singerman to Paul Paglieri 126 West 48th st, a 5-sty stone apartment house with store, on a lot 20x100.5. It is occupied as part of the Italian restaurant run by Enrico Giolito. The buyer now owns the three houses occupied by the restaurant and intends making extensive alterations.

54TH ST.—Samuel Brener sold to Frederic's, Inc., 108 West 54th st, a 2-sty brick private garage with studios, on a lot 25x100.5. In part payment Mr. Brener takes the plot, 100x100, on the west side of Fort Washington av., 463 feet north of 183d st. Thomas J. O'Reilly was the broker.

EIGHTH AV.—Norman S. Riesenfeld and Joseph F. A. O'Donnell, operators, purchased from the Ridgeview Realty Co. 880, Eighth av, a 4-sty business building, 19.6x80, adjoining the Y. M. C. A. plot in the rear, which is being improved with a large skating rink. It was held at \$60,000 and was sold through Herman Arns & Co.

FIRST AV.—Max N. Natanson sold to an investor the southwest corner of First av and 38th st, a 4-sty brick tenement house with stores, on a lot 25x75. The property was sold for cash. Frank Sullivan was the broker.

LEXINGTON AV.—Maurice Wertheim sold for Teresa J. Coman, Morgan E. Coman and Ada Coman Courtenay the 4-sty and basement dwelling 624 Lexington av, on a lot 20.10x70. The purchaser expects to remodel for business. This is the first transfer of the property in 42 years.

North of 59th Street

DYCKMAN ST.—Frank Volz sold for the Eleto Realty Corporation, A. C. Hall, president, the vacant plot, 100x150, on the west side of Dyck-

Douglas L. Elliman & Co.**Real Estate Brokers**

Fifth and Park Avenue Districts
Efficient Property Management
Plaza, 9200 15 East 49th St.

\$500,000**LOANABLE**

SECOND MORTGAGES
RENT LOANS AND
BUILDING LOANS
BROKERS PROTECTED

SAMUEL WACHT

PRINCIPAL

135 BROADWAY RECTOR 7967-7968

**DANIEL H. JACKSON
REAL ESTATE OPERATOR**

OFFERINGS INVITED

135 BROADWAY

Rector 3589

JAMES BOYD

Member Real Estate Board, N. Y.

Real Estate—Mortgage Loans

135 BROADWAY

Phone: Rector 8658-8659

BROOKS & MOMAND

Member of Real Estate Board

Real Estate Mortgages

115 BROADWAY

Phones 2207 2208 Rector

J. CLARENCE DAVIES

Incorporated

Member Real Estate Board, N. Y.

BRONX REAL ESTATE

AUCTIONEER—BROKER
APPRAISER—MORTGAGE LOANS

Main Office: 149th St. and Third Ave.

BRANCHES:

32 Nassau Street 51 East 42nd Street
Phone Connections

man st, 300 feet north of Nagle av through to Thayer st, to E. J. Fenelon, operator, who plans to erect a motion picture house.

HAMILTON TERRACE.—Shaw, Rockwell & Sanford sold for W. L. Morgan 16 Hamilton Terrace, a 3-sty and basement brick dwelling, on a lot 16x100, to a client for investment.

75TH ST.—Douglas L. Elliman & Co. sold for William M. Lybrand to I. N. Phelps Stokes, architect, the 4-sty and basement stone dwelling, 19 East 75th st, 2 doors west of Madison av, on a plot 31x27.2. It was held at \$50,000.

77TH ST.—Frederick Zittel & Sons sold for Mrs. E. B. Chisholm to a buyer, for occupancy, 336 West 77th st, a 5-sty brick American basement dwelling, on a lot 23x84.2. It was held at \$60,000.

81ST ST.—John J. Fitter sold for the estate of Alfred K. Hills 129 West 81st st, a 4-sty and basement brick dwelling, on a lot 17x102.2.

82D ST.—James P. Walden sold for a client to F. R. Minrath 312 West 82d st, a 5-sty stone American basement dwelling, on a lot 16x102.2.

85TH ST.—Schindler & Liebler sold for the estate of Lena Theise 240 East 85th st, a 4-sty stone single flat, on a lot 20x83.2, adjoining the southwest corner of Second av.

88TH ST.—Robert D. Baker sold the 4-sty and basement stone dwelling, on a lot 20x100.8, at 62 West 88th st.

94TH ST.—George S. Runk and Louis H. Zocher sold for the estate of Sarah Spencer 68 East 94th st, a 5-sty stone apartment house, on a lot 25.8x100.8½. It contains 10 apartments. It is the first sale of the parcel since 1895.

95TH ST.—The newly formed 69 East 95th Street Corporation, with J. F. Moroney, W. H. Siegman and C. R. Turnau as directors, purchased from George Meider the 5-sty stone apartment house, on a lot 25x100.8, at that address, adjoining the northwest corner of Park av. The new company is represented by Wolf & Kohn, attorneys.

97TH ST.—Hannah Kronacher sold 218 East 97th st, a 4-sty stone flat with store, on a lot 25x100.11.

98TH ST.—Nail & Parker, Inc., in conjunction with I. D. Brokaw, sold for Florence A. O'Brien to Jacob Breen and re-sold to Henry C. Parker, Jr., 53 West 98th st, a 5-sty stone apartment house, on a lot 25x100.11.

99TH ST.—Shaw, Rockwell & Sanford sold for the Contingent Realty Corporation to Irving Bachrach 6 West 99th st, a 5-sty stone apartment house, on a lot 25x100.11.

120TH ST.—Luisa Riccardi sold the two 5-sty brick tenement houses, one with stores, on a plot 50x100.11, at 118 and 120 East 120th st, to a buyer who is reselling the property to the newly formed 118 and 120 East 20th Street Realty Corporation, having for directors G. Spinuzza, S. Blemon and S. Derosa. M. L. Reed, attorney, represents the company.

123D ST.—James Hunter sold through Ralph Russo 418-415 East 123d st, a 6-sty brick tenement house, on a plot 37x100.11.

124TH ST.—The newly organized Ledwin Realty Co. purchased from the Rotnow Realty Co. 445 West 124th st, a 6-sty brick flat, on a plot 41.8x100.11, renting for \$15,000 and held for \$85,000. S. and J. Leder and M. L. Wiesen-thal are directors in the new company, which is represented by M. Neckritz, attorney.

128TH ST.—William Schweitzer sold to John Danauer 124 East 128th st, a 3-sty and basement stone dwelling, on a lot 18.9x99.11.

131ST ST.—James H. Cruikshank resold to James B. Bowman 132 West 131st st, a 3-sty and basement stone dwelling on a lot 20x99.11. A. G. Thompson Co. was the broker.

139TH ST.—Fitz Howell sold for Allen M. Thompson to Harry Wills, the colored aspirant for the Heavyweight Championship of the World, the 4-sty and basement King Model dwelling, on lot 18.2x99.11, at 245 West 139th st, with facilities in the rear for a garage.

149TH ST.—Norton B. Lee sold to Anna T. Sheridan 404 West 149th st, a 3-sty and basement stone dwelling, on a lot 20x99.11.

151ST ST.—The Minaret Building Co., representing McMorrow Bros., sold through Harry Senior the 7-sty and basement elevator apartment house 516 and 518 West 151st st, on a plot 50x99.11. It was held at \$110,000.

214TH ST.—Arthur Cutler & Co. resold for Hyman & Kleban 425-427 West 214th st, a 5-sty and basement brick walk-up apartment house, on a plot 75x99.11.

AUDUBON AV.—Abraham Zauderer, Inc., purchased through Arthur L. Shaw from the Simmons Realty and Construction Co. 89, 91 and 93 Audubon av, three 3-sty frame dwellings, on a plot 50x95. The buyer will remodel them for business.

CONVENT AV.—The Wians Realty Co., Jacob Wiegman, president, sold to A. H. Hamel the 6-sty elevator apartment known as Convent Court, on plot 99.11x100, at the southwest corner of 149th st and Convent av, valued at \$250,000. Edmund A. S. Lee was the broker.

LEXINGTON AV.—Sherman & Kirschner sold for Mary A. McCarthy the southeast corner of Lexington av and 107th st, a 4-sty stone tenement house with stores, on a lot 20x82.9.

MADISON AV.—Dr. Elmer A. Miller sold through John J. & Theodore A. Kavanagh 1187

Madison av, a 3-sty and basement brick dwelling, altered into small suites, on a lot 16.8x62.2.

MADISON AV.—G. Marvin Davis of the National Realty Co. sold for the B. & E. Gordon Co. to Adelaide Aoki the 3-sty and basement stone dwelling 1877 Madison av, on a lot 18x100, held at \$22,000.

PARK AV.—John J. & Theodore A. Kavanagh sold for the estate of Henrietta Stern 1223 Park av, a 5-sty and basement brick double flat, on a lot 25.2x100.

SECOND AV.—The newly formed Lenox Hill Realty Co. (D. and B. L. Davidson and D. L. Levi) purchased the 5-sty brick tenement house with stores, on a lot 256x59.4, at 1363 Second av, southwest corner of 72d st. W. E. Russell, attorney, represents the new company.

THIRD AV.—Abraham Saffir resold for the Denwood Realty Co., Benjamin Benenson, president, the 5-sty brick tenement house with stores at 1057 Third av, on a lot 25x100, renting for \$5,000 a year and held at \$35,000. The property was acquired by the seller through the same broker a month ago. Mr. Saffir has been appointed agent of the property.

THIRD AV.—The Farmers Loan and Trust Co., as trustee, sold to a client of Ezekiel Fixman the two 5-sty brick flats with stores at 1810-1812 Third av, each on a lot 25x98.

BRONX SALES

141ST ST.—As a non-sectarian community center for boys the newly formed Century Knights of Columbus Building Association purchased the 3-sty and basement frame dwelling, 365 East 141st st, adjoining the elevated railroad right of way, and on a lot 25x100. The organization will remodel the structure. A. M. Feher, B. B. Heck and D. J. Barnett are the incorporators of the association, which is represented by Olcott, Bonyne, MacManus and Ernst, attorneys.

152D ST.—Morris Florea sold for a client 377 East 152d st, a 5-sty and basement brick double apartment house, on a lot 25x100.

154TH ST.—Eugene J. Busher Co. sold for Albert P. Weber to A. Wines, for occupancy, 395 East 154th st, a 2-sty and basement frame 2-family house, on a lot 25x100, adjoining the northwest corner of Melrose av.

166TH ST.—I. Nemeth bought 656 East 166th st, a 5-sty and basement brick apartment house on a plot 44x99, adjoining the southeast corner of Boston rd. It is one of the group known as the Morris High School Apartments.

172D ST.—H. W. Mandeville sold through David L. Woodell, 496 East 172d st, a 2-sty

United Electric Service

is supplied to the



TIVOLI THEATRE
831-41 EIGHTH AVENUE

A new theatre constructed to be the home of high class moving picture productions, with a seating capacity of approximately two thousand.

The owners and builders are the Tivoli Construction Company; the architects, Eisendrath & Horowitz, and the electrical contractors, the Unit Electric Company.

When in need of Electric Light or Power Service, call Stuyvesant 4980. Your requirements, whether large or small, will receive the prompt attention of our Commercial Department representatives.

**The United Electric
Light and Power Co.**
130 East 15th St., New York.

and basement frame dwelling, on a lot 17.5x110.2, adjoining the southwest corner of Bathgate av.

175TH ST.—B. Rasmussen sold for the Peters Bros. Rubber Co. 403 to 407 East 175th st, a 3-sty frame single flat with store and a 2½-sty and basement frame dwelling, both on a plot 75.6x99.7, to Mrs. F. St. Pierre.

175TH ST.—Ancowitz & Cohen sold for Hyman & Klevan the 5-sty and basement brick apartment house, 806-808 East 175th st, on a plot 100.3x143.

179TH ST.—James J. Fitzpatrick sold to James Dunnigan the 2-sty and basement brick dwelling, 224 East 179th st, on a lot 25x74.3.

202D ST.—David L. Woodell sold for Ida Van Buskirk, 232 East 202d st, a 2½-sty and basement frame 2-family house, on a lot 25x100.

ANTHONY AV.—Armstrong Bros. sold for M. Kuehn, 1852 Anthony av, a 3-sty frame 3-family house, on a lot 20x100.

ANTHONY AV.—Robert Foley sold for I. Goldrich to John Wickham, 2088 Anthony av, a 2-sty and basement frame 2-family house, on a lot 24.6x97.

BARNES AV.—Cahn & Cahn, operators, sold to William Sager, 3751 Barnes av, northwest corner 218th st, a 2-sty frame dwelling on a lot 17x80.

BROOK AV.—Emily and Louise J. Madden sold through Eugene J. Busher 1304 Brook av, a 3-sty and basement frame flat with store, on a lot 18.5x100.5.

BRONX BOULEVARD.—Jane Ellison sold to William J. Mooney the vacant lot 25x95 on the west side of Bronx Boulevard, 400 feet north of 241st st.

CAULDWELL AV.—Nicholas Lopard sold for John H. Huneke the 4-sty brick flat with stores at the northeast corner of 161st st and Cauldwell av, on a lot 23x100., to D. Alessandro.

DECATUR AV.—The Johnson-Deichsel Building Co. bought from Meta Ripke the northwest corner of Decatur av and 204th st, 26x125, for

immediate improvement, with a 1-sty business building. The buyers are now completing a taxpayer, 52x100, on 204th st, 75 feet from the proposed building.

ELTON AV.—Henrietta Realty Co. sold through John Peters to Morris Rudolph, 679-681 Elton av, a 5-sty brick apartment house with stores, on a plot 50x100.

FINDLAY AV.—M. Froelich sold 1223 Findlay av, a 3-sty brick 2-family house, on a lot 20x100.

HEGNEY PL.—Richard Dickson sold for Charles Urstadt, 772 Hegney (formerly German) pl, a 4-sty and basement brick double apartment house, on a lot 25x88.3, adjoining the southeast corner of East 158th st.

HOE AV.—American Real Estate Co. sold to Louis Gold & Co. the northwest corner of Hoe av and 174th st, a vacant plot 80x80. Jacob & Emil Leitner were the brokers.

HORNADAY PL.—Benenson Realty Co. purchased from a client of B. Schoen the vacant plot, 50x100, on the north side of Hornaday pl, 100 feet east of Mohegan av.

INTERVALE AV.—I. Ravich & Sons, Inc., sold the southwest corner of Intervale av and 169th st, three 5-sty apartment houses with stores, on a plot 107x160.

JEROME AV.—Shaw, Rockwell & Sanford sold for Mandelbaum & Lewine to the J. L. S. Building Co. the northeast corner of Jerome and Mt. Eden avs, a vacant plot 100x100.

MARCY PL.—W. D. Morgan sold for the Leiman Realty Co. to the Plough Fox Co., builders, the vacant plot, 100x100, on the north side of Marcy pl, adjoining the northwest corner of Walton av. The new owners will improve it with an apartment house.

MARMION AV.—Frederick Brown resold to a client of Williamson & Bryan 2017 Marmion av, a 4-sty and basement brick apartment house, on a plot 36x78.

MARMION AV.—George Goldblatt Co. and Nat Morrison resold for Max Lichtenstein 2017 Marmion av, a 4-sty and basement brick apartment

house, on a plot 36x78, adjoining the southwest corner of 179th st.

MATHILDA AV.—The vacant plot 33x100 on the west side of Mathilda av, 100 feet south of 242d st, was sold by Williams & Bates to Fred Frede. F. William Eggert was the broker.

MINFORD PL.—Otto Beck sold to M. Siegel, 1550 Minford pl, a 4-sty and basement brick double apartment house, on a plot 30x100.

MORRIS AV.—The Martin Building Corporation sold to Charles Charcowsky the new apartment house, on a plot 70.9xirregular, at 2095 Morris av.

PROSPECT AV.—Angelo L. Frumento sold for Patrick Grogan to Antonio Mandrachis, 2060A Prospect av, a 2-sty and basement brick 2-family house, on a lot 16.3x110.

RIVERDALE.—George Howe sold for the Delafield estate a plot on Delafield av, Fieldston, Riverdale, to P. V. Stephens, consulting engineer, who will build a brick colonial residence. Also on the same thoroughfare a plot to Dr. George H. Hyslop of White Plains, who will erect a residence.

RYER AV.—Robert Foley sold for Henry Watson to M. Moller, 2181 Ryer av, a 3-sty and basement frame 3-family house, on a lot 16.7x98.9.

SOUTHERN BOULEVARD.—Herman A. Acker sold for a client to the Masak Realty Corporation, Julian Kovacs, president, the vacant plot, 107x165x irregular, on the east side of Southern boulevard, 375 feet south of Tiffany st.

SPUYTEN DUYVIL.—George Howe sold for Charles R. Demarest a residence in Edgell Terrace, a restricted section of Spuyten Duvvil-on-the-Hudson. The purchaser, William J. Duffy, a well known aviator who has been awarded several valuable prizes both in this country and abroad, buys for his own occupancy.

ST. ANNS AV.—Julius Trattner sold for William Giebelhaus the 5-sty brick double flat with store, on a lot 25x100, at 197 St. Anns av, to J. Kruger.

THIRD AV.—Benenson Realty Co. bought from a client of Joseph P. Day the northwest corner of Third av and Claremont Parkway, a 5-sty brick apartment house, on a plot 37x94x irregular, containing 15 apartments and 5 stores. The yearly rentals total \$8,000, and the asking price was \$70,000.

THIRD AV.—Henry Neuschafer sold to Frederick Storck, Jr., the 5-sty brick flat with store, on a lot 25.2x93.5, at 3254 Third av.

THIRD AV.—Eugene J. Busher Co., Inc., in conjunction with William H. Mehlich, sold for Harry C. Hart, 2997 Third av, a 6-sty brick apartment house with stores, on a lot 25x105. It is the first sale of the property in 25 years.

THIRD AV.—Julius Trattner sold for Ludwig Buhler the 5-sty brick double flat with stores at 3044 Third av, near 156th st, on a lot 25x96.

TIEBOUT AV.—Robert Foley sold for L. Nadell to Frederick Behr, 2245 Tiebout av, a 2-sty and basement brick dwelling, on a lot 18.6x67.

TINTON AV.—The Isadore Realty, Inc., of which I. Montefiore Levy is the president, sold to Rev. Dr. Samuel Maisels the southwest corner of 158th st and Tinton av, a 5-sty apartment house with 7 stores, fronting 100 feet on Tinton av and 45 feet on East 158th st.

TOPPING AV.—Frank R. Houghton, Inc., sold for Jessie S. Hensler to the Borough Associates, 1762-1764 Topping av, two 2-sty and basement brick 2-family houses, each on a lot 20x95.

UNION AV.—Sherman & Kirschner sold the 6-sty brick flat with stores at 707 Union av, northwest corner of 155th st, on a lot 25x100.

UNION AV.—Ernest T. Bower resold for the Charles H. Roe estate, C. T. Deshler, president, the plot at 158th st and Union av, consisting of the two lots on the west side of Union av, 50 feet north of 158th st, and the 3 lots on the north side of 158th st, 112 feet west of Union av. The purchaser intends to improve the property immediately and was represented in the transaction by I. Ziff & Son.

UNIVERSITY AV.—Samuel Kaplan sold for David Katz to Rose Weinstein 1339 University av, a 5-sty and basement brick apartment house on a plot 50x96.2, just south of High Bridge. It contains 20 apartments.

UNIVERSITY AV.—Shaw, Rockwell & Sanford sold for Minnie S. Berman 1868 University av, a 2-sty frame semi-detached dwelling, on a plot 37.5x74, to Dr. Frederick W. Schaeffer, who will occupy.

VALENTINE AV.—William Blutman sold the newly completed 5-sty and basement brick apartment house, on a plot 114.8x99, at the southeast corner of Valentine av and 199th st, to N. Brody for investment. The property was held at \$250,000. S. Ullman was the broker.

VILLA AV.—Vincenzo Tocilla sold to Jerome Stabile the 5-sty brick tenement house with stores at 3133 Villa av, on a lot 25x100.

VYSE AV.—J. C. Schappaul sold to M. Hirschorn, 2070 Vyse av, a 4-sty and basement brick double flat, on a plot 35x111.8.

WALES AV.—The Loring Construction Co. sold to a builder for improvement with a taxpayer the plot 50x75 at the southeast corner of Wales av and 149th st.

WALTON AV.—S. J. Taylor sold for a client,

Are Bankers Human Beings?

TOO much protesting "We are human and friendly" in bank advertising has opened the question whether bankers are real humans, approachable and capable of friendship.

This Trust Company is in business to make reasonable profits—and *that's human*.

We believe that a Trust Company to be successful must give full measure of service in dollars and cents to depositors as well as make every effort to help with kindly advice in problems affecting its clients—and *that's friendship*.

LAWYERS TITLE & TRUST CO.

188 Montague Street, Brooklyn
160 Broadway, New York
44 Court Street, Brooklyn
160 Main Street, White Plains, N. Y.

367 Fulton Street, Jamaica, N. Y.
383 East 149th Street, New York
1354 Broadway, Brooklyn

MONEY TO LEND ON SECOND MORTGAGES BUILDING LOANS

BROOKLYN REALTY PREFERRED

BROKERS PROTECTED

WARREN TRADING CORPORATION

165 BROADWAY, N. Y. CITY

Tel. Cortland 2556

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 25c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

SITUATIONS OPEN

YOUNG MAN with good knowledge of general real estate brokerage business and office management. State qualifications. Exceptional opportunity. Box 882, Record & Guide.

OPPORTUNITY for a broker who is a producer to make a place for himself in a young firm which has best prospects and connections. Box 904, Record & Guide.

COUNTRY BOARD

The M. R. Goldsmith House is now open for boarders at New Suffolk, L. I.
O. W. SINCLAIR.

SITUATIONS WANTED

BOOKKEEPER; collector's position; real estate experience; references. Box 907, Record and Guide.

YOUNG MAN GRADUATE C. E., THREE YEARS' BUILDING AND REAL ESTATE EXPERIENCE. WISHES CONNECTION WITH BUILDER OR REALTY COMPANY. IMMEDIATELY AVAILABLE. BOX 908, RECORD & GUIDE.

WANTED: RECORD & GUIDE ANNUALS FOR THE YEARS 1914 AND 1918. STATE PRICE AND CONDITION. ADDRESS BOX C, RECORD & GUIDE.

MEMBERS REAL ESTATE BOARD OF NEW YORK

Established 1881
AMES & COMPANY
 REAL ESTATE
 26 WEST 31ST ST. Tel. 4810 Longacre

A. V. AMY & CO.
 ECONOMICAL AND EFFICIENT
 MANAGEMENT OF PROPERTY
 160 WEST 72ND ST. Phone 5809-6810 Columbus

JAMES S. ANDERSON & CO.
 REAL ESTATE
 Management—Leasing—Rentals—Insurance
 Over twenty-five years' experience in
 the management of property.
 Offices: 82-84 NASSAU STREET
 John 0079

Established 1853
ASHFORTH & CO.
 Incorporated
 REAL ESTATE
 Agents—Brokers
 501 FIFTH AVE., AT 42nd ST.
 Murray Hill 0142-0143

BAUER, MILBANK & MOLLOY, INC.
 REAL ESTATE
 51 East 42nd Street Murray Hill 1936

JOHN J. BOYLAN
 Real Estate Agent, Broker and Appraiser
 402 WEST 51ST STREET - - - Circle 1756
 277 BROADWAY - - - - - Worth 1838

EUGENE J. BUSHAR CO.
 INCORPORATED
 Real Estate — Insurance
 Mortgages Appraising Management
 Northwest Corner East 149th Street and
 Courtlandt Avenue, Bronx
 Phone: Mott Haven 1210 Established 1895

**CAMMANN, VOORHEES
& FLOYD**
 MANAGEMENT OF ESTATES
 84 WILLIAM STREET NEW YORK
 BROKERS, APPRAISERS, AGENTS

FIRM OF
LEONARD J. CARPENTER
 Agents Brokers Appraisers
 75 MAIDEN LANE
 Branch: Corner Third Ave. and 68th St.
 Entire Charge of Property
 D. Y. Swainson A. H. Carpenter C. L. Carpenter

**THE CHAUNCEY
REAL ESTATE CO., Ltd.**
 BROOKLYN'S OLDEST
 REAL ESTATE OFFICE
 107 MONTAGUE ST. BROOKLYN
 Appraisers—Auctioneers—Brokers

CUDNER REAL ESTATE CO.
 BROKERS and MANAGERS
 284 WEST 29th ST. Tel. Chelsea 1276

ARTHUR CUTLER & CO.
 Real Estate
 176 WEST 72D ST. AT BROADWAY
 Columbus 4278-9

HARRY B. CUTNER
 REAL ESTATE
 1181 BROADWAY, AT 28TH ST.
 Telephone: Watkins 4585-6

Joseph Day
 Auctioneer
 67 LIBERTY ST. Telephone:
 N. Y. CITY Cort. 0744

O. D. & H. V. DIKE
 Specialists in the
 Management of Income-Producing
 PROPERTIES
 CANDLER BUILDING
 220 WEST 42ND STREET
 BRANCH: 271 WEST 23RD STREET

DUROSS COMPANY
 Real Estate
 155 WEST 14TH ST. 281 BROADWAY

CHARLES G. EDWARDS CO.
 Real Estate—Insurance
 Specialist in Downtown Dry Goods District
 321-323 BROADWAY
 Phone: Worth 8420
 Uptown Office: 425 FIFTH AVENUE

J. B. ENGLISH
 REAL ESTATE BROKER
 INSURANCE 1531-7 Broadway
 ESTATES MANAGED N. W. corner 45th St.
 RENT COLLECTED Astor Theatre Building
 HOUSES FOR SALE Phone: Bryant 4773
 AND TO LET

J. ARTHUR FISCHER
 Real Estate and Mortgages
 Longacre 7176-7-8 690 SIXTH AVE., near 40th St.

FRED'K FOX & CO., Inc.
 Business Building Brokers
 297 MADISON AVENUE
 Southeast Corner 41st Street
 Vanderbilt 0540
 793 BROADWAY
 Near 11th Street
 Stuyvesant 2510

GOODWIN & GOODWIN
 REAL ESTATE and INSURANCE
 Management of Estates a Specialty
 148 WEST 57TH STREET
 Near Carnegie Hall Telephone: Circle 6095
 260 LENOX AVENUE
 N. E. Car. 123rd Street Telephone: Harlem 6580

C. BERTRAM HUBBARD
 INCORPORATED
 REAL ESTATE—INSURANCE
 MANAGEMENT
 489 FIFTH AVENUE
 Tel. Murray Hill 458-3339

SAMUEL H. MARTIN
 Real Estate and Insurance
 Management Specialist
 1974 BROADWAY Phone: Columbus 0896

LEWIS H. MAY CO.
 SPECIALIZING
 23rd to 34th St., Lexington to Seventh Ave.
 18 WEST 37TH ST. Phone: Watkins 2186

HENRY G. LEIST
 REAL ESTATE—INSURANCE

APPRAISER—ESTATES MANAGED
 204 East 86th Street Established 1887

F. BRONSON MONELL
 Real Estate—Insurance
 MANAGEMENT SPECIALIST
 71-73 NASSAU ST. Phone: Cortlandt 0001

Circle 9800-1-2
J. K. MOORS
 315 WEST 57' STREET

NASSOIT & LANNING
 REAL ESTATE INVESTMENTS
 APPRAISALS—MANAGEMENT
 BROADWAY AT 89th ST. Riverside 8380

NEHRING BROTHERS
 INCORPORATED
 Real Estate—Insurance
 ST. NICHOLAS AVE. AND 182D STREET

OGDEN & CLARKSON
 Corporation
 Real Estate and Insurance
 One East 49th St. Plaza 6055

O'REILLY & DAHN
 Real Estate—Management
 YORKVILLE SECTION
 124 EAST 86th ST. Phone: Lenox 3901

GEO. J. RYAN
 Queens Borough Real Estate
 AGENT BROKER APPRAISER
 Member Real Estate Board of New York
 46 Jackson Avenue, Long Island City
 Telephone: Hunters Point 3451-2

MALCOLM E. SMITH, INC.
 Real Estate Agents and Brokers
 185 MADISON AVE. Vanderbilt 7393

SPOTTS & STARR, Inc.
 Real Estate—Insurance
 Management
 TIMES BUILDING
 Phone Bryant 4000

J. IRVING WALSH
 SPECIALIST
 Washington Square and Greenwich Village
 73 WEST 11TH STREET

JAMES N. WELLS' SONS
 (James P. Radie)
 Real Estate and Insurance
 Since 1835 at No. 191 NINTH AVENUE
 Established 1819 Phone: Chelsea 5266

WALTER C. WYCKOFF
 Real Estate—Insurance
 Management
 403 MADISON AVENUE

FRED'K ZITTEL & SONS
 Real Estate and Insurance
 BROADWAY at 79TH STREET
 THE APTHORP
 Schuyler 9700 Established 1860

2263 Walton av, a 2-sty and basement brick 2-family house, on a lot 20x95, to Hugh Dillon.

WEBSTER AV.—The newly organized Wilson & Katz Realty Co. purchased from August Mall and Ella Wexler the plot, 25x129, on the east side of Webster av, 175 feet north of 179th st, for improvement with an apartment house. The buying company, which is composed of Samuel and Louis Katz and Isaac and Ida Wilson, was represented by S. B. Pollak, attorney.

WILLETT AV.—Nehring Bros. sold for Gaston Scherer 3534-3558 Willett av, one block north of Bronx Park, three 2-sty frame 2-family houses, on a plot 100x95. Part of the plot is vacant.

BROOKLYN SALES

FULTON ST.—The Aitken estate sold to an investor 825 Fulton st, near Carlton av, a 3-sty brick apartment house with store. The buyer will occupy the store for his business uses.

BROOKLYN AV.—Ross & Agar resold for a client to John Vendita 55 Brooklyn av, a 4-sty brick and stone double apartment house.

HANCOCK ST.—Bulkeley & Horton Co. sold 856 Hancock st, a 3-sty brick and stone double apartment house, for W. A. Nickel.

MARION ST.—Gottfried Sauer bought 433 Marion st, a 3-sty brick and stone double flat, on a lot 25x100.

32D ST.—Realty Associates sold to C. M. & J. Realty Co., Inc., the vacant plot, 164x100.2, on the north side of 32d st, 80 feet east of Fourth av, South Brooklyn, which the purchaser will immediately improve by erecting nine 2-family brick houses containing 10 rooms and 2 baths each.

EAST 9TH ST.—J. Lacov sold for the Art Building Corporation to J. Koch the detached dwelling with double garage on the east side of East 9th st, 220 feet south of Av J.

EAST 13TH ST.—A. Mishkin sold for the Gordon & Jaffe Construction Co. to I. Schur 2012 East 13th st, a 2-sty and basement 2-family house, with garage, on a plot 27x100.

EAST 14TH ST.—William Liss, Inc., resold for the I. W. Holding Co. the plot, 175x100, on the east side of East 14th st, 260 feet south of Kings Highway, to the Shagash Realty Corpor-

ation, which will build two 4-sty apartment houses.

EAST 18TH ST.—William P. Jones and Frank E. Linn sold for Clarence A. Spear the vacant plot, 80x100, on the west side of East 18th st, 280 feet north of Av N.

EAST 21ST ST.—Foster Development Corporation sold to Max Lasky the 2½-sty detached dwelling with double garage, on a plot 40x100, on the east side of East 21st st, 260 feet north of Av L, Flatbush.

EAST 88TH ST.—Realty Associates sold to G. Heier the vacant lot, 19x100, on the south side of East 88th st, 300 feet east of Av L, Canarsie.

BAY RIDGE AV.—Frank A. Seaver & Co. sold the vacant plot of 5 lots on the southeast corner of Bay Ridge and Stewart avs for the Fleet estate.

CARLTON AV.—Lavinia Graves sold to a buyer, for occupancy, 622 Carlton av, a 3-sty and basement dwelling.

CLASSON AV.—Charles Partridge Real Estate Co., Inc., sold the 2-sty frame dwelling, 742 Classon av, for Frank Williams.

CONEY ISLAND.—Realty Associates sold through A. Abate L. La Bianca the vacant lot, 20x118.81, on the west side of Stillwell av, north of Neptune av, Coney Island.

CONEY ISLAND AV.—William Liss, Inc., sold for the Kingsboro Land Corporation to the K. B. R. Co., 262x100 feet by irreg. on the east side of Coney Island av, 138 feet north of Av P; southwest corner of Coney Island av and Av T, 149x130 irreg.; the plot 89x100, on the east side of Coney Island av, 76.4 feet north of Elm av; 50x100, on the east side of Coney Island av, 485 feet north of Av O; 40x100 on the east side of East 8th st, 220 feet south of Av S; 40x100 on the west side of Coney Island av, 420 feet north of Av O; 40x100 on the east

side of Coney Island av, 110 feet south of Av T. The property was held at \$50,000. The sellers recently bought this property from the Waterbury estate.

FIFTH AV.—Rosshallen Realty Co. sold to L. A. Larsen the southeast corner of Fifth av and 78th st, Bay Ridge, two 3-sty brick and stone apartment houses with stores.

KENT AV.—T. N. R. Realty Co. bought through George Ganzle, 700 Kent av, a 4-sty brick factory building, on a lot 25x98.

LAFAYETTE AV.—Harry M. Lewis resold for Ella T. Kiely to Catherine Marks 164 Lafayette av, a 4-sty and basement brownstone dwelling, on a lot 20.4x100.

LENOX RD.—Davenport Real Estate Co., Inc., sold the frame detached 2-family house, on a plot 50x180, at 272 Lenox rd, for Mrs. Frances A. Alford.

17TH AV.—Meister Builders, Inc., sold to Antonio Vicario the 2-sty business building at the northwest corner of 86th st and 17th av, on a plot 20x80, through V. Fumegalli.

ST. JOHNS PL.—Henry Pons sold to a buyer, for occupancy, 862 St Johns pl, a 2-sty and basement brick dwelling.

WASHINGTON AV.—B. Mosca Bought 790 Washington av, a 4-sty brick and stone double apartment house.

QUEENS SALES

LONG ISLAND CITY.—Louis Gold & Co. sold to a Jamaica builder a tract of 41 lots fronting on Seventh and Wolcott avs, in the Astoria section of Long Island City. On the tract the new owner will build 25 semi-detached 2-family houses.

Apply to us for Mortgages on Real Estate
United States Title Guaranty Company
 32 Court St., Brooklyn, N. Y. 346 Fulton St., Jamaica, N. Y.

MEMBERS REAL ESTATE BOARD OF NEW YORK

ADAMS & CO., INC.

Real Estate Tel. Gramercy 1092
 170 5TH AVE. SPECIALIST IN BUSINESS PROPERTY

ALEX. BALTER, INC.

REAL ESTATE & INSURANCE
 Management of Property a Specialty
 152 W. 42nd St., Knickerbocker Bldg. Bryant 2042-3

CUSHMAN & WAKEFIELD, INC.

RENTING AND MANAGEMENT OF
 BUSINESS BUILDINGS

50 EAST 42d ST. Murray Hill 7820

ALFRED P. COBURN

Real Estate—Appraisals—Insurance
 Management of Estate a Specialty
 159 W. 72nd ST. Phone: Columbus 4856-2543

CUSACK COMPANY

Real Estate and Insurance Brokers
 Specialists in West Side Properties
 176 WEST 72nd STREET
 Telephones: Columbus 6947-8179

CHAS. A. DUBOIS

REAL ESTATE
 3551 BROADWAY
 At 146th St. Established 1894

DUNLAP & LLOYD

Incorporated
 Real Estate—Insurance
 80 GROVE STREET Phone: Spring 5518

ROYAL SCOTT GULDEN

REAL ESTATE, FIFTH AVE. SECTION
 680 FIFTH AVENUE Phone: Circle 8315

CHARLES G. KELLER

Real Estate and Insurance
 113 WEST 23rd STREET
 Watkins 5336

ALBERT E. KELLY

Successor to Fredk. A. Booth
 REAL ESTATE AND INSURANCE
 50 Union Square Tel. Stuyvesant 1125

T. H. KELLEY

Specialist in Fordham Heights Property
 158 East 188th St., at Grand Concourse
 Phone: Fordham 2509

J. P. & L. A. KISSLING

Sales—Management—Appraisals
 896 8TH AVE., NEAR 54TH ST.
 Established 1870 Circle 0591 to 5

H. C. KOPP & COMPANY

Specialists in Retail Store Locations
 MANAGEMENT and BROKERAGE
 402 Madison Avenue Vanderbilt 4900

ROBERT LEVERS

Real Estate—Insurance
 THE KNICKERBOCKER, 152 West 42d Street
 Phone Bryant 7945

JOSEPH MILNER CO., Inc.

Real Estate
 505 FIFTH AVE., NEW YORK
 Vanderbilt 3607

HIRAM RINALDO

Specializing in the Sale and Leasing of
 East Side Property
 230 GRAND ST. Bowery Bank Bldg.

GEORGE S. RUNK

REAL ESTATE BROKER
 Mortgage Loans—Management
 1252 LEXINGTON AVENUE

SCHINDLER & LIEBLER

Real Estate and Insurance
 1393 THIRD AVE., at 79th St.

SEAMAN & PENDERGAST

RENTALS — SALES — MANAGEMENT
 RESIDENTIAL PROPERTIES
 542 FIFTH AVENUE Vanderbilt 1309

Manhattan Office
 1 WEST 125th STREET Tel. Harlem 8400
 Bronx Office
 1972 JEROME AVENUE Bingham 2700

SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE
 Successors to
 SHAW & CO.

COMMERCIAL PROPERTY MANAGEMENT

Rentals—Sales—Appraisals—Insurance
 Industrial Locations

Spear & Lee
 REAL ESTATE

840 BROADWAY 1261 BROADWAY
 Stuyvesant 0627

JACOB J. TABOLT

REAL ESTATE
 670 EIGHTH AVE. Above 42d St. Phone Bryant 7081

JAMES P. WALDEN

REAL ESTATE
 Specialist in West Side Dwellings
 200 West 72nd St. Columbus 9006

RECENT LEASES.

Particulars of Important Lease

The lease recently recorded of 49-51-51½ East 33rd st, also includes the property 62-64 East 34th st, size 43 ft. 8¼ in. x 98 ft. 9 in., which together form a plot of some 9,400 square feet immediately adjoining the Vanderbilt Hotel. The lessees, Abraham Reich and Adolph Fortgang, now hold the 34th st end of the property under lease, subject to a cancellation clause, and by the transaction just consummated, they also retain possession of this property for a further term of 26 years.

Plans are being developed for a 9-sty commercial building to be erected on the 33rd st parcel, and will be designed to take advantage of the great difference between the level of 33rd and 34th sts, which will permit of continuing the 33rd st store floor to include the 34th st basement; the 2d floor of the proposed structure will be built on the same level and incorporated into the 34th st store, thereby providing practically 100 per cent additional store space. William Pierre Jockin Co. were the brokers and have been appointed renting agents of the building which will be ready for possession on December 1 next.

Insurance Company in Pershing Sq.

Liverpool and London and Globe Insurance Co., whose principal American offices have been in Newark, N. J., has leased two floors in the new Pershing Square Building to be erected at the southeast corner of 42d st and Park av. The lease is for a term of 20 years and involves an aggregate rental of about \$2,000,000. The total area of the space is 40,000 square feet. The Brown, Wheelock Co. was the broker. Thomas H. Anderson and Charles A. Nottingham, managers of the company in New York, represented the lessees.

Lease on 42d St. at Big Rental

Tier, Fallon & Kyle Co. leased, for Walter J. Salmon, the 12-foot store at 11 West 42nd st, to Jacob Landes, for a trunk and bag store, for a term of years, at a rental aggregating \$300,000.

New Leasehold in East Side

Pease & Elliman leased for James L. McGovern to Nathan Wilson, for a term of 63 years, the site 153-157 East 49th st, 60x100.5, at present covered with old 4-sty stone flats, midway between Lexington and Third avs. The aggregate rental is \$500,000. The lessee will

reimprove the site with a 9-sty elevator apartment house.

On the southeast corner of Lexington av and 49th st, diagonally opposite the site leased, is the former site of the National Sporting Club headquarters, whereon a new hotel will be built by James T. Lee.

Another Pershing Square Lease

The International Paper Co., of 80 Broad st, has leased the 17th and 18th floors of the Pershing Square Building that is to be erected on the site of the old Grand Union Hotel at the southeast corner of 42d st and Park av, by Henry Mandel. The lease is for a 10-year term and according to Cushman & Wakefield, the brokers, it calls for a rental of about \$1,000,000. Negotiations for this deal have been under way for more than two years.

Actual construction on the Pershing Square Building has not yet begun, but according to Cushman & Wakefield, already 41 per cent. of the entire office space has been leased. Other tenants which have taken one or more floors are the Royal Baking Powder Co., the Royal Indemnity Co. and the Liverpool and London and Globe Insurance Co. The building will be 24 stories high and will cover the Park av block front and will extend 124 feet along 41st st and 125 feet on 42d st. The steel contract has already been awarded to Post & McCord.

Long Lease on Fourth Ave.

Heil & Stern leased for the 303 Fourth Avenue Corporation to the Tomados Confectionery Co., Inc., a store in the building in course of construction at the northeast corner of Fourth av and 23d st, for a term of 10 years, at an aggregate rental of \$75,000.

Leases Near Madison Ave.

Douglas L. Elliman & Co., as brokers, leased for a term of years the parlor floor store in the Koopman building, 26 East 55th st, to Virginia Fuller, who will occupy the premises on October 1 as a dressmaking and millinery establishment, and leased the 6th floor in the Elliman building, 15 East 49th st, to Arthur H. Hunter and Cary F. Simmons for executive offices of their steel business.

"Murray's" Changes Hands

A syndicate headed by Charles W. Groll, operator, has taken a 67-year lease from the Dunsmore Realty Co. of "Murray's," the restaurant, banquet hall and hotel apartment building at 228-232 West 42d st. The hotel and restaurant will be under the management of Joseph Susskind of Pelham Heath Inn and

Blossom Heath Inn. Earle & Calhoun represented the Dunsmore Realty Co., and Judge Joseph represented the Groll syndicate.

Effect a 42-Year Lease

Louis Gold & Co. obtained from the Welling-ton estate a 42-year lease of the 50-foot plot on the east side of Broadway, 25 feet south of 151st st. The lessees intend to improve the site with a 3-sty business building.

Old Vanderbilt Stables Leased

A 6-sty building to cost at least \$100,000 is to be erected alongside the Vanderbilt Hotel on Park av as the result of a leasing transaction affecting the 2 and 3-sty stables, 50x98.9, at 49 and 51½ East 33d st. The lease, which is for 26 years at an annual net rental of from \$23,100 to \$24,100, was made by Edward N. Dickerson to Abraham Reich. The lease starts when possession of the premises is secured by Mr. Reich.

When the late Cornelius Vanderbilt, of Fifth av and 58th st, resided in a house that was on the site of the Hotel Vanderbilt, the buildings in 33d st were his private stables.

A Key Corner Leased

The small 5-sty building at the southwest corner of Lexington av and 57th st, 25x22, has been leased by the Allerton 57th Street Corporation, which gives the company control of the immediate corner around which it is erecting a 19-sty bachelor apartment house on a first mortgage bond issue provided by S. W. Straus & Co. The lease is for a term of 21 years, from July 1, with a similar renewal privilege, at a net annual rent of at least \$7,000 for the term, and was made with Morris Blum. The building will be annexed to the main structure, which is to contain approximately 470 rooms and will front 67.6 feet on 57th st, and 75 feet on Lexington av, utilizing a site of 8,462 square feet.

Lease of Big Bronx Corner

Demolition of the taxpayer at the southwest corner of Burnside and Jerome avs and its replacement with a modern 1-sty store and office building will result from the leasing of that property by the newly organized E. S. P. Realty Corporation, representing Joseph L. Ennis, Frank J. Sinnott and Albert D. Phelps. The property, which was leased from the Loftin Realty Corporation for 20 years, measures 125 feet on Burnside av and 75 feet on Jerome av. A store in the proposed building has been rented by the Schulte Cigar Stores Co. for 20 years. McLaughlin & Stern, attorneys, represented the lessees.

MANHATTAN BROKERS

ORVILLE B. ACKERLY & SON
Brokers and Appraisers
LONG ISLAND REAL ESTATE
Phone: Longacre 2280
243 West 34th St., New York City

ERNEST N. ADLER
Upper East Side Property a Specialty
1606 FIRST AVE., at 79th St.

Established 1903 Phone: Rhineclander 6125

ARMSTRONG & ARMSTRONG
Real Estate Agents and Brokers
212 ST. NICHOLAS AVE.—Near 84th Ave. and
181st Street Phone: Morningside 176

GEORGE H. CORTH & CO.
ECONOMICAL and EFFICIENT
MANAGEMENT OF PROPERTIES
342 MADISON AVENUE, NEW YORK
Telephone: Vanderbilt 9494

JAMES A. DOWD

Real Estate—Insurance
Renting—Management

874 SIXTH AVENUE, above 49th Street

JACOB FINKELSTEIN & SON
Real Estate—Mortgages
Specialists in the Bowery Section
42 BOWERY Phone: Franklin 1810

HOLT & MERRALL, Inc.
Industrial Real Estate

342 MADISON AVE. Tel. Vanderbilt 4699

J. & E. REALTY CORPORATION
SELLING—LEASING—MANAGEMENT
5 COLUMBUS CIRCLE Columbus 7094

LEONARD MORGAN CO.
Real Estate—Insurance—Estates Managed
Gotham Bank Building, Columbus Circle
Suite 504-5 Phone: Columbus 1646

ARTHUR G. MUHLKER
Real Estate—Insurance
1112 PARK AVE., NEAR 90TH ST.
Phone: Lenox 3335

FRED. OPPENHEIMER
Real Estate—Mortgage Loans
540 Bergen Av., at 149th St.
Phone: MELBOSE 5907

ABRAHAM SAFFIR
REAL ESTATE
1472 BROADWAY, LONGACRE BLDG.
Phone Bryant 6944

F. P. SANSONE CO.
Real Estate Insurance
Selling Leasing Management
Tel. Vanderbilt 4218
320 EAST 34th STREET, NEW YORK

JOHN CONSTABLE MOORE
REAL ESTATE

15 EAST 40th ST. Vanderbilt 6189

ARTHUR L. SHAW
Washington Heights Specialist
4032 BROADWAY, ABOVE 169TH STREET
Wadsworth 4150-4151

SHERMAN & KIRSCHNER
Real Estate and Insurance
54 E. 109th STREET
NEW YORK
Tel. Harlem 9028-5863

JAMES B. SPEYERS & CO., Inc.
Real Estate
CANADIAN PACIFIC BUILDING
342 Madison Ave. Suite 614-616

TANKOOS, SMITH & CO.
REAL ESTATE
11 JOHN STREET, CORNER BWAY
Cortlandt 6938-2372-1306

WILLIAMS-DEXTER CO., INC.
Greenwich Village Real Estate
Insurance
72 GREENWICH AVE. Chelsea 8096

WHITNEY-FOSTER CORP.
Real Estate Administrator
150 WEST 72nd ST. Columbus 6409

REAL ESTATE NOTES.

MURRAY MARAN has removed his offices from 135 Broadway to 277 Broadway.

G. MONTAGUE MABIE has removed his real estate business from 33 West 42d st to Suite 2208 in 1819 Broadway, on Columbus Circle.

ROBERT LEVERS removed on June 1 from 376 Lenox av to his new office in the Knickerbocker building at Broadway and 42d st.

GEORGE KEAN, real estate operator, has opened downtown offices in the Straus Building, 565 Fifth av.

EUGENE J. BUSHY has been elected a director of the Twenty-third Ward Bank of the Borough of the Bronx.

ARNOLD REALTY CO., INC., has opened offices in 50 East 42d st, corner of Madison av, where they will specialize in New York City real estate.

SAMUEL M. HALPERN, a tenant of the 3-story brick flat with store, on a lot 19.9x56, at 157 Eighth av, bought the property from Robert Blackburn.

HERBERT C. COMSTOCK & SON have removed their real estate and insurance business from 599 Rutland rd to 894 Flatbush av, near Church av, Brooklyn.

PART OF THE REGUN THEATRE, the 2-story building, 50x100.11, at 60-62 West 116th st, has been sold by Manfred W. Ehrich to Frederick I. Unger.

THE BUYER of the Lincoln School Building, 646-8 Park av, recently sold by Douglas L. Elliman & Co., is Charles P. Perin, owner of the large apartment house adjoining, at 640 Park av, northwest corner of 66th st.

JOHN D. MINER, of 522 Fifth av, has opened a branch office at 154 Brighton av, West End, Long Branch, N. J., operating in the Rumson, Seabright, Monmouth Beach, West End, Elberon, Deal and Allenhurst sections. This office will be run in connection with his other local office at Spring Lake, N. J.

AMES & CO. were the brokers in conjunction with H. McCormack on the recent resale of the 7-story hotel 429-431 Fourth av. These premises have been also leased through the same brokers to the A. A. & S. Levine, directors of the New Leasing Corporation. Ames & Co. were the original brokers in the sale to the 125th Street Holding Co., L. Kovner, president.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922 May 24 to May 29	1921 May 25 to May 31	1922 May 24 to May 29	1921 May 25 to May 31	1922 May 23 to May 27	1921 May 24 to May 28
Total No.....	162	167	237	163	630	622
Assessed Value.....	\$11,513,800	\$7,037,100	.....	.....	.....	.....
No. with consideration	16	13	23	13	34	23
Consideration	\$1,015,550	\$980,250	\$296,660	\$99,275	\$642,686	\$467,171
Assessed Value.....	\$1,009,200	\$1,058,000	.....	.....	.....	.....
	Jan. 1 to May 29	Jan. 1 to May 31	Jan. 1 to May 29	Jan. 1 to May 31	Jan. 1 to May 27	Jan. 1 to May 28
Total No.....	4,962	4,474	5,035	3,431	16,330	14,133
Assessed Value.....	\$338,728,150	\$254,063,799	.....	.....	.....	.....
No. with consideration	474	472	495	229	684	815
Consideration	\$23,256,495	\$25,965,571	\$4,245,738	\$2,676,347	\$10,094,729	\$9,589,372
Assessed Value.....	\$23,012,150	\$22,045,000	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 May 24 to May 29	1921 May 25 to May 31	1922 May 24 to May 29	1921 May 25 to May 31	1922 May 23 to May 27	1921 May 24 to May 28
Total No.....	137	143	158	107	815	612
Amount	\$4,367,157	\$2,295,694	\$1,562,076	\$785,548	\$4,880,032	\$2,830,744
To Banks & Ins. Co.	18	26	13	8	148	71
Amount	\$802,000	\$588,500	\$228,000	\$246,000	\$1,125,250	\$356,550
No. at 6%	114	116	139	81	787	593
Amount	\$4,022,357	\$1,779,744	\$1,511,341	\$478,073	\$4,721,540	\$2,753,344
No. at 5 1/2%	2	1	10	14	18	14
Amount	\$35,000	\$37,500	\$11,000	\$71,565	\$95,900	\$59,900
No. at 5%	3	1	3	3	4	3
Amount	\$43,300	\$20,000	.....	\$10,000	\$15,140	\$15,600
No. at 4 1/2% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4%	2	.....	.....	.....	.....	.....
Amount	\$6,500	.....	.....	.....	.....	.....
Unusual Rates.....	.....	3	1	.....	3	1
Interest not given..	16	22	17	13	3	1
Amount	\$260,000	\$437,200	\$39,034	\$225,910	\$4,702	\$400
	Jan. 1 to May 29	Jan. 1 to May 31	Jan. 1 to May 29	Jan. 1 to May 31	Jan. 1 to May 27	Jan. 1 to May 28
Total No.....	4,057	3,374	4,010	2,080	17,029	11,486
Amount	\$140,589,401	\$104,192,050	\$44,719,611	\$15,647,424	\$96,864,796	\$62,978,627
To Banks & Ins. Co.	604	568	338	130	3,326	1,708
Amount	\$42,366,708	\$41,895,512	\$6,879,880	\$2,428,545	\$27,196,433	\$17,134,121

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922 May 24 to May 29	1921 May 25 to May 31	1922 May 24 to May 29	1921 May 25 to May 31
Total No.....	30	41	15	13
Amount	\$2,185,700	\$2,387,700	\$352,250	\$405,000
To Banks & Ins. Companies..	15	29	4	7
Amount	\$1,985,500	\$2,072,700	\$119,000	\$271,125
	Jan. 1 to May 29	Jan. 1 to May 31	Jan. 1 to May 29	Jan. 1 to May 31
Total No.....	1,216	991	407	317
Amount	\$84,108,073	\$81,298,059	\$11,814,500	\$7,528,121
To Banks & Ins. Companies..	808	619	248	163
Amount	\$64,240,350	\$68,949,207	\$7,780,100	\$4,479,625

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 May 24 to May 29	1921 May 25 to May 31	1922 May 24 to May 29	1921 May 25 to May 31	1922 May 24 to May 29	1921 May 25 to May 31	1922 May 24 to May 29	1921 May 25 to May 31	1922 May 24 to May 29	1921 May 25 to May 31
New Buildings...	12	12	53	43	192	206	317	363	38	86
Cost	\$2,120,050	\$376,100	\$916,700	\$857,050	\$2,531,055	\$1,595,085	\$3,107,685	\$2,365,680	\$63,272	\$306,215
Alterations	\$759,125	\$969,205	\$66,015	\$53,950	\$194,175	\$64,925	.....	\$105,695	.....	\$4,495
	Jan. 1 to May 29	Jan. 1 to May 31	Jan. 1 to May 29	Jan. 1 to May 31	Jan. 1 to May 29	Jan. 1 to May 31	Jan. 1 to May 29	Jan. 1 to May 31	Jan. 1 to May 29	Jan. 1 to May 31
New Buildings...	380	324	2,047	812	5,689	3,214	9,301	4,153	984	820
Cost	\$57,633,776	\$42,157,605	\$56,304,013	\$20,122,120	\$56,343,090	\$35,765,055	\$57,992,854	\$23,047,103	\$3,168,983	\$2,541,258
Alterations	\$13,350,378	\$11,128,487	\$1,658,915	\$801,019	\$2,824,610	\$3,455,700	\$1,625,447	\$1,299,902	\$152,485	\$142,077

Bronx Brokers

A. G. BECHMANN

Real Estate and Insurance
Tel. Intervale 556 1065 SO. BOULEVARD
One block from Simpson Street Subway Station

WILLIAM J. FREY

Real Estate and Insurance
370 EAST 149th ST.
George J. Frey Mott Haven 5409

WM. F. KURZ CO.

Bronx Real Estate
370 EAST 149TH STREET
Established 1897 Phone: Mott Haven 4910-4911

OTTO LACKMAN

Management of Properties my Specialty
2514 Grand Concourse, near Fordham Road
Phone: Fordham 5799

L. G. LOSERE

REAL ESTATE
Entire Charge Taken of Property
871 Brook Ave., at 161st St. Established 1898

JOHN F. PENDERGAST, Jr.

Real Estate—Estates Managed
340 WILLIS AVENUE
Phone Melrose 7223

ALBERT D. PHELPS

BRONX REAL ESTATE
554 Melrose Ave., near 149th St. and 3rd Ave.
PHONE MELROSE 4371

HENRY SCHWIEBERT

Real Estate—Insurance
261 EAST FORDHAM ROAD
Near Valentine Avenue Fordham 9845

Brooklyn Brokers

BROOKLYN PROPERTY MANAGED

During the past 50 years we have built up one of the largest management clienteles in Brooklyn.

BULKLEY & HORTON CO.

"Established Over Half a Century"
535 Nostrand Avenue, near Dean Street
414 Myrtle Avenue, near Clinton Avenue
7520 Third Avenue, near 76th Street
1214 Flatbush Avenue, near Ditmas Avenue
BROOKLYN
Bank of Manhattan Bldg., Jamaica, L. I.

BURLING & McCURDY

Incorporated
Can Sell Your Brooklyn Real Estate
158 REMSEN STREET
Phone Main 5906
Members { Brooklyn Real Estate Board
Real Estate Board of New York

Davenport Real Estate Co.

FULTON & SO. OXFORD STREETS
AND
FLATBUSH & LINDEN AVENUES
Established 1853 Phone Connections

JAMES B. FISHER

Member of Brooklyn Real Estate Board
REAL ESTATE
174 MONTAGUE ST. Main 7267

QUELL & QUELL

REAL ESTATE INVESTMENTS
MANAGEMENT
318 Patchen Avenue Brooklyn, N. Y.
Telephone: Decatur 4981

BUILDING SECTION

Secretary Hoover Advises Lumber Industry Reforms

Four-Day Conference at Washington Considers a System for Inspection and Guarantee of Quality, Quantity and Grades of Lumber

THE four-day preliminary conference of American lumbermen, called at the suggestion of the National Manufacturers' Association by Secretary Hoover to standardize trade nomenclature and grades, to eliminate unnecessary varieties and to guarantee and protect the quality and tally of lumber to the consumer, adjourned Saturday. With its numbers largely increased by representatives of wholesale and retail associations, of architects, engineers, contractors, and other consumers such as the railways, the manufacturers passed a number of resolutions strongly supporting a national program of simplification of practices in the industry. The conference, as a whole, also voted unanimously to accept the agency of the National Manufacturers' Association in securing properly appointed representatives of all groups interested in lumber production and conversion, with a view to the definite adoption of standardized nomenclature, grades, quality, markings and practices.

The hope of the department in calling this preliminary conference was provision of a system throughout the country for inspection and guarantee of the quality, quantity and grade of lumber, with a view to affording all possible protection to the consuming public; that ways would be found to simplify the dimensions of lumber and secure the right proportion of lumber to different types of consumers with a view to eliminating waste, decreasing cost of distribution, and to see that agencies for accomplishing these purposes should be set up by the lumber industry itself.

The Secretary of Commerce proposed that a national system of inspection and certification should be created by the industry to embrace all of the lumber trade; that descriptions of the different species of lumber as to grade and quality should be made as uniform as possible throughout the country; that the inspection service should be open to consumers in settlement of all disputes; and that, in order better to establish the reputation of American lumber products abroad, this system of inspection and certification should be extended to foreign countries. The Secretary emphasized the fact that all these ideas are being applied and are in limited operation in the lumber industry in different parts of the country, that other industries have been able themselves to establish for the use of their own members and the public such a system, and that the desire of the department is to aid in securing the consolidation of the various organized units in the industry to the extent of establishing a national inspection and certification system, to be maintained by the industry itself, for the protection of all consumers as well as to avoid unnecessary confusions in the trade itself. Such an organization, Mr. Hoover pointed out, would soon eliminate many current complaints by providing practical guarantees as to quality and quantity to the consumer, and the same plan would lend itself to the eventual establishment of research work by the industry for the development of better utilization of wood products, of large economies, and better adaptability in the manufacture of raw material. The plans embrace no element of control of distribution or price, but essentially service on behalf of the consumer in guarantees of quality and character of lumber sold and thereby the lifting of all ethical standards in the industry. The unanimous action of this preliminary conference and the organization set up to advance these ideas by the trade itself promise success. The summer months will be employed in the necessary technical investigation in discussions in the various branches of the trade and it is expected that a final conference may be held in the early fall for creation of the definite organization.

Laying before the delegates to the lumber conference the

program embodying the three major problems, Secretary Hoover said they were the most difficult that lumber interests have to cope with, and the settling of all of them, or two, or one, will more than pay for the time and efforts spent in the conference.

"The purpose of the department," said Secretary Hoover, "is to assist by bringing the different trades together, so far as we are able; to give you such expert assistance as we may and by giving you the benefit and experience of other trade and industries in methods of solving difficulties.

"The problems in the lumber industry, which you are here to discuss, are of the most fundamental importance. With the lumber industry, as with practically all other industries, the main trouble is the cost of distribution. Practically all of your difficulties in the lumber industry are questions of distribution; the guarantees of qualities, the simplification of dimensions, the grading of lumber, all of them, are steps in advance toward reducing the cost and the waste of distribution.

"Whatever is arrived at must be arrived at by your initiative and upon your agreement. My understanding is that we are going to discuss three phases of this question. The first is the question of grading lumber. When we come to questions of grading, the first thing that one runs against is the nomenclature—of the actual names that are in use for different commodities, and different qualities or standards of that commodity. So that a primary necessity is to have some agreement on the terms that are going to be applied.

"Now, I realize that this is a trade that has an enormous variety of material, so that a designation of terms must start with some common acceptance of the designation of a particular type of wood; it is either pine or hemlock, or it is something else. And the primary custom of the trade is a definition of lumber on the basis of species, in which there is some variance that needs to be corrected by agreement, as to what species the lumber really is by way of trade name. We are not involved here in discussing trees and their origin; it is purely a question of terms in the trade—trade terms.

"And then we come to the quality of any particular species or any general variety that we have determined upon. And there is a wide variation there. Some lumbers are designed by clears and other qualities, whilst others have other nomenclatures, and we ought to have the same terms, if that is possible. So that those are questions of terms, of nomenclatures.

"Then we come to the question of guarantees. As to how, after lumber has been divided on any such basis as we may determine as to its nomenclature, how the public is to have any assurance as to what it gets. And there we have to enter into the problems of inspection, and certification, and markings, or other devices that might be developed to give assurances to the consumer. And I do believe it is infinitely in the interest of the industry as a whole that we should set up, if it is possible, some sort of a system that will result in a practical guarantee. Those guarantees are fundamentally one of the greatest eliminations of wastes that could be made in the industry; in the elimination of litigation and dispute, and in the better education of the public which can follow as to the best grade adapted to certain purposes, etc., etc. Indeed, one of the difficulties in this industry has been three or four per cent, or perhaps even less than that, of people trading directly in lumber who have definitely shifted the grades in transactions, and that has con-

Work Started On New Apartment in Park Avenue Section

Nine-Story Multi-Family Structure, Designed by Sugarman, Hess & A. G. Berger, Will Provide for Thirty-two Families in Four and Six Room Suites

EXCAVATION work has been completed for a new fireproof apartment house to occupy a plot 87 by 100 feet at 125 to 135 East Sixty-third street. This project, designed by Sugarman, Hess & A. G. Berger, will be nine stories in height, with basement, and will cost approximately \$500,000. No general contract has been awarded for the construction of this apartment. The owners, The 125 East 63d Street Corporation, Louis Cowan, president and A. M. Daly, secretary, have entire charge of the work and are placing contracts for the various branches as construction proceeds.

The facades of this new multi-family building have been designed in the Renaissance style and will be constructed of varied colored brick in the dark red tones, with trimmings of Indiana limestone and terra cotta. The structure will provide living accommodations for thirty-two families, in suites completely equipped with the most modern labor-saving devices and conveniences. These suites will contain six rooms, foyer and three baths, and four rooms, foyer and two baths. In addition there will be several apartments on the ground floor especially designed for physicians. The latter will have separate entrances to the street.

The apartments designed for physicians will be wholly segregated from the remaining portion of the ground floor, the rear of which will be utilized as additional quarters for servants. Each apartment will contain a log-burning open fireplace in the living rooms, which are of unusual dimensions. The four-room suites are unique in that they contain two master chambers and baths in addition to a fully equipped kitchen and a combination living and dining room.

Rentals in this apartment will range from \$2,600 to \$4,300 per year and the owners have appointed Douglas L. Elliman & Co., as renting and managing agents. The present construction schedule calls for the completion of this operation by November 1, 1922.

Sixty-third street, between Park and Lexington avenues, which geographically is the center of the East Side high class apartment district, is rapidly being transformed into one of the choicest streets



Sugarman, Hess & A. G. Berger, Architects.

NEW APARTMENT AT 125 TO 135 EAST SIXTY-THIRD STREET

in the neighborhood. This unusual central location, enjoying transit facilities of all types, elevated, surface and subway, has been vastly improved by the recent completion of the Park Avenue Baptist Church and the Christian Science Church now under construction at the corner of Park avenue.

Secretary Hoover Advises Lumber Industry Reforms

(Continued from page 691)

sequently led to a great deal of feeling that the trade lacks certain basic honesty that I know it does possess. In any event, if we could arrive at some method of guarantees as to grades and qualities, we would eliminate the crook who casts a general reflection over the whole trade; because if you find one crooked transaction in lumber, it will reflect over 100,000 honest transactions; it is the one thing that stands out.

"Now, the third branch of the discussion is that of simplification; simplification of dimensions and other items that make for economy in both production and transportation and distribution. The difficulties, of course, are very large, more especially as there are some forty thousand saw mills in the country, and hitherto, in our examination of these questions and

in the actual processes of securing simplified practice, we have found that the first thing fundamental to it is some kind of a survey to know how many varieties of dimensions, and sizes, and so on, there are in the different breeds of the commodity; and we have made the most successful approach to that problem hitherto, not by setting up positive sizes so much as the elimination of a great number of sizes for which there is but comparatively little call, or of comparatively little importance.

"My own feeling is that if we can develop these things through the internal machinery of the trade itself, as a matter of self-government in the trade, that we will have secured infinitely better results, and we will have secured something even more fundamental than that, and that is the sense of self-preservation in the American people."

Commercial and Industrial Building Growing in Volume

Weekly Statistics of F. W. Dodge Company Indicate Steady Improvement in Amount of Construction Released for Immediate Start

CONSTRUCTION interests in the Metropolitan District have little complaint about the volume of business now on hand, but the difficulties of securing some materials and labor are impeding progress to some extent. Reports of new operations being planned or released under contract show a large amount of work still to be accomplished before the end of this season and all trades anticipate a capacity business for the remainder of the year.

Figures tabulated by the F. W. Dodge Company, for the twenty-first week of the current year show plans reported in New York State and New Jersey, north of Trenton, for 663 building and engineering projects which will require a total expenditure of \$25,113,000. During the same week contracts were awarded for 505 new operations which will involve an outlay of about \$19,275,100.

The weekly figures for Greater New York show extremely active conditions in the local construction field. While residential construction is not quite as heavy as it was a few weeks ago this type of operation still remains as the dominating characteristic of the industry. There has been a very definite increase, however, in commercial and industrial work which is welcomed by both contractors and material manufacturers and dealers.

According to the figures for Greater New York plans were reported during the week of May 20 to 26 inclusive for 203 new construction projects at an estimated total valuation of \$8,542,800, while the contracts actually awarded numbered 132 and represented a total cost of \$10,508,000.

Among the 203 operations for which plans were reported were 43 business projects such as stores, offices, lofts, commercial garages, etc., \$1,979,500; 6 educational projects, \$463,400; 2 hospitals and institutions, \$40,000; 8 factory and industrial buildings, \$1,147,500; 1 public building, \$5,000; 11 public works and public utilities, \$874,900; 4 religious and memorial projects, \$105,000; 126 residential operations, including apartments, flats and tenements and one and two-family dwellings, \$3,822,500, and 2 social and recreational buildings, such as theatres, clubs, etc., \$105,000.

The group of 132 operations for which contracts were awarded during the week included 23 business projects of various types, \$2,788,000; 3 educational buildings, \$1,225,000; 2 hospitals, \$550,000; 1 industrial project, \$865,000; 1 public building, \$22,000; 4 public works and public utilities, \$65,000; 1 church, \$50,000; 94 residential operations, including multi-family dwellings, and one and two-family houses, \$4,643,000, and 3 social and recreational buildings, \$300,000.

PERSONAL AND TRADE NOTES.

Emanuel Sommer, architect, is now located at 469 Fifth avenue.

Frank M. Walsh, general contractor, has moved his office from 374 to 392 Hamilton avenue, Brooklyn.

Henry Belmont & Son, heating engineers and contractors, announce their removal to 157 East Forty-fourth street.

George Bail, architect, has moved his office from 17 Battery place, New York City, to 3697 Boulevard, Jersey City, N. J.

Michael Bernstein, architect, formerly at 137 East Forty-first street, is now located at 118 East Twenty-eighth street.

I. G. Feiner, architect, recently moved his office from 505 Fifth avenue to 229 East Twenty-second street.

Mortimer E. Freehoff, architect, recently moved his offices from 405 Lexington avenue to 135 East Forty-third street.

George W. Bachoff, architect, formerly at 9 Clinton street, is now located at 40 Park place, Newark, N. J.

Nicholas Serracino, architect, has moved his office from 507 Fifth avenue to 534 West 134th street.

Albert R. Ross, architect, recently moved his office from 16 East Forty-second street to 51 East Forty-first street.

Robert E. Forman, manufacturer of boilers and radiators, has moved from 32 Snediker avenue, Brooklyn, to 437 West 162d street, the Bronx.

Feldblet & O'Donnell, architects and engineers, have moved their offices from 1416 Broadway to 25 West Forty-second street.

George Whitebread, treasurer of the Nostrand Lumber Company, is now located at the branch yard and office at 2556 Fulton street, Brooklyn.

James W. Cooley, purchasing agent of the National Meter Company, 299 Broadway, has been elected secretary and a member of the board of directors of the company.

Herbert V. Steiner has been elected president of the Coplay Cement Manufacturing Company, Coplay, Pa., succeeding Ferdinand Loeb. George A. Christ has been re-elected secretary and treasurer of the company.

Marcus Contracting Co., Inc., 305 Broadway, have the contract for excavating work at 184 Montague street, Brooklyn, and also for the excavation and substructure at 103 to 105 East 63d street.

W. A. Russell & Company, automatic and positive air valves, brass and steel floor and ceiling plates, announce the removal of their offices from 63 West Thirty-seventh street to the Grand Central Terminal, where they have better equipped offices.

Cross & Cross, architects, have leased for a term of years the tenth floor of the new mercantile building being erected at 385 Madison avenue, at the southeast corner of Forty-seventh street, and will move their offices from 681 Fifth avenue upon the completion of the new structure. Cross & Cross are the architects of the new building in which they have leased office space.

Conference of N. Y. State Mayors

The thirteenth annual conference of mayors and other city officials of New York State will be held at Poughkeepsie, June 6 to 8 inclusive. At this conference there will be a series of sectional meetings for city engineers, health officers, purchasing agents and various other classes of officials in the administrative branches of city government. The city engineers will meet on the morning and afternoon of Wednesday, June 7.

Cement Output Is Steady

Statistics prepared by the United States Geological Survey show cement production for the first quarter of 1922, at 15,254,000 bbl. as against 15,240,000 bbl. for the same period in 1921. Shipments totaled 13,218,000 bbl. as compared with 12,091,000 bbl. for the first three months of 1921. Although the production rate, for the first three months of 1922, is practically the same as that for the first quarter of last year, increased shipments over last year indicate growing demand. Stocks on hand at the end of March, 1922, aggregated 13,824,000 bbl. as compared with 12,000,000 bbl. on March 31, 1921.

Department of Commerce reports show imports of hydraulic cement in March amounting to 1,597 bbl., valued at \$4,308. The total for 1921 was 122,317 bbl., worth \$388,828. March imports were from Mexico, 902 bbl.; France, 322 bbl.; Japan, 263 bbl.; other countries, 120 bbl. Total exports of hydraulic cement in 1921 were 1,181,014 bbl., valued at \$4,276,986.

TRADE AND TECHNICAL SOCIETY EVENTS.

American Society for Testing Materials will hold its twenty-fifth annual meeting at the Chalfonte-Haddon Hall Hotel, Atlantic City, June 26 to July 1, inclusive.

National Ornamental Glass Manufacturers' Association will hold its annual convention at Cincinnati, O., June 26 and 27, inclusive.

New York Building Superintendents' Association will hold its annual picnic and field day at Karatsonyi's, Glenwood Landing, L. I., Thursday, June 29. A large boat has been chartered for the transportation of members, their families and their guests to the park. An excellent dinner will be served, after which there will be a baseball game and an interesting program of field sports. Further details of the program will be announced later.

National Association of Building Owners and Managers will hold its fifteenth annual convention at Bedford Springs, Pa., June 19 to 24, inclusive. A large delegation from the New York Association is preparing to attend this meeting.

Illuminating Engineering Society will hold its annual convention in Boston, September 25 to 28 inclusive. This will be the sixteenth annual gathering of the society, and the convention arrangements are in the hands of a committee of which C. L. Edgar, president of the Edison Electric Illuminating Company of Boston, is chairman; H. F. Wallace, vice-chairman, and J. Daniels, secretary.

American Institute of Architects will hold its fifty-fifth annual convention in Chicago, June 7 to 9 inclusive, at the Chicago Beach Hotel. Details of the program will be announced later.

New York Building Congress will hold the second of its series of luncheon meetings at the Hotel Pennsylvania, Tuesday, June 6 at 12:45 p. m. sharp. Louis A. Wilson, director of Vocational and Extension Education of the New York State Department of Education, will deliver an address on "Apprenticeship in the Building Trades." Members of the Congress are expected to be present and are cordially invited to bring guests who will be interested in this subject and the Congress movement.

CURRENT BUILDING OPERATIONS

CONSIDERABLE improvement in the building material supply situation has created a more optimistic attitude among construction interests in the Metropolitan district and there is every likelihood that supplies of basic materials will now continue easily available throughout the remainder of the season. Although there is still some shortage in common brick the acute conditions of the past few weeks have been relieved by the arrival of several cargoes of new brick and manufacturers are confident that the supply will keep abreast of the demand for the remainder of the season.

One of the outstanding characteristics of the current local building situation is the very decided falling off in residential construction. This applies particularly to Greater New York where records of the Building Bureaus and Tenement House Department show relatively low figures for new plans filed for dwellings. The unusually high totals recorded during March were largely the result of the desire to anticipate unfavorable action by the Legislature on tax exemption. The recession in residential building which has now become quite marked is having a reassuring effect upon other types of proposed operations as it is making labor and materials more easily available for commercial and industrial buildings which are growing in number.

Local building material markets are exceedingly active and dealers are looking forward to a continuation of the strong demand for some months to come. Prices generally are firm and although no important price increases have been announced the trend of material prices is upward.

Common Brick—The demand for Hudson River common brick remains as keen as it has been for some weeks past but larger supplies are available so that the market has lost some of the intensity noticeable only a week or so ago. Manufacturers are shipping new brick as rapidly as they are able to remove it from the kilns and as a result dealers are now in a position to supply practically all of their jobs without much delay. Within the next week or so it is likely that sufficient brick will arrive at this city to permit the storage of some reserve stocks in dealers' yards. Although manufacturers are pushing production to the utmost they are not of the opinion that the output this year will be much greater than the average for the past few years, as they are still confronted with a scarcity of fuel and inadequate labor which is show-

ing considerable unrest and likely to demand higher wages at almost any time.

Summary—Transactions in the North River brick market for the week ending Thursday, June 1, 1922. Condition of market: Demand heavy; prices, firm and unchanged. Quotations: Hudson Rivers, \$20 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 32; sales, 32. Distribution: Manhattan, 10; the Bronx, 3; Brooklyn, 16; New Jersey points, 2; Astoria, 1.

Lumber—Business is excellent in both wholesale and retail departments of

trade and orders continue heavily in excess of production in practically all of the softwood lines. The strength of the demand and the shortening supplies have to a marked degree reacted upon prices, and during the past week the trend has been sharply upward. Retailers report a steady gain of business from building sources and manufacturing consumers are now a more important factor than they have been for a long time past. Although there is as yet little delay in filling orders the local stocks are not always complete and dealers anticipate a growing

BUILDING COMMODITY PRICES

CURRENT prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York.

Note—Price changes are indicated by bold-face type.

Brick (Wholesale, on Dock, N. Y.), per thousand:

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.
Hudson River best grades..\$20.00 to —
Raritan — to —
Second-hand brick, per load
of 3,000, delivered.....\$47.00 to —

Face Brick—Delivered on job in New York:

Rough Red.....\$45.00 to —
Smooth Red..... 45.00 to —
Rough Buff 50.00 to —
Smooth Buff 50.00 to —
Rough Gray 53.00 to —
Smooth Gray 53.00 to —
Colonials 45.00 to —

Cement—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
Domestic Portland cement, per bbl.. \$3.25
Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd. \$2.75
Bronx deliveries 2.75
¾-in., Manhattan deliveries..... 2.75
Bronx deliveries 2.75

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water front, in which case prices will be slightly higher.

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries \$2.75
Bronx deliveries 2.75

Hollow Tile—

Exterior—Not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring.....\$0.12 per sq. ft.
3x12x12 0.12 per sq. ft.
4x12x12 0.17 per sq. ft.
6x12x12 0.19 per sq. ft.

Note—For deliveries north of 125th st., Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens\$10.50 per 1,000

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
Finishing Lime (Standard in 300-lb. barrel)\$4.50 per bbl.
Common Lime (Standard 300-lb. barrel) 3.75 per bbl.
Finishing Lime (Standard in Hydrate Finishing, in paper bags 24.00 per ton
Hydrate Common, in paper bags\$19.50 per ton

Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
Neat Wall Cement, in cloth bags\$21.00 per ton
Brown Mortar, in cloth bags. 18.00 per ton
Lath Mortar, in cloth bags... 18.00 per ton
Finishing Plaster, in cloth bags 24.50 per ton
Rebate for returned bags. 15c. per bag
Finishing Plaster (250-lb. barrel)\$4.00 per bbl.
Finishing Plaster (320-lb. barrel) 5.35 per bbl.

Plaster Blocks—

2-in. (solid) per sq. ft.....\$0.10½ to \$0.12
3-in. (hollow) per sq. ft... 0.10½ to 0.12

COMBINATION DRAINBOARD and WASH TRAY COVER



Made to fit Porcelain, Soapstone and Cement wash trays. This porcelain enamel steel COMBINATION DRAINBOARD and WASH TRAY COVER will prevent the water from dripping on the floor between the sink and wash trays, when dishes, etc., are being washed. Sanitary, durable and attractive.

For Sale by Plumbing Supply Dealers

MARIETTA HOLLOW-WARE & ENAMELING CO.
MARIETTA, PENNA.

Sash Weights—Sash Chain Castings and Forgings

Grate Bars

SPECIAL IRON WORK

Pencoyd Steel and Iron Co.

Cor. 1372 206 Broadway, New York

SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



F. J. KLOES

Established 1872

269 Canal St., New York

Telephone: Canal 4072

MATERIALS AND SUPPLIES

difficulty if the demand continues its present strength.

Builders' Hardware—The demand is heavy and according to the amount of construction now under way business should be exceedingly active in this line for the next two or three months. Prices are very firm and the entire list of builders' hardware items has lately undergone a price revision advancing levels from 7½ to 10 per cent. Manufacturers all have their plants working at full capacity and ample stocks are available for all requirements.

Building and Roofing Papers—Little change has taken place in the market for these materials during the past week. Demand is good and prospects for the future are bright. Prices are firm and jobbers assure adequate stocks to cover all reasonable demands.

Structural Steel—During the past week there has been a decided stiffening in fabricated steel values with mill base prices on shapes and plates now generally \$1.70. There has also been a corresponding advance in quotations on fabricated materials, erected in commercial

projects. The quotations now range from \$67 to \$75 per ton, erected. The demand is keen and a large number of new operations are being planned which will add materially to the prospective business in this line. Deliveries are becoming slower and from ten to twelve weeks is now the best the majority of mills will promise.

Reinforcing Bars—Business is somewhat lighter than it has been during the past few weeks but manufacturers anticipate increased activity in this market within a short time as a considerable amount of new commercial and industrial construction is likely to be released within the next fortnight. Prices are strong and subject to slight advances according to current predictions.

Electrical Supplies—This line is particularly active at present and all signs point to a further increase in demand for wiring materials and sundries required in connection with electrical installations. The vast amount of housing construction in the Metropolitan district is reflecting itself strongly in the increasing demand for electrical materials and a recent gain in the volume of new industrial work is shown by more frequent inquiries for generators, motors and incidental power equipment. Prices in the electrical trade are very steady and there is little indication of higher levels for some time to come. Local stocks are said to be adequate for all requirements and dealers are generally optimistic.

Cast Iron Pipe—The market for cast iron pipe continues to be extremely active. Demand is increasing steadily and recent inquiries denote a large volume of business to be released during the next three or four weeks. Despite the recent advance, cast iron pipe prices are remarkably firm and there is little likelihood of a drop for some time to come. New York quotations are as follows: 6 in. and larger, \$48.80 per net ton; 4 in. and 5 in., \$53.80, and 3 in., \$63.80, with Class A and gas pipe \$4 extra per ton.

Nails—Increasing demand has characterized this market during the past few weeks, and as a consequence there is a slight upward trend to prices. The effect of the coal strike on the steel situation is already being reflected in the markets for iron and steel products, and as the demand is steadily growing the higher prices are but a natural result. Jobbers' stocks are adequate, but there is a likelihood that future supplies from the mills may be increasingly difficult. New York quotations are as follows: Wire nails, \$3.35, base, per keg, and cut nails, \$3.90, base, per keg.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.

27x48x½ in.	.....	\$0.34 each
32x36x¾ in.	.....	0.20 each
32x36x¾ in.	.....	0.22 each
32x36x¾ in.	.....	0.28 each

Sand—

Delivered at job in
Manhattan \$2.00 to — per cu. yd.
Delivered at job in
Bronx 2.00 to — per cu. yd.

White Sand—

Delivered in Manhattan....\$4.50 per cu. yd.

Broken Stone—

1½-in., Manhattan delivery. \$4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.
¾-in., Manhattan delivery.. 4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.

Building Stone—

Indiana limestone, per cu. ft.	.....	\$1.62
Kentucky limestone, per cu. ft.	.....	2.27
Briar Hill sandstone, per cu. ft.	.....	1.63
Gray Canyon sandstone, per cu. ft.	.....	1.65
Buff Wakeman, per cu. ft.	.....	1.90
Buff Mountain, per cu. ft.	.....	1.80
North River bluestone, per cu. ft.	.....	1.85
Seam face granite, per sq. ft.	.....	1.20
South Dover marble (promiscuous mill block), per cu. ft.	.....	2.25
White Vermont marble (sawed) New York, per cu. ft.	.....	3.00

Structural Steel—

Plain material at tidewater; cents per pound:

Beams and channels up to 14 in.	.....	1.60c. to —
Beams and channels over 14 in.	.....	1.60c. to —
Angles, 3x2 to 6x3.	.....	1.60c. to —
Zees and tees.	.....	1.60c. to —

Lumber—

Wholesale prices, New York.
Yellow pine, merchantable 1905, f. o. b. N. Y.

3x4 to 14x14, 10 to 20 ft.	....	\$40.00 to \$52.00
Hemlock, Pa., f. o. b., N. Y., base price, per M.	.....	37.50 to —
Hemlock, W. Va., base price, per M.	.....	37.00 to —
(To mixed cargo price add freight, \$1.50.)		
Spruce, Eastern, random cargoes, narrow (delivered).	..	28.50 to —
Wide cargoes	.....	31.50 to —

Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.

Cypress Lumber (by car, f. o. b., N. Y.):

First and seconds, 1-in.	....	\$105.00 to —
Cypress shingles, 6x13, No. 1 Hearts	.....	15.00 to —
Cypress shingles, 6x13, No. 1 Prime	.....	13.00 to —
Quartered Oak	.....	to \$166.00
Plain Oak	.....	to 126.00

Flooring:

White oak, quart'd sel.	....	\$97.50 to —
Red oak, quart'd select.	..	97.50 to —
Maple No. 1.	.....	71.00 to —
Yellow pine No. 1 common flat	.....	56.50 to —
N. C. pine flooring Norfolk	.....	62.50 to —

Window Glass—

Official discounts from manufacturers' lists:

Single strength, A quality, first three brackets	.....	85%
B grade, single strength, first three brackets	.....	85%
Grades A and B, larger than the first three brackets, single thiook	.....	85%
Double strength, A quality	.....	85%
Double strength, B quality	.....	87%

Linseed Oil—

City brands, oiled, 5 bbls. lot.	.....	\$0.97 to —
Less than 5 bbls.	.....	0.99 to —

Turpentine—

Turpentines	\$0.87 to \$0.90
-------------	-------	------------------



Face
Enameled
Fire

BRICK

As manufacturers of BRICK for thirty years, we have a record of repeat orders that affords you a 100% guarantee of **satisfactory service**. To the service given by our Face, Enameled and Fire BRICK, is added the **service** we render in shipment and delivery. Prompt shipments on any size contracts in any range of shade or texture, at fair prices and of first-class quality.

FACE BRICK

in Buffs, Ironspots, Browns and Mingled Effects, in full range or any individual Shade or Texture.

ENAMELED BRICK

in White and Mottled Effects, first and second quality for interiors, exteriors and courts.

FIRE BRICK

and fire clay of highest grades.

Lowest market prices. May we estimate for you?

American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 8787-8788

POMEROY

**Solid Iron and Hollow
Metal Windows**

Built in the belief that the best metal window is the only safe window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

282-96 East 134th Street NEW YORK
Phone: Mott Haven 5220

H. W. BELL CO.

**Gypsum Blocks
Terra Cotta Blocks
Plaster Boards
Dumbwaiter Blocks
Flue Pipe
Firebrick**

Park Ave. & 139th St.

Phone—Mott Haven 3134
BROOKLYN

KENT AVENUE & MORTON STREET

CONTEMPLATED CONSTRUCTION.

APARTMENTS FLATS AND TENEMENTS.

5TH AV.—J. E. R. Carpenter, northwest corner Madison av and 57th st, has plans in progress for a 7-sty fireproof apartment house, 30x100 ft, at 1143 5th av, for 1143 5th Avenue Corp., Robt. B. Knowles, 165 Broadway, owner. Architect will take bids on separate contract soon.

WEST END AV.—Rosario Candela, 200 West 72d st, has completed plans for a 15-sty fireproof apartment house, 60x70 ft, at 874-8 West End av, for 878 West End Avenue Corp., Ralph Giluzzi, president, 2050 Amsterdam av, owner and builder.

46TH ST.—Emery Roth, 119 West 40th st, has been retained to prepare plans for a contemplated apartment on plot 100x150 ft, at the southeast corner of 46th st and Lexington av, for Bing & Bing, 119 West 40th st, owners. Wrecking contractor, Clompoos House Wrecking Co., 913 Longwood av.

DWELLINGS.

72D ST.—Hopkin & Koen, 4 East 43d st, have completed plans for alterations to the 4-sty brick dwelling, 22x74 ft, at 49 East 72d st, for Chas. D. Halsey, 37 East 50th st, owner. Cost, \$15,000.

PARK AV.—McKim, Mead & White, 101 Park av, have plans nearing completion for a 5-sty fireproof dwelling, 20x125 ft, at 707 Park av, and 105 East 69th st, for Johnston L. Redmond, 4 East 72d st, owner. Cost, \$120,000.

FACTORIES AND WAREHOUSES

38TH ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 9-sty fireproof factory, 34x98 ft, with store, at 243-245 West 38th st, for Cohestill Realty Co., Morris Cohen, president, 2 East 53d st, owner. Cost \$250,000. Owner will take bids on separate contracts about July 1.

SPRINKLER

**SUPERVISORY SERVICE
AUTOMATIC SPRINKLER
VALVE ALARM SERVICE
INTERIOR FIRE ALARM
EQUIPMENT**

INSTALLED AS A LOCAL SYSTEM
OR FOR CENTRAL OFFICE SERVICE

**AUTOMATIC
FIRE ALARM SERVICE
SPECIAL BUILDING
SIGNAL SERVICE**

Automatic Fire Alarm Co.

416 Broadway New York City
CANAL 5183

STABLES AND GARAGES.

76TH ST.—Otto L. Spanahake, 116 Nassau st, has completed plans for a 2-sty brick garage, 143x103 ft, at 403-415 East 76th st, for Herman Haresj, 408 East 76th st, owner. Cost, \$55,000.

STORES, OFFICES AND LOFTS.

26TH ST.—Wm. Higginson, 15 Park Row, has completed plans for a top addition to the 2-sty brick and steel loft building, 85x225 ft, at 518 West 26th st, for H. Wolf Estate, owner, on premises. Cost, \$150,000. Architect will take bids shortly.

45TH ST.—Sidney F. Oppenheim, 110 East 31st st, has plans in progress for alterations and an addition to the 6-sty brick loft building, 25x80 ft, at 9 East 45th st, for owner, care of architect. Cost, \$60,000.

MISCELLANEOUS.

40TH ST.—Lockwood Green Co., 101 Park av, has completed plans for a 7-sty and basement, reinforced concrete, limestone and brick newspaper printing building, 150x100 ft, at 219-229 West 40th st, for New York Tribune, Mr. Rogers in charge, 154 Nassau st, owner. Cost, \$400,000.

Bronx

STORES, OFFICES AND LOFTS.

243D ST.—Wm. Koppe, 2310 Waterbury av, has plans in progress for a group of 1-sty brick and stone stores, 70x67 ft, at the northwest corner of 243d st and White Plains av, for Occidental Holding Co., N. Wilson, president, 71 West 23d st, owner. Cost, \$20,000. Owner will take bids on separate contracts.

149TH ST.—J. M. Felson 1133 Broadway, has completed plans for eight 1-sty brick stores, 40 x120 ft, at the northwest corner of 149th st and Eagle av, for Active Development Co., Inc., Samuel Katz, president, 141 Marcy pl, owner and builder. Cost, \$30,000.

181ST ST.—De Pace & Juster, 3617 White Plains av, have completed plans for a group of 1-sty brick taxpayers, 188x154 ft, at 181st st and Creston av, for J. Harris Jones, 1455 Undercliff av, owner and builder. Cost, \$25,000. Owner will take bids on separate contracts shortly.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

LIVINGSTON ST.—Keiswetter & Hamburger, 722 Union av, Manhattan, have completed plans for a 5-sty brick and steel apartment, 43x40 ft, in Livingston st, near Court st, for Philip Ritzheimer, 122 Amity st, owner. Cost, \$50,000.

OCEAN PARKWAY.—Seelig & Finkelstein, 44 Court st, have completed plans for a 4-sty brick and limestone apartment, 91x89 ft, at the southeast corner of Ocean Parkway and Ocean View av, for Laspine Construction Co., John Laspine, 4 Otis pl, owner. Cost \$125,000.

CHURCHES.

GATES AV.—V. W. Tandy, 1831 Broadway, Manhattan, has been retained to prepare plans for a contemplated 1-sty and basement church, 50x100 ft, on Gates av, west of Bedford av, for St. Augustine P. E. Church, Rev. Geo. F. Miller, pastor, 121 No. Oxford st, owner. Cost, \$30,000.

DWELLINGS.

AV. J.—R. T. Schaefer, 1543 Flatbush av, has been retained to prepare plans for six contemplated 2-sty brick dwellings, 20x60 ft, on the north side of Av. J, 48 ft west of East 32d st, for Medtraco Realty Co., Wm. Martin, in charge, 1576 Flatbush av, owner and builder. Cost, \$84,000.

STORES, OFFICES AND LOFTS.

DOUGLAS ST.—E. M. Adelsohn, 1778 Pitkin av, has completed plans for a 1-sty brick office

NIEWENHOUS COMPANY, INC.

We specialize in Financing, Planning and Erecting Legitimate Building Operations on a 60% Loan Basis.

Commission Moderate. 316-318 East 161st Street
Telephone: Melrose 1694-1695
New York City

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street BROOKLYN, N. Y.

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phone: { 1370
Mott Haven { 1371

Office and Factory: River Ave. and East 151st St.



"WE CHALLENGE THE WORLD"

UNITED STATES GAS RANGE CORP.

Manufacturers

**"PRIZE BEAUTY" Gas Ranges
CLEVELAND, OHIO**

NEW YORK SHOWROOM AND WAREHOUSE

Phone—Madison Sq. 6627 107 E. 31st St., at Fourth Ave.

We manufacture gas ranges exclusively of 49 different styles and sizes of the highest grade construction at our competitors' low grade prices. "PRIZE BEAUTY" Gas Ranges are the best bakers, save gas, sanitary, rust-proof, and special porcelain enamel finish.

and storage building, 25x35 ft, at the northwest corner of Douglas st and Blake av, for Rubel Bros., Glenmore and Powell sts, owners. Cost, \$10,000.

MISCELLANEOUS.

17TH ST.—Vernam & Clough, 15 East 40th st, Manhattan, have completed plans for a 3-sty brick and limestone community building, 60x96 ft, in the east side of 17th st, 200 ft north of Av. Q, for Kings Highway Community Corp., James P. Kelly, president, 1701 Kings Highway, owner. Cost, \$50,000.

Queens

DWELLINGS.

JAMAICA, L. I.—H. T. Jeffrey, Jr., 309 Fulton st, Jamaica, has plans in progress for a 2½-sty frame dwelling, 22x32 ft, at Jamaica, for D. A. Sharp, Penn. Station, Room 243, Manhattan, owner and builder. Cost \$10,000. Exact location will be announced later.

JAMAICA, L. I.—A. P. Sorice, 363 Fulton st, Jamaica, has plans in progress for a 2-sty frame dwelling, 18x40 ft, on the east side of Railroad av, 210 ft south of South st, Jamaica, for Charles Mastrocolo, 9724 73d st, Woodhaven, owner and builder. Cost, \$8,000.

JAMAICA, L. I.—W. Halliday, Union Hall st, Jamaica, has completed plans for a 2-sty frame and shingle dwelling, 16x36 ft, in the west side of 170th st, 350 ft north of Fulton st, Jamaica, for M. Robelin, 9 170th st, Jamaica, owner and builder. Cost, \$7,000.

ELMHURST, L. I.—H. T. Jeffrey, Jr., 309 Fulton st, Jamaica, has completed plans for a 2-sty frame dwelling, 18x38 ft, on the east side of Pettitt pl, 85 ft north of Layton st, Elmhurst, for Edward Sloggort, 200 Broadway, Elmhurst, owner and builder. Cost, \$8,000.

MISCELLANEOUS.

BAYSIDE, L. I.—H. Weigard, Chocheron av and Franklin st, Bayside, has completed plans for a 2-sty and basement Masonic temple, 40 x80 ft, at the southwest corner of Lawrence boulevard and 1st st, Bayside, for Bayside Lodge F. & A. M. No. 999, R. Wadsworth, chairman Building Committee, Bayside, owner. Cost, \$75,000.

Nassau

DWELLINGS.

LONG BEACH, L. I.—Block & Hesse, 18 East 41st st, Manhattan, have completed plans for a 2½-sty frame and stucco dwelling, 32x40 ft, at Long Beach, for Bernard Sharp, 379 Broadway, Manhattan, owner and builder. Cost, \$25,000.

WESTBURY, L. I.—Herman Fritz, News Bldg., Passaic, has completed plans for a 2½-sty frame dwelling, 22x25 ft, at Westbury, for G. S. Dorwin, Westbury, owner. Cost \$6,000. Owner will soon take bids on general contract.

HOTELS.

LONG BEACH, L. I.—J. T. Powers, Rockaway Beach, has plans in progress for a 4-sty and basement concrete block and stucco hotel 90x90 ft, at Long Beach, for Jacob Margoli, Rockaway Beach, owner and builder. Cost, \$50,000.

SCHOOLS AND COLLEGES.

PORT WASHINGTON, L. I.—Wesley Bessell, 58 West 49th st, Manhattan, has been retained to prepare plans for a school consisting of four buildings on Middleneck rd, Port Washington, for Board of Education of Port Washington, Port Washington, owner. Cost, \$350,000. Details will be announced later.

Suffolk.

DWELLINGS.

AMITYVILLE, L. I.—I. Inglee, Amityville, has completed plans for three 2-sty frame dwellings, 28x32 ft, for Amityville, for Chas. S. Willmarth and Chas. E. Day, Bayview av, Amityville, owner and builder. Cost, \$10,000 each. Owner will take bids on separate contracts.

Westchester

DWELLINGS.

WHITE PLAINS, N. Y.—F. H. Brown, 6 Grand st, White Plains, has completed plans for a 2-sty frame dwelling, 25x38 ft, at White Plains, for A. H. Smith, 43 Brookfield st, White Plains, owner and builder. Cost, \$8,000.

WHITE PLAINS, N. Y.—Plans have been prepared privately for a 2-sty frame dwelling, 27x29 ft, on Robertson av, White Plains, for Chas. W. Cornell, 74 Central av, White Plains, owner. Cost \$9,000.

NEW ROCHELLE, N. Y.—Charles F. Peck, 7 East 42d st, Manhattan, has plans in progress for a 2½-sty local stone and stucco dwelling, 26x44 ft, at Premium Point Park, New Rochelle, for S. S. Vasant, owner, care of architect. Architect will take bids on general contract about June 15.

YONKERS, N. Y.—Wm. P. Katz, 6 Hudson st, Yonkers, has completed plans for alterations and an addition to the 2-sty brick dwelling at 65-73 Oak st, Yonkers, for John Kankus, 4 School st, Yonkers, owner. Cost, \$25,000. Owner will take bids on general contract.

LARCHMONT, N. Y.—Chas. T. Oakley, 80 Union av, Mamaroneck, has plans in progress for a 2½-sty frame and stucco dwelling, 36x40 ft, on Bonnet av, Larchmont, for Mr. Erskine, owner, care of architect. Cost, \$12,000. Architect will take bids on general contract.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—Timmis & Chapman, 315 5th av, Manhattan, has been retained to prepare plans for a 4-sty factory between Bark and Herriott sts, Yonkers, for Arlington Chemical Co., John E. Andrus, president, 100 Hamilton st, Yonkers, owner.

THEATRES.

MT. VERNON, N. Y.—M. M. Polansky, 208 South 10th av, Mt. Vernon, has been retained to prepare plans for a 1-sty and balcony brick and terra cotta moving picture theatre, 100x105 ft, on South 5th av, Mt. Vernon, for The Little Playhouse Corp., Wm. Rosenblum, vice president 45 South 4th av, Mt. Vernon, owner. Cost, \$150,000.

New Jersey

APARTMENTS, FLATS AND TENEMENTS.

MORRISTOWN, N. J.—Convery Klemmt, 942 Broad st, Newark, has plans in progress for a 3-sty and basement, common and tapestry brick and limestone apartment of irregular dimensions at Morristown, for Moore Realty Co., owner, care of architect. Cost, \$100,000.

DWELLINGS.

ARLINGTON, N. J.—Herman Fritz, News Bldg., Passaic, has completed plans for three 2½-sty frame dwellings, 24x36 ft, at Arlington, for Dr. E. H. Goldberg, Bellgrove dr, Arlington, owner. Cost, \$10,000 each. Owner will award general contract without competition.

MONTCLAIR, N. J.—Francis A. Nelson, 15 West 38th st, Manhattan, has completed preliminary plans for a 2½-sty brick, frame and stucco dwelling at Montclair, for A. Pierson, Montclair, owner. Cost, \$25,000.

ASHBURY PARK, N. J.—K. McM. Towner, Kinmonth Bldg., Ashbury Park, has completed plans for a Fiskeclock brick, hollow tile and reinforced concrete dwelling with garage at Ashbury and 8th avs, Asbury Park, for Geo. W. Pittenger, 400 Main st, 708 4th av, Asbury Park, owner. Cost, \$20,000.

NEWARK, N. J.—Convery & Klemmt, 942 Broad st, Newark, have plans in progress for a 2½-sty frame, clapboard and shingle dwelling, 31x38 ft, at Elizabeth and Hunsbury av, Newark, for Pearce R. Franklin, owner, care of architect. Cost, \$14,000.

SUMMIT, N. J.—Wm. E. Haugaard, 185 Madison av, Manhattan, has plans in progress for a 2½-sty brick dwelling, 25x35 ft, at Summit, for Goyns Talmadge, owner, care of architect. Cost, \$15,000.

NEWARK, N. J.—Convery & Klemmt, 942 Broad st, Newark, have plans in progress for a 2½-sty frame, clapboard and shingle dwelling, 26x50 ft, on Lyons av, Newark, for Samuel Finkel, 385 South 6th st, Newark, owner and builder. Cost, \$16,000. Owner will soon take bids on separate contracts.

MONTCLAIR, N. J.—H. Messinger Fisher, 460 Bloomfield av, Montclair, has completed plans for a 2½-sty frame dwelling, 28x40 ft, at Montclair, for J. W. Horell, 979 Broadway, Bayonne, owner and builder. Cost, \$12,000.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Nathan Welitoff, 249 Washington st, Jersey City, has completed plans for a 1-sty brick on wood piling factory, 86x250 ft, at 55 Pacific av, Jersey City, for Jos. Goldenberg, 9 Eastern Parkway, Jersey City,

Pioneer Uptown Office Building Abandons Private Plant

When furnished statistics proving that a saving of \$7,000 yearly could be effected and that the space released by the removal of its private plant equipment could be offered to a tenant, the owners of the Johnson Building, 1166-1172 Broadway, one of the pioneer uptown office structures, contracted for Edison Service. The part of the building formerly housing the private plant is now occupied by a bank under a very advantageous rental schedule

The estimate of operating costs that led to the close-down of the Johnson private plant, and the conversion of the hydraulic elevators to electric operation was prepared by our Engineers. If you have not already consulted with them, telephone and we shall be glad to study your problem. Perhaps you too can effect a similar saving. You will not be obligated in any way

Big Buildings Use Edison Service

The New York Edison Company

At Your Service

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



owner and builder. Cost, \$60,000. Lessee, Richardson-Garrett Bag Co., 51 Pacific av, Jersey City. Piling, Edw. A. Ryan, 10 Factory st, Jersey City.

HOMES AND ASYLUMS

BELLEVILLE, N. J.—Wm. J. Fitzsimons, 207 Market st, Newark, has plans in progress for a 2-sty and basement brick and stone Elks Home, 60x110 ft, at Washington av and Van Houten pl, Belleville, for Belleville Lodge of Elks No. 1123, Geo. H. Davis, exalted ruler, 199 Main st, Belleville, owner. Cost \$75,000. Bids will probably be taken about June 1st.

HOTELS

NEWARK, N. J.—Ed. V. Warren, Essex Bldg., Newark, has completed plans for a 4-sty common and front brick and limestone apartment hotel, 40x95 ft, at 5-7 Lincoln Park. Newark, for Russell-Schwarz, 109 Frelinghuysen av, Newark, owner. Cost \$65,000. General contract will soon be let from a selected list of bidders.

SCHOOLS AND COLLEGES.

PASSAIC, N. J.—John J. Kelly, Post Office Bldg., Passaic, has plans in progress for a 3-sty brick and limestone grammar school, 150x200 ft, on Gregory av, from Montrose to Grant sts, Passaic, for City of Passaic, Board of Education, Robt. Dix, president, 66 Passaic av, Passaic, owner. Cost, \$200,000. Owner will advertise for bids.

FREEHOLD, N. J.—J. F. Pierson & Son, 175 Smith st, Perth Amboy, have preliminary plans in progress for a 3-sty brick, face brick and terra cotta high school, 150x37 ft, with two wings 35x125 ft, at Freehold, for Board of Education of Freehold, City Hall, Freehold, owner. Cost \$250,000.

NUTLEY, N. J.—Chas. Granville Jones, 280 Broadway, Manhattan, has preliminary plans in progress for an addition to the 3-sty brick Park Grammar School, at New st, Elm st & Parkway, Nutley, for Town of Nutley, Board of Education, Richard W. Booth, president, 43 Colonial Terrace, Nutley, owner. Cost, \$265,000.

TOWNSHIP OF BERNARDSVILLE, N. J.—Guilbert & Betelle, Aldene Bldg., Newark, have plans nearing completion for a 2-sty and basement brick, limestone and terra cotta public school, 350x150 ft, at Township of Bernardsville, for Township of Bernardsville Board of Education, owner. Cost, \$500,000. Bids will be taken soon.

BAYONNE, N. J.—Donald G. Anderson, 28 East 49th st, Manhattan, and 472 Broadway, Bayonne, has plans in progress for a 3-sty brick junior high and vocational school, 200x300 ft, at Av A and 29th st, Bayonne, for City of Bayonne, Board of Education, James D. Boyd, secretary, Broadway, Bayonne, owner. Cost, \$400,000. Board will advertise for bids after June 1.

WOODRIDGE, N. J.—J. N. Pierson & Son, 115 Smith st, Perth Amboy, have preliminary plans in progress for a 1-sty brick, face brick and limestone grade school, 180x96 ft, at Woodridge, for Board of Education of Woodridge, Town Hall, Woodridge, owner. Cost \$90,000.

WEST NEW YORK, N. J.—Wm. Mayer, Jr., 711 Bergenline av, West New York, has plans in progress for an addition to the 3-sty brick grade school No. 4, at West New York, for Town of West New York Board of Education—Harry Kuhlke, secretary—School No. 5, West New York, owner. Cost, \$200,000. Owner will advertise for bids about June 1st.

MAYWOOD, N. J.—Ernest Sibley, Bluff rd, Palisade, has plans in progress for a 2-sty brick and limestone grade school, 75x15 ft, at Maywood, for Town of Maywood, Board of Education, R. Ellison, president, Maywood, owner. Cost \$140,000.

STABLES AND GARAGES.

UNION HILL, N. J.—Jos. D. Lugosch, 21 Bergenline av, Union Hill, has plans in progress for a 2-sty brick and terra cotta garage, 50x105 ft, with showroom, at the northeast corner of Main st and Boulevard, Union Hill, for W. A. Schuette, 132 3d st, Union Hill, owner. Cost, \$45,000.

JERSEY CITY, N. J.—Christian H. Ziegler, 75 Montgomery st, Jersey City, has completed plans for a 2-sty brick garage, 50x174 ft, at

862-864 Newark av, Jersey City, for A. Loori, 545 Pavonia av, Jersey City, owner and builder. Cost, \$40,000.

STORES, OFFICES AND LOFTS.

EAST ORANGE, N. J.—Hyman Rosensohn, 188 Market st, Newark, has plans in progress for seven 1-sty common brick and limestone stores, of irregular dimensions, on Hollywood av, near Main st, East Orange, for A. Isserman, Real Estate, 190 Market st, Newark, owner. Cost, \$25,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—John Lowry, Jr., 171 Madison av, has the general contract for an 11-sty red faced brick, limestone and terra cotta apartment house, 55x130 ft, at the southeast corner of Lexington av and 73d st, for 150 East 73d Street Corp., Walter C. Wyckoff, managing agent-owner, care of architect, from plans by Cross & Cross, 681 5th av, architects. Cost, \$1,250,000. Structural steel, Bethlehem Fabricators Inc., 7 East 42d st.

ST. GEORGE, S. I.—Fredburn Construction Co., 31 Union sq, Manhattan, has the general contract for a 5-sty brick, cast stone and stucco apartment, 150x200 ft, with stores, at the southwest corner of Wall st and Stuyvesant pl, St. George, for Snug Harbor Realty Co., John Rosenstein, president, 30 West 36th st, Manhattan, owner, from plans by Emery Roth, 119 West 40th st, Manhattan, architect. Cost, \$350,000.

BANKS.

BROOKLYN.—Tidewater Building Co., 16 East 33d st, Manhattan, has the general contract for a bank at the southwest corner of Court st and Atlantic av, for South Brooklyn Savings Institute, 160 Atlantic av, owner, from plans by McKenzie, Voorhees & Gmelin, 43 Madison av, Manhattan, architects. Cost, \$500,000. Heating and ventilating engineers, Meyer, Strong & Jones, 101 Park av, Manhattan. Vault engineer, F. S. Holmes, 2 Rector st, Manhattan.

CHURCHES.

MANHATTAN.—John T. Woodruff Sons Co., 1 Bridge Plaza, L. I. City, have the general contract for a 1-sty brick and marble church, 100x100 ft, at 583-589 Park av, for Third Church of Christ Science, 1st Reader, G. Falkenstein, owner, from plans by Delano & Aldrich, 128 East 38th st, architects.

DWELLINGS.

MANHATTAN.—P. Roberts Co., 37 Sullivan st, has the general contract for alterations and an addition to the 4-sty brick dwelling, 25x100 ft, at 76 Washington pl, for Paul Margarella, 477 Broome st, owner, from plans by Frank E. Vitolo, 56 West 45th st, architect. Cost, \$18,000.

MANHATTAN.—James McWalters & Sons, Inc. 152 West 42d st, have the general contract for a 4-sty brick dwelling, 27x100 ft, at 12 East 67th st, for Frank Munson, 67 Wall st, owner, from plans by James Gamble Rogers, 367 Lexington av, architect.

MANHATTAN.—Walter T. Murphy, 326 West 27th st, has the general contract for alterations to the 4-sty brick dwelling, 38x53 ft, at 30 East 75th st, for Mrs. August Belmont, Jr., 640 Madison av, owner, from plans by Peabody, Wilson & Brown, 140 East 39th st, architects. Cost, \$10,000.

MANHATTAN.—Hugh Getty Inc., 359 West 26th st, has the general contract for alterations to the 4-sty brick dwelling, 29x86 ft, at 455 Madison av, for Mrs. Helen Campbell, 130 East 67th st, owner, from plans by Chas. H. Higgins, 19 West 44th st, architect.

MANHATTAN.—Hegeman Harris Co., 185 Madison av, has the general contract for a 5-sty fireproof dwelling, 20x125 ft, at 707 Park av and 105 East 69th st, for Johnston L. Redmond, 4 East 72d st, owner, from plans by McKim, Mead & White, 101 Park av, architect. Cost, \$120,000.

MT. VERNON, N. Y.—Jos. Russo, South 5th av, Mt. Vernon, has the general contract for

two 2-sty frame and stucco dwellings, 30x40 ft, on the east side of South 10th av, 200 ft south of 5th st, Mt. Vernon, for G. Arlotta, owner, care of architect, from plans by A. Nordone, Proctor Bldg., Mt. Vernon, architect. Cost, \$10,000.

RYE, N. Y.—John A. Reardon, 129 Railroad av, Rye, has the general contract for a 2-sty frame and half timber dwelling at Rye, for Appawamis Land Co., owner, care of architect, from plans by A. Edson Gage, 28 East 49th st, Manhattan, architect. Cost \$30,000. Mason work, Wm. A. Berbusse, Rye.

FOREST HILLS, L. I.—H. H. Vought, Grand Central Terminal, Manhattan, has the general contract for alterations and an addition to the 2½-sty stucco dwelling, 21x22 ft, at Greenway, South and Puritan avs, Forest Hills, for E. B. Wilson, Forest Hills, owner, from plans by Aymer Embury, 2d, 142 Madison av, Manhattan, architect. Cost, \$20,000.

RYE, N. Y.—John A. Reardon, Rye, has the general contract for a 2½-sty frame dwelling, at Milton Point, Rye, for John B. Shether, care of Doremus & D'Koppe, 42 Broadway, Manhattan owners, from plans by Wm. Lawrence Bottemly, 112 East 55th st, Manhattan, architect. Cost, \$20,000.

HARTSDALE, N. Y.—David Martin, 2 Columbus Circle, Manhattan, has the general contract for a 2-sty tapestry brick dwelling, 25x32 ft, with garage, at Brite av and Donnellan rd, Green Acres, Hartsdale, for Nelson F. Chambers, 405 Broadway, Manhattan, owner, from plans by John A. Rossi, 864 East 180th st, Manhattan, architect. Cost, \$18,000.

WHITE PLAINS, N. Y.—C. A. Bates, 6 Mt. Morris av, White Plains, has the general contract for a 2-sty frame dwelling, 46x28 ft, on Woodcrest av, White Plains, owner, from plans prepared privately. Cost, \$14,000.

ASBURY PARK, N. J.—Harry Grubstein, Asbury Park, has the general contract for a 2½-sty frame and stucco dwelling, 36x37 ft, on 2d av, Asbury Park, for Isaac Berger, 612 Mattison av, Asbury Park, owner, from plans by Arthur F. Cottrell, Kinmouth Bldg., Asbury Park, architect. Cost, \$20,000.

BAYONNE, N. J.—M. C. O'Brien, 365 Av C, Bayonne, has the general contract for a 2½-sty frame dwelling, 24x50 ft, in East 4th st, between Broadway and Lord av, Bayonne, for Mrs. Ellen Doyle, 115 Av C, Bayonne, owner, from plans prepared privately. Cost, \$10,000. Heating and plumbing, Wm. Coughlin, 56 Trask av, Bayonne.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—Barney Ahlers Construction Corp., 110 West 40th st, Manhattan, has the general contract for alterations to the 4-sty reinforced concrete factory, 60x260 ft, in Axminster st, Yonkers, for Alex Smith Carpet Co., Elm and Palisades avs, Yonkers, owner, from plans prepared privately. Cost, \$250,000.

STABLES AND GARAGES.

PATCHOGUE, L. I.—James Van Orden, East Islip, has the general contract for a 2-sty brick and concrete block garage, 50x105 ft, at Patchogue, for P. J. Premm, Patchogue, owner, from plans by C. C. Conklin, Patchogue, architect. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—C. R. Hedden, 763 Broad st, Newark, has the general contract for an addition to the 4-sty and basement brick and limestone department store, 36x76 ft, at 850 Broad st, corner of Clinton st, Newark, for McGregor & Co., Austin H. McGregor, president, 850 Broad st, Newark, owner, from plans by Marshall N. Shoemaker, 15 Central av, Newark, architect. Cost, \$100,000.

THEATRES.

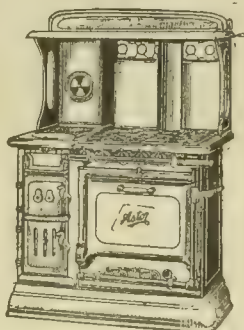
MANHATTAN.—Isaac A. Hoppers Sons, 15 East 40th st, have the general contract for alterations to the 1 and 2-sty moving picture theatre, 99x100 ft, with stores, at 2341-2351 7th av and 148 West 138th st, for Caroline Bird, 205 West 89th st, owner, from plans by Harry C. Ingall, 347 Madison av, architect. Lessee, Sarco Realty & Holding Co., 2343 7th av, Wm. H. Roach, president.

MISCELLANEOUS

MANHATTAN.—Louis Weber Bldg. Co., 342 Madison av, has the general contract for an addition to the 2-sty brick sub-station at 100 Water st, for N. Y. Edison Co., 130 East 15th st, owner, from plans by Wm. Whitehill, Buckley Newhall Bldg., 41st and 6th av, architect.

NEWARK, N. J.—Reynolds Construction Co., 308 South 9th st, Newark, has the general contract for a 2-sty and basement brick community building in Beecher st, Newark, for South Park Presbyterian Church, Rev. Geo. C. Vincent, pastor, 51 Alpine st, Newark, owner, from plans by Alfred Walker, Tremont av, East Orange, architect. Cost, \$20,000.

NORTH BERGEN, N. J.—Stillman Delehanty Ferris Co., 29 Exchange pl, Jersey City, has the general contract for a 2-sty brick and reinforced concrete cooler house, 50x100 ft, on Secaucus rd, North Bergen, for Chas. Miller, & Co., 42 Secaucus rd, North Bergen, owner, from plans by Leo Felner, 3697 Blvd, Jersey City, architect. Cost, \$50,000. Engineer, Jos. Himmlsbach, 136 Liberty st, Manhattan.



The UNION STOVE WORKS

Headquarters for Builders for

Kitchen Ranges for Coal or Gas, Standard or
Pipeless Furnaces, Heating Boilers, Laundry
Apparati

THE GREAT "ASTOR" LINE
70 BEEKMAN STREET

Established 88 Years

Telephone: Beekman 2490

BUILDING LOANS

We are in the market for construction loans in the form of first mortgage bond issues in New York and other large cities. We prefer loans of \$500,000 upward.

Owners, builders, and architects should write for booklet describing the STRAUS PLAN. Ask for

Booklet G

S.W. STRAUS & CO.

Established 1882 Incorporated

STRAUS BUILDING

565 Fifth Ave., at 46th St., NEW YORK

Offices in 15 Principal Cities

Telephone—Vanderbilt 8500

**40 Years Without Loss
to Any Investor**

Copyright, 1922, by S. W. Straus & Co.

Building and Permanent MORTGAGE LOANS

QUICK ACTION

To Builders—We can subordinate entire purchase price of several well-located plots and obtain liberal building and permanent loans. Little cash required.

S. Osgood Pell & Co. 15 & 17 West 44th St.
Tel. Vanderbilt 5610

FOR PAINTING, DECORATING and PLASTERING

Consult

LESCH & JOHNSON

261 East Fordham Road New York
Telephone: Fordham 9345

HOUSE MOVERS and SHORERS

House Moving, Shoring and Jobbing
Promptly Attended to

Christian Vorndrans Sons

413 E. 147th St., Bronx Tel. Melrose 456

PLANS FILED FOR NEW CONSTRUCTION IN ALL BOROUGHES OF NEW YORK CITY

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

49TH ST, 150-154, E, 9-sty bk aparts., 75x80, tile and tar and gravel; \$200,000; (o) Boston Holding Co., 725 Bway; (a) Alfred C. Bossom, 680 5th av (318).

WEST END AV, 874-6-8, 15-sty bk apart house, 60x70, tar & gravel roof; \$500,000; (o) 878 West End Ave Corp., 2050 Amsterdam av; (a) Rosario Candela, 200 W 72d (3103).

CHURCHES.

47TH ST, 339 W, 1-sty bk synagogue, 25x105; felt roof; \$10,000; (o) West Side Hebrew Relief Ass'n, Inc., 339 W 47; (a) Sidney F. Oppenheim, 110 E 31 (311).

DWELLINGS.

PARK AV, 707, & 69TH ST, 105 E, 5-sty bk dwg, 20x125, plastic slate roof; \$120,000; (o) Johnston L. Redmond, 4 E 72d; (a) McKim, Mead & White, 101 Park av (309).

HOTELS.

52D ST, 114-20 E, 15-sty bk hotel, 90x88, slag roof; \$750,000; (o) 114 E, 52d Street Corporation, 300 8th av; (a) Geo. Fred Pelham, 200 W. 72 st (317).

STABLES AND GARAGES.

LEXINGTON AV, 1380, 1-sty bk garage, 10x19, metal rf; \$300; (o) Dr. Dan'l P. Moose, 1380 Lexington av; (a) M. Silverstein, 145 W 41 (313).

STORES, OFFICES AND LOFTS.

PERRY ST, 20, 2-sty bk restaurant and offices, 82x48x72, asphalt roof; \$9,500; (o) Williams Dexter Co., 72 Greenwich st; (a) John V. Van Pelt, 126 E. 59th st (316).

28TH ST, 41-43 E, 7-sty bk str, offices & factory, 41-98, slag rf; \$75,000; (o) Valksam Realty Co., 28 W 27; (a) M. Jos Harrison, 110 E 31 (314).

41ST ST, 228 E, 1-sty bk studio bldg, 22x38, glass & iron roof; \$5,000; (o) Neivel Realty Co., 228 E 41; (a) Abraham Ratner, 226 E 41 (312).

MISCELLANEOUS.

HORATIO ST, 27-29-31, 1 and 2-sty bk housing station, 85x114, tar and gravel roof; \$100,000; (o) City of N. Y. Dept. Plants & Structures, 18th floor, Municipal Bldg.; (a) P. P. (315).

74TH ST, 344 E, 1-sty metal paint shop, 12x16, metal rf; \$250; (o) Minnie Kouba, 327 E 66th; (a) Chas. J. Hughes, 15 Van Corlear pl (320).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

213TH ST, n s, 201.70 e Jerome av, 5-sty bk tnt, 50x85, slag rf; \$85,000; (a) Jas. C. Gaffney, 106 E 182d; (a) Wm. A. Geisen, 2403 Creston av (1046).

213TH ST, n s, 251.70 e Jerome av, 5-sty br tnt, 50x85, slag rf; \$85,000; (o) Jas. C. Gaffney, 106 E 182d st; (a) Wm. A. Geisen, 2403 Creston av (1087).

21ST ST, s s, 25 w Carlisle pl, 4-sty br tnt, 25x60, slag rf; \$25,000; (o) Pietro Cataldo,

97 Houston st; (a) H. R. Loring, 1657 Wallace av (1006).

BRIGGS AV, s w c, 203d st, 5-sty br tnt, 119.5x88, slag rf; \$150,000; (o) S. G. Co., W. B. Jones, 817 E 171st st, pres; (a) Chas. Kreymborg, 2534 Marion av (1267).

DAVIDSON AV, n e c Buchanan pl, 6-sty bk tnt, 65x90, slag rf; \$135,000; (o) Wm. J. Flynn, 11 E 167th st; (a) F. W. Rinn, 70 W 181st st (1515).

DE KALB AV, w s, 227.2 s Gun Hill rd, 5-sty bk tnt, 50x85, slag rf; \$75,000; (o) Nathan Aronowitz, 4485 3 av; (a) J. M. Felson, 1133 Bway (929).

GRAND CONCOURSE, e s, from 161st to 162d, 10-sty bk tnt, 236.10x122, tar & gravel rf; \$750,000; (o) Bronx Boosters, Inc., John M. Haffen, 316 E 101st, V-Pres; (a) Maynicke & Frank, 25 Madison sq, & Paul Revere Rinkel, Inc., 316 E 161st (841).

HOE AV, w s, 84.2 n Aldus, 5-sty bk tnt, 150.25 x84, slag rf; \$225,000; (o) Tampa Bldg. Co., Max Jookel, 370 E 149th, Pres; (a) Chas. Kreymborg, 2534 Marion av (1024).

KINGSBRIDGE RD, n s, 214 w Webb av, 6-sty br tnt, 179.22x103.11, slag rf; \$250,000; (o) Wacht Const. Co., Jos. Wacht, 805 Fairmont pl, pres; (a) J. M. Felson, 1133 Bway (1071).

MERRIAM AV, e s, 116.1 n 171st, 5-sty bk tnt, 50x85.6, slag rf; \$75,000; (o) Varsity Const. Co., Inc., Francis Heidelberger, 1694 Nelson av, Pres; (a) J. M. Felson, 1133 Bway (930).

MORRIS AV, w s, 100 n Burnside av, 6 6-sty br tnts, 56.7x87, plastic slate rf; \$612,000; (o) Rothaus Realty Co., Samuel Rothaus, 369 E 169th st, pres; (a) Frank Hausle, 81 E 125th st (1095).

OGDEN AV, e s, 200 s Boscobel av, 5-sty bk tnt, 90x125, slag rf; \$175,000; (o) Thos. Dwyer, 216th & Bway; (a) Geo. F. Pelham, 200 W 72d (754).

PLIMPTON AV, n e c 172d, 5-sty bk tnt, 86.6x54.11, slag rf; \$175,000; (o) Thos. Dwyer, 216th & Bway; (a) Geo. F. Pelham, 200 W 72d (915).

UNIVERSITY AV, e s, 55.6 n Featherbed la, 2 5-sty br tnts, 62.6x102.97, slag rf; \$120,000; (o) Wm. C. Bergen, 130 W 180th st; (a) Chas. S. Clark, 441 Tremont av (1287).

UNIVERSITY AV, e s, 477.6 s Brandt pl, 6-sty br tnt, 75.9x99.11, plastic slate rf; \$150,000; (o) Zehngot Bldg. Co., Inc., Jacob Zehngot, 532 E 142d st, pres; (a) Chas. S. Clark, 441 Tremont av (1281).

UNIVERSITY AV, e s, 481.3 s junct Plimpton av & Featherbed la, 5-sty bk tnt, 100x98.6, slag rf; \$150,000; (o) Legus Realty Co., Gladys Boese, 102 Convent av, Pres; (a) Schwartz & Gross, 347 5 av (859).

UNIVERSITY AV, s w c Boscobel av, 5-sty bk tnt, 109.3x114.5, slag rf; \$190,000; (o) Avoca Realty Co., Stephen Ball, 1451 University av, Pres; (a) Neville & Bagge, 570 Bergen av (937).

WALTON AV, n e c McClelland, 5-sty bk tnt, 115x100, slag rf; \$250,000; (o) Tudor Bldg. Corp., Max Davis, 1048 Morris av, Pres; (a) Margon & Glaser, 2804 3 av (1044).

WOODYCREST AV, s e c, 162d st, 5-sty br tnt, 87.5x115.2, pitch and felt rf; \$20,000; (o) Killaubaugh Realty Co., Inc., Bernard Noonan, 18 W 103d st, pres; (a) Enell & Enell, 125 Sherman av (1265).

DWELLINGS.

BRONX PARK E, e s, 25 s Thwaite pl, 2½-sty fr dwg, 19x30, shingle rf; \$5,000; (o) Weyers Const. Co., Arthur Weyer, 171 Arden; (a) T. J. Kelly, 707 Morris Park av (665).

DUNCAN ST, s s, 75 e Lurking av, 2-sty bk dwg, 20x54, asbestos rf; \$9,000; (o) Minnie Evans, 1013 Kelly; (a) Geo. H. Olphert, Jr., 657 E 222d (742).

ORCHARD ST, s s, 500 e City Island av, 2½-sty fr dwg, 20x24, shingle rf; \$1,500; (o) John Burke, Benson av; (a) M. A. Buckley, 32 Westchester sq (1207).

ROCHELLE ST, s s, 379 w City Island av, 1-sty & attic fr dwg, 27x42, shingle rf; \$5,500; (o) H. S. Sayles, on prem; (a) Urwin J. Magill, Rye, N. Y. (796).

TILDEN ST, n s, 316.83 e Holland av, 2-2-sty bk dwgs, 21x48, tar & felt rf; \$19,000; (o) Vincent Pizzutiello, 725 Tilden av; (a) Jos. Ziccardi, 912 Burke av (943).

196TH ST, s s, 100 w Marion av, 2-2-sty bk dwgs, 21x58, tin rf; \$30,000; (o) Halpern & Rappolt Realty Co., Morris Halpern, 1130 Fox, Pres; (a) H. Nordheim, 726 E 234th (829).

197TH ST, s s, 378.5 w Continental av, 2-sty bk dwg, 21x49, tar & felt rf; \$10,000; (o) Peter Mackin, 158 E 22d; (a) C. St. C. Mullins, 440 Sherman av, Astoria, L. I. (899).

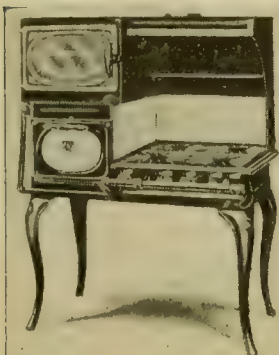
214TH ST, n s, 200 e Bronxwood av, 2½-sty

TELEPHONE: MANSFIELD 2300

RETAIL LUMBER CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.



A-B Gas Ranges

Headquarters for

LANDLORDS AND BUILDERS

Own your own ranges and don't pay rent for them forever. A-B Ranges are the best bakers, save gas and are finished in sanitary porcelain Enamel. Rustproof.

40 Different Styles & Sizes at Lowest Prices
Guaranteed to Give Satisfaction

J. ROSE & CO., 114 W. 39th St., N. Y.

Downtown Store and Service Branch: 63 Orchard Street
Tel. Fitzroy 3466 Est. 36 Years

fr dwg, 18x38, shingle rf; \$5,000; (o & a) Robt. F. Sheil, 929 E 214th st (1079).

215TH ST, s s, 100 e Holland av, 2-sty H T dwg, 38x45, plastic slate rf; \$10,000; (o) Andrew Angelovo, 3646 Holland av; (a) Geo. P. Crosier, 689 E 223d st (1111).

216TH ST, s s, 302 W Barnes av, 2½-sty fr dwg, 20x33, shingle rf; \$6,000; (o) Catherine Dougherty & Ellen Barrett, 14 E 216th st; (a) Geo. P. Crosier, 689 E 223d st (1110).

216TH ST, n s, 100 e Paulding av, 2-sty fr dwg, 17.6x39, shingle rf; \$6,500; (o) Carl Schmidt, 1013 E 216th; (a) Fred Schmidt, 1013 E 216th (773).

217TH ST, s s, 125 w Bronxwood av, 2 2-sty br dwgs, slag rf; \$20,000; (o) Jos. Spadaro, 827 E 21st st; (a) De Pace & Juster, 3617 White Plains av (627).

217TH ST, n s, 355.66 e Barnes av, 2-2-sty bk dwgs, 16x38, tin rf; \$9,000; (o & a) Jos. Spadaro, 827 E 217th (888).

218TH ST, n s, 155.2 w Barnes av, 2-sty bk dwg, 21x30, tar & felt rf; \$6,000; (o) Louis Fortunato, 766 E 221st; (a) Jos. Ziccardi, 912 Burke av (942).

ADEE AV, n e c Cruger av, 3-sty bk dwg & garage, 20x55, slag rf; \$10,000; (o) Jas. C. Gaffney, 106 E 182d; (a) Wm. A. Geisen, 2403 Creston av (951).

AMUNDSON AV, w s, 577 s 233d st, 2-sty fr dwg, 20x36, slate rf; \$5,000; (o) Chas. R. Turk, 2251 Haviland av; (a) John De Hart, 1039 Fox st (1134).

BARKLEY AV, n s, 250 e Tremont av, 1-sty br dwg, 20x40, asphalt shingle rf; \$5,000; (o) John Evansie, 460 E 184th st; (a) Albert E. Davis, 258 E 138th st (1112).

BRONX BLVD, e s, 397.7 n 234th, 2-sty fr dwg, 21x56, slag rf; \$10,000; (o) Nellie Thiede, 4257 Carpenter av; (a) Wm. Thiede, 4735 White Plains av (1178).

BRONXDALE AV, w s, 130.05 n Morris Park av, 2-sty fr dwg, 21x50, tar & gravel rf; \$8,000; (o) Enrico Mirani, 1245 Bronxdale av; (a) Salvatore Butera, 690 Wales av (779).

BRONXDALE AV, w s, 155.05 n Morris Park av, 2-sty fr dwg, 21x50, tar & gravel rf; \$8,000; (o) Enrico Mirani, 1245 Bronxdale av; (a) Salvatore Butera, 690 Wales av (779).

CARPENTER AV, w s, 208 n 222d, 2-sty fr dwg, 16x46, asbestos shingle rf; \$10,000; (o) Antonio Carrella, 235th & Byron av; (a) A. D. Bartholomew, 3813 White Plains av (963).

CARPENTER AV, w s, 106 n 238th, 2-2-sty fr dwgs, 17x36, asphalt shingle rf; \$10,000; (o) Great American Realty & Mortgage Co., Hugo Wabst, 3737 White Plains av, Pres; (a) H. Nordheim, 726 E 234th (957).

DAVIDSON AV, w s, 174th, 2½-sty bk dwg & garage, 25x60, compo rf; \$21,000; (o) Jas. Bottenus, 2095 Webster av; (a) Mersner & Uffner, 501 Tremont av (838).

DELAFIELD AV, w s, 750.2 n 246th, 2½-sty fr dwg, 40x30, asbestos shingle rf; \$12,000; (o) Phinehas V. Stephens, 1238 Morris av; (a) Dwight J. Baum, Waldo av (976).

EASTCHESTER RD, e s, 164.90 n Chester st, 2-2½-sty concrete dwgs, 20x50.6, shingle rf; \$10,000; (o) Ludwig Forstner, 3530 Eastchester rd; (a) Thos. C. Petersen, 1628 McComb rd (953).

EDISON AV, w s, 597.3 s Boston rd, 2-sty fr dwg, 20x30, asphalt shingle rf; \$3,500; (o) Edw. Schmall, 3411 Edison av; (a) Jos. L. Kling, 3410 Gunther av (1187).

FENTON AV, w s, 200.8 n Waring av, 2-sty t c dwg, 19x28, shingle rf; \$5,000; (o) Jos. Campbell, 1981 Lafontaine av; (a) Wm. A. Geisen, 2403 Creston av (727).

GILLESPIE AV, e s, 89.8 s La Salle av, 2-sty fr dwg, 21x44, tin rf; \$9,000; (o) Pasquale Ruzzio, 1308 Crosby av; (a) M. A. Buckley, 32 Westchester sq (774).

HAMMERSLEY AV, s s, 277.2 w Eastchester rd, 2-sty fr dwg, 20x36, shingle rf; \$5,000; (o) Sarah Hanson, 2857 Briggs av; (a) Jas. Hanson, 2857 Briggs av (822).

HOLLYWOOD AV, e s, 346.4 n Coddington av, 2-sty fr dwg, 18x36, asbestos shingle rf; \$4,600; (o) John Werner, 944 Tinton av; (a) Edwin A. Troy, Fort Lee, N. J. (811).

IRVING AV, e s, 67 s City Line, 1-sty fr dwg, 24x28, shingle rf; \$3,500; (o) Uren Bldg. Co., Thos. F. Uren, 704 E 5th av, Mt. Vernon; (a) L. A. Bassett, 2593 Grand Concourse (661).

JEROME AV, e s, 50 s 213th, 2-sty bk dwg, 16x29.4, rubberoid rf; \$5,000; (o) Chas. Volk, on prem; (a) A. Schweigard, 807 St. Anns av (1249).

KBPLER AV, w s, 25 n 238th, 2½-sty fr dwg, 21x32.6, shingle rf; \$5,000; (o) Louis W. Doerr, 241 E 236th; (a) Wm. Farrell, 1 W 47th (1235).

LAFAYETTE AV, s s, 75 e Hollywood av, 1-sty fr dwg, 20x40, asphalt shingle rf; \$5,000; (o) Olga Schmidt, 1461 Webster av; (a) Valentine Becher, 954 Edison av (1177).

LA SALLE AV, n s, 154.10 e Tremont av, 2-sty fr dwg, 21x42, shingle rf; \$4,000; (o & a) John D. Coulton, 2452 8 av (650).

MACE AV, s s, 75 e Barnes av, 2-sty fr dwg, 21x54, rubberoid rf; \$10,000; (o) Margaretha

Friedel, 757 Van Nest av; (a) B. Ebelling, 1372 Zerega av (544).

MAYFLOWER AV, w s, 175.2 n Waterbury av, 1-sty fr dwg, 20x47, shingle rf; \$5,000; (o) John Petrakewsky, 1432 Edwards av; (a) Canava & Viviano, 145 W 41st st (720).

STABLES AND GARAGES.

BRONX ST, e s, 107.5 s 180th st, 1-sty bk garage, 100.1x100, plastic slate rf; \$40,000; (o) Tarbin Realty Corp., Selig Tarter, 9 Delaney st, pres.; (a) Louis A. Sheinart, 194 Bowery pl (1656).

STORES, OFFICES AND LOFTS.

FORDHAM RD, n s, 129.9 w Creston av, 2-sty bk store, 104x145.9, plastic slate rf; \$75,000; (o) Wm. Hagedorn, 1896 1st av; (a) Chas. Schaefer, Jr., 394 E. 150th st (1641).

DECATUR AV, n w c, 204th st, 1-sty bk store, 26.1x125, slag rf; \$15,000; (o) Johnson Duchsels Building Co., Harry Johnson, 219 E. 188th st, pres.; (a) Chas. Kreymborg, 2534 Marion av (1651).

S. BOULEVARD, e s, 174.3 s Home st, 1-sty bk store and office, 50x60, slag rf; \$12,000; (o) F. A. V. Constr. Co., 14 W. 176th st; (a) Frank E. Vilolo, 56 W 45th st (1661).

THEATRES.

BURNSIDE AV, n w c, Harrison av, 1-sty bk store and theatre, 196.8x133, slag rf; \$150,000; (o) 173d St. Realty Corp., 370 E. 149th st; (a) Margon & Glaser, 2804 3d av (1652).

Brooklyn

DWELLINGS.

ELGIN COURT, e s, 40 n Fay ct, 2-sty fr 1 fam dwg, 18x37; \$7,000; (o) same (8522).

ELGIN COURT, s e c Fay ct, 2-sty fr 1 fam dwg, 18x37; \$7,000; (o) same (8523).

ELMORE PL, 1695, e s, 320 s Av P, 2-sty fr 2 fam dwg, 22x63; \$10,000; (o) J. K. Upham, 327 Westminster rd; (a) R. T. Schaefer, 1543 Flatbush av (8572).

FAY COURT, n e c Elgin ct, 2-sty fr 1 fam dwg, 18x37; \$7,000; (o) Silby Realty Corp., 299 Bway, Manhattan; (a) Seelig & Finkelstein, 44 Court (8521).

LIVINGSTON ST, 86-8, s s, 166.4 e Court, 5-sty bk str & 12 fam dwg, 49.1x57.5; \$50,000; (o) Philip Ritzheimer, 81-7 Court; (a) Kriswette & Hamburger, 722 Union av, Bronx (8542).

PROSPECT ST, 53-55, e s, 130½ s Erasmus, 3-sty 6 fam dwg, 37.3x36.4; \$9,500; (o) Mrs. Mary McTiernan, 49 Veronica pl; (a) Wm. A. Parfitt, 26 Court (8369).

41ST ST, 957-9, n s, 99.7 w New Utrecht av, 2-2-sty bk 2 fam dwgs, 20x40; \$16,000; (o) 32 Tier Street Corp., 33 Bay, City Island; (a) S. Charney, 96 Warren, Manhattan (8274).

62D ST, 2114-36, s s, 100 e 21 av, 10-2-sty bk garages & 2 fam dwgs, 20x70; \$120,000; (o) Park City Home Sales Corp., 302 Broome, Manhattan; (a) Boris W. Dorfman, 26 Court (838).

62D ST, 2137-59, n s, 300 e 21 av, 8-2-sty bk 2 fam dwgs, 20x67; \$104,000; (o) Park City Home Sales Corp., 302 Broome, Manhattan; (a) Boris W. Dorfman, 26 Court (8383).

AV Y, 636, s s, 80 e Hubbard, 2-sty fr 1 fam dwg, 15x42.4; \$5,500; (o) Antonetta Stallone, 3764 Stillwell av; (a) same (8370).

SAME PREM, 14-1-sty fr 1 fam dwgs, 18x24; \$14,000; (o & a) same as above (8380).

CROSBY AV, 25, n s, 325.10 e Vermont, 2-sty fr 2 fam dwg, 25x53; \$7,500; (o) Veto Furvananti, 70 Jamaica av; (a) Wm. A. Luceranza, 16 Court (8396).

EMMONS AV, 3140, s s, 617.8 e Leonard av, 14-1-sty fr 1 fam dwgs, 18x24; \$14,000; (o) Sea View Gardens, Inc., prem; (a) Wm. Richter, 301 Elmwood av (8379).

LORRAINE AV, 430-32, s s, 80 w Malta, 2-sty bk str & 2 fam dwg, 25x48; \$5,500; (o) Clara Hazan, 432 Lorraine av; (a) Gibson & Kay, 2522 Pitkin av (8600).

MANHATTAN AV, 613, w s, 100 s Nassau av, 3-sty bk str & 2 fam dwg, 25x55; \$13,000; (o) R. N. Cass, 673 Manhattan av; (a) Harry A. Yarish, 29 Graham av (8594).

NOSTRAND AV, 1233, s e c Winthrop, 3-sty bk str & 2 fam dwg, 22.6x92.6; \$15,000; (o) Alfors Realty Co., 186-90 Cook; (a) Harry A. Yarish, 29 Graham av (8399).

NOSTRAND AV, 1235-43, e s, 22.6 s Winthrop, 4-3-sty bk str & 2 fam dwgs, 20x55; \$44,000; (o & a) same as above (8400).

SHEEPSHEAD BAY RD, 1107-9, e s, 333.5 s Av W, 2-sty fr 2 fam dwg, 18x44.4; \$3,500; (o) Edw. Sidberry, 46 Sheepshead Bay rd; (a) Wm. H. Healy, 1214 Av W (8538).

Queens

DWELLINGS.

BAYSIDE.—3d st, w s, 220 n Montauk av, 2½-sty fr dwg, 22x26, shingle roof, 1-family, gas, steam heat; \$5,000; (o & a) Geo. Sheffield, Bayside (7560).

COLLEGE POINT.—17th st, w s, 150 n High st, 2-sty fr dwg, 22x46, shingle roof, 2-family, gas, steam heat; \$6,000; (o) Peter Wieser, 858 4th av, College Point; (a) John G. Pfuhler, 46 W 18th st, Whitestone (7595).

COLLEGE POINT.—17th st, w s, 100 n High st, 2-sty fr dwg, 22x46, shingle roof, 2-family, gas, steam heat; \$6,000; (o) Jos. Dimmele, 856

4th av, College Point; (a) John G. Pfuhler, 46 W 18 st., Whitestone (7594).

COLLEGE POINT.—20th st, w s, 150 n Av C, 2-sty fr dwg, 22x46, shingle roof, 2-family, gas, steam heat; \$6,000; (o) Anthony Hosod, 854 4th av, College Point; (a) John G. Pfuhler, 46 W 18th st, Whitestone (7596).

FLUSHING.—16th st, w s, 145 s Broadway, 2½-sty fr dwg, 24x34, shingle roof, 1-family, gas, steam heat; \$9,000; (o) Wm. Richardson, 7 Whitestone av, Flushing; (a) A. E. Richardson, 100 Amity st, Flushing (7558).

HOLLIS.—Newburg av, s e cor Dunkirk st, 2-sty fr dwg, 24x34, shingle roof, 1-family, gas, steam heat; \$5,000; (o & a) Peter Baldus, Park av, Hollis (7409).

HOLLIS.—Nyack st, e s, 225 n Beaufort st, 2-sty fr dwg, 24x30, shingle roof, 1-family, gas, steam heat; \$5,000; (o & a) Geo. H. Dillon, Bradley st, Hollis (7410).

HOWARD BEACH.—Hawtree av, e s, 125 n Horstman av, 1-sty fr dwg, 20x32, shingle roof, 1-family, gas, steam heat; \$3,000; (o & a) S. Molinari, Howard Beach (7557).

NEPONSET.—Bch 147th st, s e cor Newport av, 1-sty fr dwg, 20x20, shingle roof, 1-family, gas, steam heat; \$3,000; (o) Dr. Paroff, Neponset, L. I.; (a) Chas. J. Farrell, Rockaway Beach (7593).

RICHMOND HILL ARCADE.—Dumont av, n e cor Quebec st, 1-sty fr dwg, 20x32, shingle roof, 1-family, gas; \$3,000 (o & a) Rosco Morice, 84 Knickerbocker av, Bklyn (7153).

ROSEDALE.—Oxford rd, s e cor Concord av, 1½-sty fr dwg, 20x26, shingle roof, 1-family, gas, steam heat; \$4,500; (o) Mrs. Annie E. Cooper, Ocean av, Rosedale; (a) B. L. Ressel, 9716 Manor av, Woodhaven (7562).

STABLES AND GARAGES.

RICHMOND HILL.—107th st, e s, 100 n 97th av, con bk garage; \$400; (o) Wm. Kofeod, premises (7155).

RIDGEWOOD.—Myrtle av, s e cor Sandol st, two stores, 1-sty; \$1,200; (o) Mary Adler, premises (7434).

ROSEDALE.—Rosedale av, e s, 30 n Chester av, fm garage; \$150; (o) Herber Miller, premises (7435).

ST. ALBANS.—Fletcher av, w s, 420 n Kenmore av, fr garage; \$300; (o) B. G. Thayer, premises (7429).

STORES, OFFICES AND LOFTS.

RICHMOND HILL.—Liberty av, 17 w 117th st, two 1-sty brk stores, 11x47, slag roof, elec, steam heat; \$5,000; (o) Gus Gutting, 8740 98th st, Woodhaven; (a) Geo. Crane, 8711 114th st, Richmond Hill (7440).

SPRINGFIELD.—New York av, s e cor Chalfonte st, two 1-sty bk stores, 40x50, slag roof, elec; \$5,000; (o) J. Francis McGuire, care of architect; (a) Louis Dannacher, 328 Fulton st, Jamaica (7693).

MISCELLANEOUS

LONG ISLAND CITY.—Van Dam st, e s, 200 n Nelson st, metal shed; \$150; (o) Morris Newman, 75 Van Alst av, Long Island City (7511).

SPRINGFIELD.—Springfield av, e s, 2400 s Central av, two fr sheds; \$3,000; (o & a) Springfield Cemetery Corp., premises (7621-22).

Richmond

DWELLINGS.

ARLINGTON.—Arlington av, e s, 300 n N Davison av, 1-sty fr dwg, 18x26; \$4,500 (o) Fred. Kegel, South av, Mariners Hbr.; (a) Harry Pilcher, Pt. Richmond (1304).

ARROCHAR.—Mills av, 550 s Cedar av, 1-sty fr dwg, 17x24; \$2,000; (o) D. Buter, 115 Mills av, Arrochar; (a) G. Batera, 119 Mills av, Arrochar (1276).

CONCORD.—Fargar st, e s, 275 n Clover av, 1-sty fr dwg, 26x38; \$3,400; (o) Joe O'Malley, Onder av, Concord; (a) Joe San Nicola, Morse av, Concord (1310).

DONGAN HILLS.—Garretson av, e s, 232 s Hancock st, 1½-sty fr dwg, 22x50; \$3,000; (o) Louis Flanders, 25 Flushing av, Astoria, L. I.; (a) M. Arons, Midland av, Midland Beach (1251).

DONGAN HILLS.—Parkman av, s e cor St Mary's Cemetery, 2-sty fr dwg, 20x36; \$3,000; (o) M. Jerkovich, 69 Jefferson st, Hoboken, N. J.; (a) R. Sangare, 207 Chestnut av, Rosebank, S. I. (1232).

PLANS FILED FOR ALTERATIONS

Manhattan

BEAVER ST, 15, remove wall, new columns, str front, beams in 4-sty bk str & offices; \$1,000; (o) Farmers Loan & Trust Co., 22 William; (a) L. E. Denslow, 44 W 18th (1186).

BROOME ST, 469-471, new tank & supports on 6-sty bk factory; \$2,200; (o) 469 Broome St, Inc., 469 Broome st; (a) Reliance Tower & Steel Const. Co., 94-96 Mangin st (1088).

CENTRE ST, 240, remove partitions, new toilets, lavatories, partitions in 5-sty bk police headquarters; \$3,500; (o) City of N. Y., Police Dept., 240 Centre st; (a) Thos. E. O'Brien, 240 Centre (1147).

COLUMBIA ST, 66, new beams in 7-sty bk factory; \$300; (o) Abram B. Rossin, 68 Columbia; (a) Saml. Rosenblum, 51 Chambers (1244).

DELANCEY ST, 80-82, remove wall, new wall, beams, rearrange show windows in str & tnt; \$2,500; (o) Morris Rose, 63 Orchard; (a) Philip Bardes, 230 Grand (1133).

DUANE ST, 138-40, new flue in 5-sty bk office & storage; \$500; (o) Allister Greene, 65 E 72d; (a) Archibald D. Austey, 162 W 20th (1137).

GRAND ST, 68-70, remove sidewalk encroachments, steps, new wall, vault, steps on 5-sty bk lofts; \$15,000; (o) Margaret L. Viave, 39 Beekman st; (o) Elwood Hughes, 342 W 42d st (1089).

HENRY ST, 22, remove front, wall, stairs, partitions, rf, new add sty, rf on 2-sty bk dwg; \$10,000; (o) Paul Prestigiacomo, 43 Henry; (a) John A. Rofrano, 1 Mott (1190).

LUDLOW ST, 109, remove stairs, partitions, new partitions, apts, bath room, fixtures in 6-sty bk str & apts; \$3,000; (o) Careful Rlty. & Const. Co., 1032 Park av; (a) S. L. Malkind, 16 Court, Bklyn (1191).

MONROE ST, 25, remove front, stairs, partition in 5-sty bk storage & apts; \$4,500; (o) Salvatore Carlisle, 25 Monroe; (a) Fredk. Musty, 1798 E 2d, Bklyn (1155).

NASSAU ST, 90, change arched windows to straight heads with new lintel on 8-sty bk offices; \$1,000; (o) 90 Nassau St. Corp., 90 Nassau; (a) Chas. Mayer, 31 Union sq (1242).

PECK SLIP, 3, new fire-escapes, wash basins, waste & vent lines in 4-sty bk str & boarding house; \$1,000; (o) Roosevelt Hosp. Corp., 30 Pine; (a) Wm. C. Winters, 106 Van Siclen av, Bklyn (1201).

RIVINGTON ST, 142, remove wall, new ext, girders on 3-sty bk str & apts; \$1,000; (o) Herman Theaman, 142 Rivington; (a) Henry S. Lion, 342 Madison av (1122).

UNION SQ, 1, new toilets in 9-sty bk office bldg; \$400; (o) Florence M. La Porte, 86 Passaic av, Passaic, N. J.; (a) Henry M. Hancock, 96 High, Passaic, N. J. (1198).

WATER ST, 89, new elevator & shaft in 5-sty bk coffee storage & roasting; \$5,000; (o) Geo. S. Wallen & Alfred T. Haenlein, 89 Water; (a) Jean Jaume, 231 W 18th (1157).

WILLIAM ST, 190, remove fire-escape, new fire-escapes on 4-sty bk factory; (o) Saml. Lipschitz, 1038 42d, Bklyn; (a) Saml. Pelton, 58 E 13th (1115).

3D ST, 64 E, new partitions, window frames & sash in 3-sty bk tnt; \$6,000; (o) Dr. Jos. I. Singer, 57 E 3d; (a) Henry Regelman, 147 4 av (1171).

11TH ST, 223 W, remove stoop, plumbing, new bathrooms, kitchenettes, English basement in 3-sty bk dwg; \$8,000; (o) Jos. F. Jenny, 225 W 11th; (a) N. J. Podesta, 129 W 11th (1119).

23D ST, 151-3 E, remove oven, new Middleby Port Oven in 5-sty bk bakery & lodging house; \$1,500; (o) Fredk. Meyer, 151 E 23d; (a) Max Muller, 115 Nassau (1106).

23D ST, 365 W, new bathrooms, remove stoop on 4-sty bk apts; \$2,500; (o) Thos. J. Tumoney, 157 E 72; (a) Eli Benedict, 355 E 149 (1225).

24TH ST, 119-125 W, remove curb, new piers, girders in 12-sty bk loft; \$3,000; (o) Grof Realty & Holding Co., 110-125 W 24; (a) Geo. & Edw. Blum, 505 5 av (1228).

37TH ST, 104 E, new ext, stairs, partitions, beams, 1st floor, windows, doors in 5-sty bk dwg; \$20,000; (o) Geo. T. Bowdoin, 104 E 37th; (a) Fredk. Sterner, Paige House, 65th & Lexington av (1136).

46TH ST, 367 W, remove steps, new entrance, extend sidewalk, remodel basement & 1st floor of 4-sty bk dwg; \$2,000; (o) John F. White, M. D., 367 W 46th st; (a) Louis A. Adam, 2316 Andrews av (1077).

57TH ST, 141 E, remove front, new bath rooms, beams, columns, show windows, partitions, plbg in 3-sty bk dwg; \$7,000; (o) Isabelle A. Watts, 51 E 58; (a) Harold F. Smith, 14 E 23 (1239).

57TH ST, 11 W, remove steps, new conc slab over area & steps on 5-sty bk dwg; \$3,000; (o) F. A. Juillard, 11 W 57; (a) Trowbridge & Livingston, 527 5 av (1224).

57TH ST, 43 W, new ext, stairs in 8-sty bk str & lofts; \$500; (o) Marion F. Holmes, 43 W 57; (a) Chas. E. Birge, 29 W 34 (1213).

57TH ST, 550 W, new stairs in 5-sty bk sign painting studio; \$1,200; (o) Amos M. Sloan, 550 W 57th; (a) J. R. Chresholm, 90 10th, L. I. City (1206).

70TH ST, 259 W, remove plbg fixtures, new fixtures, toilets, stairs, dumbwaiter, change partitions in 4-sty bk dwg; \$6,000; (o) Philip Smith, 259 W 70; (a) Wm. La Zinske, 101 Park av (1235).

71ST ST, 228-33 W, new passageway in 14-sty bk hotel; \$1,000; (o) J. Wade McGrath, 228 W 71st; (a) Emery Roth, 119 W 40th (1142).

79TH ST, 79 E, remove stoop, stairs, new door, entrance, gen repairs in 4-sty bk dwg; \$15,000; (o) Jessie S. Gibson, 30 E 60th; (a) H. T. Blanchard, 137 E 46th (1165).

82D ST, 67 E, new extns, stairs, alter partitions in 5-sty bk dwg; \$20,000; (o) Brodhis J.

Johnson, 149 S av; (a) Maynicke & Franke, 25 Madison Sq N (1193).

104TH ST, 210-14 E, remove partitions, new partitions, vent ducts in 3-sty bk restaurant, dance hall & apt; \$500; (o) Est Louis Rand, 210 E 104th; (a) Otto L. Spannhake, 116 Nassau (1173).

107TH ST, 217 E, remove toilet, new window, toilets, tubs & sinks in 4-sty bk tnt; \$4,000; (o) Guiseppe & Maria Vallone, 217 E 107th; (a) Wm. Hanna, 360 W 122d (1181).

125TH ST, 213-17 W, remove pier, new girder, partitions, plumbing, str front, toilets, kitchen in 5-sty bk str & offices; \$5,000; (o) A. R. S. Rlty. Co., 215 W 125th; (a) Moore & Landsiedel, 148th & 3 av (1093).

125TH ST, 351 W, new toilet, window in 6-sty bk str & apts; \$200; (o) Albert Oetzen, 1915 Prospect av; (a) John P. Boyland, 120 E Fordham rd (1139).

128TH ST, 206 E, new tanks & structures in 4-sty bk factory; \$1,050; (o) Louis Cohen, 208 E 128; (a) The Rusling Co., 26 Cortlandt st (1237).

AV A, 11, remove walls, new walls, stairs, str fronts, rf on 3-sty bk str, storage & apts; \$10,000; (o) Edw. Harris, 11 Av A; (a) Jacob Fisher, 25 Av A (1126).

BOWERY, 133, remove columns, new girders in 3-sty bk str & office; \$400; (o) Isaac Shulman, 161 Bowery; (a) Schoeffel & Ungarleider, 718 Jamaica av, Bklyn (1161).

BROADWAY, 302, fuel oil tank & equip in 16-sty bk office bldg; \$6,000; (o) Vincent Astor Est., 23 W 26; (a) Petroleum Heat & Power Co., 511 5 av (1049).

BROADWAY, 537-9, new str frt, balcony on 5-sty bk str & lofts; \$10,000; (o) Max Abraham, 537-39 Bway; (a) Arthur Weiser, 9 W 48 (1067).

LEXINGTON AV, 636, remove partitions, str fronts, stoop, piers, plumbing, entrance, new partitions, str fronts, columns, toilets in 5-sty bk str, office & tnt; \$5,000; (o) May I. Eisfeldt, 636 Lexington av; (a) Sidney Daub, 5 Beekman (1163).

MADISON AV, 171, new piers, reinf conc arch in 4-sty bk str & office; \$1,000; (o) Rochelle Rlty. Co., 1 W 34th; (a) Geo. W. Cox, 624 Madison av (1094).

PARK AV, 88, remove stairs, partition, new stairs, passages, doors in 4-sty bk dwg; \$40,000; (o) The Princeton Club, Vanderbilt av & 44th; (a) Aymar Embury II, 132 Madison av (1197).

ST. NICHOLAS AV, 869, new stairs, change partitions in 4-sty bk dwg; \$2,000; (o) Argentor Hold'g Corp., 66 Bway; (a) Jardine, Hill & Murdock, 50 E 42d (1097).

1ST AV, 2323, remove partitions, new doors, partitions in 4-sty bk tnt; \$200; (o) Mary Bracco, 2323 1 av; (a) De Rose & Cavalieri, 370 E 149th (1149).

2D AV, 2055, remove piers, new girders, fire escape, stairs in 4-sty bk store & apart; \$1,000; (o) Hyman Markofsky, 2055 2 av; (a) Eli Benedict, 352 Convent av (1087).

2D AV, 121, remove wall, new beams, columns, show windows, raise floor & rf in 4-sty bk str, office & tnt; \$6,000; (o) Est of J. F. Eberhart, 29 St. Marks pl, Bklyn; (a) Louis A. Sheinart, 194 Bowery (1174).

3D AV, 1347, remove wall, show window, partitions, new piers, wall, column, girders, partitions, show windows in 4-sty bk str & tnt; \$3,000; (o) Israel Freidus, 38 Park Row; (a) Otto L. Spannhake, 116 Nassau (1180).

3D AV, 1544, remove column, pier, partitions, new columns, beams, str front on 2-sty bk str & office; \$3,000; (o) Eliz. R. Innes, 30-32 E 20th; (a) Moon & Landsiedel, 14th & 3 av (1095).

3D AV, 2307, remove store front, new store front, partitions in 2-sty bk stores & meeting rooms; \$3,000; (o) Fred Mott, 320 Bway; (a) B. H. & C. N. Whinston, 2 Columbus Circle (1081).

5TH AV, 391-3, new t. c. partitions, stairs in 7-sty bk str & lofts; \$5,000; (o) Tiffany & Co., s e c 5 av & 37th; (a) McKim, Mead & White, 101 Park av (1153).

5TH AV, 397-409, extend fire-escape on 7-sty bk str, offices, loft; \$1,000; (o) Tiffany & Co., s e c 5 av & 37th; (a) McKim, Mead & White, 101 Park av (1154).

5TH AV, 531-33, lower 1st floor, new str, toilets, mezzanine in 6-sty bk restaurant & offices; (o) Delco Rlty. Corp., 51 Chambers; (a) Townsend, Steinle & Haskell, Inc., 8 W 40th (1192).

5TH AV, 1299, remove partitions, wall, new walls, partitions, skylights, plumbing in 1-sty bk garage; \$2,000; (o) Trustees of Tufts College, 165 Bway; (a) Frank J. Scheffek, 4168 Park av (1168).

5TH AV, 276, new doors, staircase, steps, lower store front on 10-sty bk str & offices; \$10,000; (o) 5th Ave. & 30th St. Corp., 276 5 av; (a) Severance & Van Allen, 372 Lexington av (1227).

6TH AV, 875, remove partitions, columns, new store front, partitions, beams in 4-sty bk store & apt; \$4,000; (o) Margaret Blum, Greenwich, Conn.; (a) A. Edw. Conover, 203 W 58 (1229).

6TH AV, 616, alter fire-escape & windows in 4-sty bk str & factory; \$300; (o) Gumbinner Rlty. Co., 616 6 av; (a) Harold Birkmire, 1133 Bway (1123).

Bronx

CRESTON AV, 2761, new t. c. partitions, new fireproofing to 2-sty fr dwg & garage; \$600; (o) Ethel Hirsch, on prem; (a) Nathan Langer, 81 E 125th (252).

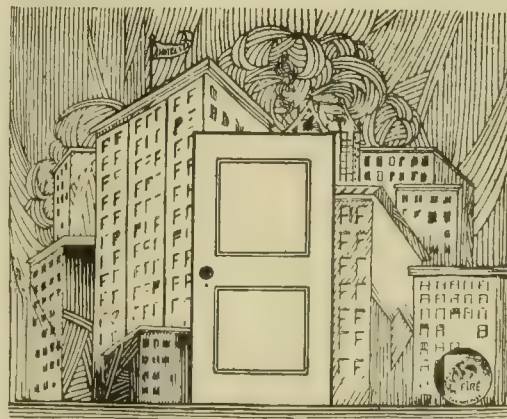
CRESTON AV, 2151, new str frts, new plbg & new partitions to 3-sty fr str; \$6,000; (o) Geo. Ehret, 217 E 92; (a) Clark & Arms, 137 E 46 (262).

DALY AV, 2120, 2-sty bk ext, 25.8x13, new plumbing & partitions to 2-sty & attic fr dwg; \$5,000; (o) Simon Fazekas, on prem; (a) Franz Wolfgang, 534 Tremont av (251).

INTERVALE AV, 1147, 2-sty bk ext, 19x45, & new partitions to 2-sty fr shop & dwg; \$7,500; (o) Jos. Della Procio, prem; (a) De Rose & Cavalieri, 370 E 149 (264).

MORRIS AV, 886, 1-sty bk ext, 21.9x49.1/2, new str fronts, new partitions to 3-sty fr str & tnt; \$2,000; (o) Louis Hubner, 748 Melrose av; (a) Max Hausly, 3307 3 av (254).

PROSPECT AV, 1367, 1-sty bk ext, 15.25x4.6, & new str front to 2-sty bk str & dwg;



Chesley Doors are not expensive. Yet they are used in the highest class of construction and afford absolute protection from fire.

Chesley Doors are not expensive. Yet they are beautiful—easily painted or grained.

Chesley Doors are not expensive. Yet they are superior in construction. No bolts, rivets, or open joints. Moldings an integral part of the door.

Chesley Doors are not expensive. They are standardized and shipped from stock. Ask us to prove the advantage of using them in your next building.

See Sweet's and Write

A. C. CHESLEY CO., Inc.

5704 East 133d Street

New York

Phone: Melrose 2452 and 2453

\$1,500; (o) Abraham Simenoff, 67 Wall; (a) Chas. A. Newburgh, 771 Crotona Park N (260).

TELLER AV, w s, 182.63-8 n 168th, 2-sty bk ext, 19.4x9, to 5-sty bk synagogue; \$5,000; (o) Home of the Daughters of Jacob, prem; (a) Gronenberg & Leuchtag, 450 4 av (261).

TREMONT AV, 1061-65, new str fronts to 1-sty fr str; \$1,500; (o) Samuel Glasseraw, 1044 Tremont av; (a) Chas. Schaefer, Jr, 394 E 150th st (239).

WEBSTER AV, n w c 194th, new beams, new store fronts & new partitions to 5-sty bk str & tnt; \$4,000 (o) Halsol Realty Corp., 2059 Davidson av; (a) Frank Klein, 993 Morris av (233).

Brooklyn

FROST ST, 104-6, s s, 173.6 w Manhattan av, ext 2-sty bk garage, 1 fam dwg; \$8,000; (o) Frank Damato, premises; (a) Lasplia & Samenfeld, 525 Grand st (6355).

GLEN ST, 164-6, s s, 24.9 n Autumn av, add sty 3-sty fr 2-fam dwg; \$1,200; (o) Jos. Senft, premises; (a) Chas. Infanger & Son, 2634 Atlantic av (8388).

HALEST ST, 461, n s, 239.8 e Lewis av, exterior & int alts & plumbing in 3-sty bk 4 fam dwg; \$3,000; (o) Anthony H. Lucas, prem; (a) Robt. F. Schirner, 9432 85 av, Woodhaven (8077).

PRESIDENT ST, 1484, s e c, Albany av, ext, 3-sty bk garages, 1-fam dwg; \$6,000; (o) Sara A. Levien, on prem; (a) Adolph Goldberg, 164 Montague st (6011).

WOODHULL ST, 9, n s, 84 w Columbia av, ext 3-sty bk store and 2-fam dwg; \$6,000; (o) Geo. E. Gregoreks, on prem; (a) A. Kalfas, 200 7th av (4480).

WEST 3D ST, 2743-5, e s, 90 s West av, turn bldg, int & new basement 2-sty fr 2 fam dwg; \$3,000; (o) Mrs. Palma Aceto, premises; (a) Geo. Sness, 1131 Gravesend av. (6497).

W 12TH ST, 2701-49, s e c S Canal av, ext 1-sty bk boiler house; \$15,000; (o) Brooklyn Boro Gas Co, 2909 W 17th st; (a) Block & Hesse, 18 E 41st st, N Y (7432).

WEST 23D ST, 3067-75, n e c, Highland View av, movie bldg, 2-sty fr hotel; \$4,000; (o) Barney Silver, on prem; (a) S. Barclay McDonald, 7630 Surf av (5987).

51ST ST, 129-59, n s, 206.8 w 2 av, ext on 1-sty steel storage; \$6,000; (o) David H. Smith & Sons, prem; (a) John C. Wandell Co., 425 86th (5243).

92D ST, 245-9, n s, 280 w 3 av, ext & pl 2-sty fr 1 fam dwg; \$5,000; (o) Antonio Granstelli, 220 E 105th st, N Y; (o) Olof B. Almgren, 8801 3 av (6308).

BEDFORD AV, 1192, w s, 60 s Sutman av, ext, 3-sty st and loft; \$6,000; (o) National Auto Radiator & Lamp Works, Inc., on prem; (a) A. J. Simberg, 1133 Bway, N Y (5170).

BUSHWICK AV, 390, n w c, Varet st, ext 3-sty fr stores and 2-fam dwg; \$2,000; (o) Max Gluckman, on prem; (a) Murray Klein, 37 Graham av (5455).

CLASSON AV, 204-8, w s, 122.11 s Myrtle av, convert int into storage, 3-sty bk storage; \$22,000; (o) M. H. Renken Dairy Co., 131-7 Emerson pl; (a) Koch & Wagner, 33 Court (8209).

DE KALB AV, 892, s s, 40 w Sumner av, int alts & plumbing, str fixtures & wall on 3-sty fr str & 2 fam dwg; \$5,000; (o) Saml. Mandelbaum, 903 DeKalb av; (a) same (8037).

DIVISION AV, 137, n s, 80 w Driggs av, walls, int and pl, 4-sty bk, 5-fam dwg; \$3,500; (o) Angelo Del Favero Marchiony, Rutherford, N. J.; (a) J. Henry Holder, 242 Franklin av (4324).

HARRISON AV, 2-4, s w c Division av, str fixtures, int alts & plumbing on 3-sty bk str & 4 fam dwg; \$8,500; (o) Agatina Bertino & Antonio Miosio, prem; (a) Silversteen & Infanger, 188 Montague (7188).

MARCY AV, 475, n e c, Hopkins st, ext wall int and pl, 3-sty fr garage, store and 2-fam dwg; \$4,000; (o) Nicola Giammaloo, on prem; (a) Chas. P. Cannella, 1163 Herkimer st (5649).

ORIENTAL BLVD, 814-30, s s, 350 e Ocean av, ext 1-sty fr pavilion; \$3,000; (o) Manhattan Beach Park, Inc., 67 Liberty st, N Y; (a) Irving Kirshenblitt, 355 Miller av (7459).

SCHENECTADY AV, 233, n e c St. Johns pl, ext on 4-sty bk str & 6 fam dwg; \$2,000; (o) Joe Levy, 1304 Lincoln pl; (a) Wm. A. Laurencia, 16 Court (7264).

STONE AV, 461, s e c, Sutter av, 2-sty fr stores and office, st fits and int; \$2,000; (o) Solomon Krickstein, on prem; (a) E. Madelsohn, 1778 Pitkin av (4906).

4TH AV, 98, w s, 40 n Warren, ext 4-sty bk str & 2-fam dwg; \$2,100; (o) Teresa Cirillo, 551 4 av; (a) C. E. Murray, 301 Atlantic av (7003).

19TH AV, 8664, w s, 500 n 86th st, porch, ext & int 2-sty fr 2 fam dwg; \$2,500; (o) Giuseppe Palma, premises; (a) Vincent M. Capano, 239 Bleeker st (6321).

21ST AV, 8786-8, w s, 281.10 n Cropsey av, porch, int & pl 2-sty fr 2 fam dwg; \$5,000; (o) Abraham Fox, 8784 21 av; (a) Isaac Kallich, 8609 Bay Pkway (6471).

21ST AV, 8302-24, w s, bet 83d & 84th, int alts to 4-sty bk school; \$12,000; (o) City of

New York: (a) A. W. Ross, 131 Livingston (8255).

Queens

CORONA.—Kingsland av, s s, 225 e Way av, 2-sty bk ext, 19x11, front & rear, int alts & repairs, raise rf; \$3,000; (o) Vincent Duro, 25 Kingsland av (1342).

FLUSHING.—Vleigh rd, n s, 200 w Jamaica av, repairs & alts to provide for dwg; \$1,000; (o) John Campbell, Vleigh rd, Jamaica (1340).

JAMAICA.—Hempstead, s s, 23 w Franklin av, 2-sty fr ext, front, to provide for str, new str front; \$2,500; (o) Alfanzo Biglito, 500 South, Jamaica (1338).

L. I. CITY.—Steinway av, 334, new str front on str & dwg; \$1,500; (o) Adam Bayer, prem (931).

L. I. CITY.—Academy st, w s, 175 s Beebe av, floor to be lowered, new str fronts, int alts; \$1,500; (o) R. Strollo, 143 Academy, L. I. City; (a) R. V. Petrolino, 228 Hoyt av, Astoria (1026).

MASPETH.—Grand st, n s, 270 e Clermont av, plumbing in dwg; \$50; (o) John Wether, prem (1518).

MASPETH.—Maspeth av, s s, 175 e Newcott av, enclose 2-sty porch; \$150; (o) Mathew Rock, 132 Maspeth av (1531).

MASPETH.—Jay av, s s, 282 e Columbia pl, plumbing in dwg; \$50; (o) Jos. Porklab, prem (1475).

MECHANICS' AND SATISFIED LIENS RECORDED IN MANHATTAN AND BRONX

MECHANICS' LIENS Manhattan.

MAY 25.

45TH ST, 108 W; Jos Pagenessi—Mary A Mahon & Italian Sporting Union, Inc (81) 4,191.85

53D ST, 3-5 E; Saml Greene—Senior & Allen, Inc, & Greene & Weprinsky (80) 125.00

86TH ST, 340 W; Haberer & Thaler—Netherland Holding Corp (79) 946.55

VESEY ST, 44; Wm H Holmes—Caroline Steiner & Oil Marketing Co, Inc; renewal (77) 390.00

WASHINGTON ST, 140, & CEDAR ST, 134; Frank M Gabler—P Balentine Sons & Dunn & Sheridan (78) 670.00

MAY 26.

FRONT ST, 52; Frank J Dougherty—Flitner Atwood Co (86) 217.75

ST MARKS PL, 49; Julius Lauterbach—Jeannette Kaplan; Alex P Kaplan (85) 6,500.00

WASHINGTON ST, nec Cedar, 113.2x 89.10x irreg to Liberty; Cohen & Schansky—Liberty - Washington - Cedar St Corp; Jacob J Broman (82) 693.00

79TH ST, 221-3 E; Ambrose S Teter—Catholic Charities Archdiocese of N Y & Catholic Centre for Blind; Guggenheim-O'Brien Co (83) 3,444.22

6TH AV, 783; Schlesinger & Perlstein—Max Weinstein & Hygrade Bakery & Restaurant, Inc (84) 6,300.60

MAY 27.

112TH ST, 24 W; Hyman Cesler—Sadie Friedman (90) 146.50

163D ST, 549 W; Rubin Krawchick—Steinfeld Realty Co (89) 185.00

BOWERY, 133; I Schulman & Son, Inc—John Doe; Sam Korsch; Israel Gellman et al (87) 3,500.00

BROADWAY, 1671-7; Berger Mfg Co—Silver Lunch Co; Posada Realty Co (88) 299.22

MAY 29.

WASHINGTON SQ W, 31; Julius Eckman—Mrs Rose Savini & Thomas F Dunn (92) 300.00

26TH ST E, ns, 216.9 e 5 av, 84.2x irreg; Torjesen Partition Co, Inc—Jacob Ruppert Realty Corp; Buyers & Merchants Exchange, Inc (91) 19,897.50

ST MARKS PL, 49; Frank Witek—Alex P Kaplan; Julius Lauterbach (95) 1,324.50

MAY 31.

RIVERSIDE DR, 845; Bronx Derrick & Tool Co—Friedman, White Realty Co; Alliegro Construction Co (94) 101.25

LExINGTON AV, 866; Queens Borough Cabinet Co—Frederick J Stern—Woodward Construction Co (95) 400.00

Bronx.

MAY 24.

LONGFELLOW AV, nec 172d, 100x 100; Athens Brick, Lime & Cement Co—1524 & 1530 Longfellow Avenue

OZONE PARK.—Jerome av, 4242, s s, 25 w 100th, metal elec sign; \$150; (o) J. Mursak, 4238 Jerome av, Ozone Park (1542).

RICHMOND HILL.—101st av, 4589, 1-sty fr ext, 17x13, front dwg, int alts to provide for str; \$2,000; (o) Carmine Adamo, prem (1358).

ROCKAWAY BEACH.—L. I. R. R., n s, 163 Beach 88th, 1-sty fr ext, 7x33, side, cement foundation, int alts; \$1,500; (o) Walter Evans, 320 Beach 88th, Rockaway Beach; (a) Robt. Armstrong, Elmwood av, Rye, N. Y. (1001).

ROCKAWAY BEACH.—Beach 67th st, w s, 240 s Boulevard, 1-sty fr ext over present ext on rear of dwg; \$1,500; (o) A. Gamzu, on prem (807).

ROCKAWAY BEACH.—Beach 101st st, e s, 200 n Boulevard, int alt to garage; \$8,000; (o) Mathew J. Charete, Beach 95th st, Rockaway Beach; (a) S. Millman & Son, 1780 Pitkin av, Bklyn (814).

ROCKAWAY BEACH.—Beach 87th st, w s, 76 s Blvd, new foundation ext and int alt and repairs dwg; \$1,000; (o) H. Chaimowitz, 69 E 120th st (576).

ROCKAWAY BEACH.—Blvd, n e c, Beach 67th st, 1-sty fr ext, 20x85, side and rear restaurant, int alt; \$10,000; (o) Arnold Witzler, on prem (749).

WOODHAVEN.—Woodhaven av, e s, 100 s Jerome av, 2-sty fr ext, 8x12, side dwg; \$500; (o) David Gertel, 1211 Woodhaven av, Woodhaven (1430).

Const Corp; Charles & Sadie Jawitz & Joseph Perlinder; J Maurice & Co 2,094.91

RHINELANDER AV, ss, 25 w Luring av, 25x90; Arthur Gorsch, Jr—Bertha Webber; Lorillard Bldg Co 210.00

MAY 25.

GARRISON AV, nec Whittier, 100x100; Daly Steel Products Corp—Yorkville Sash & Door Co & Greene & Weprinsky 397.77

MAY 26.

EASTCHESTER RD, 3220; Bronx Furnace & Stove Supply Co—A Delz & Son, Inc 71.00

MAY 27.

SIMPSON ST, nes Westchester av, 121.8x182.3x irreg; Samuel Schwartz—Charles L Carpenter et al, trates; Wm D Stein & Co. 175.00

MAY 29.

SOUTHERN BLVD, 1216; Max Gelman—Sam Levin 832.00

SATISFIED MECHANICS' LIENS

Manhattan.

MAY 25.

42D ST, 247 W; David Shuldiner, Inc—Saml McMillan et al; Mar29'22..... 310.00

MAY 26.

57TH ST, 445 E; Ed Segal & Son—Susie Turner et al; Jan12'22..... 570.00

SAME PROP; Hyman Trosky—same; Jan12'22 571.00

45TH ST, 108 W; Rufus Darrows Sons Inc—Mary A Mahon et al; Feb15'22; by bond 269.55

45TH ST, 11-15 E; Western Electric Co—45th & 46th St Corp et al; May 23'22 283.16

MAY 31.

2181ST ST, 506 to 510 W; William Masterson Co—Abraham Ruth et al; May15'22 4,798.00

245TH ST, 11 to 17 E; Reana Fireproofing Co—East 45th & 46th St Realty Corp et al; May24'22..... 728.67

Bronx.

MAY 25.

LONGFELLOW AV, es, 200 n 172d, 50x 100; Adolph Feigs—Proval Realty Contr Corp et al; May3'22..... 238.00

VALENTINE AV, ws, 200 n Fordham rd, 152x100; Saml Resnik—Claire Bldg Corp et al; May16'22..... 3,648.00

MAY 26.

JEROME AV, swc Kingsbridge rd, 24 x100; Charles Cohen—Seth S Terry et al; Jan12'22 300.00

MAY 29.

UNIVERSITY AV, es, 122.7 s 192d, 125 x250; Herman Schaeffer—Gotham Bldg Corp et al; May19'22..... 9,500.00

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; E. S. DODGE, Vice-President; W. P. TIENKEN, Vice-President; J. W. FRANK, Secretary-Treasurer

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

Copyright, 1922, by The Record and Guide Company,

119 West 40th Street, New York (Telephone: Bryant 4800)

VOL. CIX
No. 23 (2830)

NEW YORK, JUNE 10, 1922

25c. A COPY
\$12.00 A YEAR

Advertising Index	Page
A. B. See Electric Elevator	4th Cover
Ackerly, Orville B., & Son	721
Acme Foundry	730
Adams & Co.	720
Adler, Ernest N.	721
American Bond & Mortgage Co.	728
American Bureau of R. E.	2d Cover
American Enameled Brick & Tile Co.	727
Ames & Co.	719
Amy, A. V., & Co.	719
Anderson, James S., & Co.	719
Anderson Brick & Supply Co.	4th Cover
Armstrong & Armstrong	721
Ashforth & Co.	719
Athens Brick, Lime & Cement Co.	4th Cover
Atlantic Terra Cotta Co.	731
Automatic Fire Alarm Co.	728
Balter, Alexander	720
Bauer, Milbank & Molloy	719
Bechman, A. G.	722
Bell Co., H. W.	728
Benenson Realty Co.	2d Cover
Boyd, James	716
Boylan, John J.	719
Brener, Samuel	2d Cover
Brett & Goode Co.	Front Cover
Brook, Inc., Louis	730
Brooks & Momand	716
Brown, Frederick	2d Cover
Brown, J. Romaine Co.	Front Cover
Bulkley & Horton Co.	722
Burling & McCurdy	722
Busher, Eugene J., Co.	719
Butler & Baldwin	Front Cover
Cahn, Harry	2d Cover
Cammann, Voorhees & Floyd	719
Carpenter, Leonard J.	719
Chauncey Real Estate	719
City Investing Co.	708
Classified Advertisements	718
Coburn, Alfred P.	720
Corth, George H., & Co.	721
Cross & Brown	Front Cover
Cruikshank Co.	Front Cover
Cruikshank, Wm., Sons	Front Cover
Cudner, R. E., Co.	719
Cusack Company	720
Cushman & Wakefield	720
Cutler, Arthur & Co.	719
Cutner, Harry B.	719
Davenport Real Estate Co.	722
Davies, J. Clarence	714-716
Day, Joseph P.	714-719
Dike, O. D. & H. V.	719
Dodge, F. W. Co.	735
Dowd, James A.	721
Dubois, Chas. A.	720
Duffy, J. P., Co.	4th Cover
Dunlap & Lloyd	720
Duross Co.	719
Edwards, Charles G., Co.	719
Edwards, Dowdney & Richart	708
Elliman, Douglas L., & Co.	716
Ely, Horace S., & Co.	Front Cover
Empire Brick & Supply	4th Cover
English, J. B.	719
Finch, Chas. H. & Co.	730
Finkelstein, Jacob & Co.	721
Fischer, J. Arthur	719

TABLE OF CONTENTS

Editorials	709
Tax Burdens and Relief Discussed at Mayor's Conference	711
Nearly Half a Million Commuters Every Business Day	712
Work in Progress on World's Tallest Hotel for Bachelors	713
Review of Real Estate Market for the Current Week	715
Private Sales of the Week	715
Statistical Table of the Week	722
May Commitments Indicative of National Building Revival	723
Building Laborers Sign Wage Agreement with Employers	724
Local Building Industry Now at Height of Season's Rush	725
Personal and Trade Notes	725
Trade and Technical Society Events	725
Building Material Market	726
Current Building Operations	726
Contemplated Construction	728
Plans Filed for New Construction	731

Page	Page
Fisher, James B.	722
Fox, Fredk., & Co.	719
Frey, Wm. J.	722
Goodwin & Goodwin	719
Gulden, Royal Scott	720
Hecla Iron Works	730
Hess, M. & L., Inc.	Front Cover
Holmes Elec. Protective	4th Cover
Holt & Merrill, Inc.	721
Home Title Insurance Co.	708
Hubbard, C. Bertram	719
Hygrade Builders Supply Co.	4th Cover
J. & E. Realty Co.	721
Jackson, Daniel H.	716
Kane Co., John P.	4th Cover
Keller, Charles G.	720
Kelley, T. H.	720
Kelly, Albert E.	720
Kempner & Son, Inc.	Front Cover
Kewanee Boiler Co., Inc.	Title Page
Kilpatrick, Wm. D.	708
Kissling, J. P. & L. A.	720
Kloes, F. J.	726
Kohler, Chas. S.	708
Kopp, H. C. & Co.	719
Kraslow, Walter	2d Cover
Kurz, Wm. F. A., Co.	722
Lackmann, Otto	722
Ladd & Nichols, Inc.	708
Lawrence, Blake & Jewell	708
Lawrence Cement Co.	4th Cover
Lawyers Mortgage Co.	2d Cover
Lawyers Title & Trust Co.	718
Leaycraft, J., & Co.	Front Cover
Leist, Henry G.	719
Lesch & Johnson	731
Levers, Robert	720
Losere, L. G.	722
Martin, Samuel H.	719
May, Lewis H., Co.	719
McMahon, Joseph T.	2d Cover
Marietta Hollow Ware & Enameling Co.	726
Milner, Joseph	720
Mississippi Wire Glass	4th Cover
Monell, F. Bronson	719
Moore, John Constable	721

Advertising Index	Page
Moors, J. K.	719
Morgan, Leonard, Co.	721
Muhler, Arthur G.	721
Murtha & Schmohl	4th Cover
Nail & Parker	708
Nassoit & Lanning	719
Natanson, Max N.	2d Cover
Nehring Bros.	719
New York Edison Co., The	729
New York Title & Mortgage Co.	708
Niewenhaus Co., Inc.	718
Noyes, Chas. F., Co.	Front Cover
Ogden & Clarkson Corp.	719
O'Hare, Geo. L.	708
Oppenheimer, Fred	721
O'Reilly & Dahn	719
Payton, Philip A., Jr., Co.	2d Cover
Pease & Elliman	Front Cover
Pell, S. Osgood, & Co.	731
Pencoyd Steel & Iron Co.	726
Pendergast, John F., Jr.	722
Pfionm, F. & G.	Front Cover
Phelps, Albert D.	722
Pomeroy, S. H., Co., Inc.	728
Porter & Co.	Front Cover
Prudence Co.	2d Cover
Quell & Quell	722
Read, Geo. R., & Co.	Front Cover
Realty Co. of America	708
Rinaldo, Hiram	720
Runk, Geo. S.	720
Ryan, Geo. J.	719
Saffir, Abraham	721
Sansome, F. P., Co.	721
Schindler & Liebler	720
Schweibert, Henry	722
Seaman & Pendergast	720
Shaw, Arthur L.	721
Shaw, Rockwell & Sanford	720
Sherman & Kirschner	721
Smith, Malcolm E., Inc.	719
Solar Engineering Co.	730
Spear & Co.	720
Speyers, James B., Inc.	721
Spotts & Starr	719
Sterling Mortgage Co.	2d Cover
Straus, S. W., & Co.	731
Tabolt, Jacob J.	720
Tankoo, Smith & Co.	721
Title Guarantee & Trust Co.	708
Tuoli, G., & Co.	2d Cover
Tyng, Stephen H., Jr. & Co.	708
Union Stove Works	730
U. S. Gas Range Corp.	728
U. S. Title Guaranty Co.	721
Van Valen, Chas. B.	2d Cover
Wacht, Samuel	716
Walden, James P.	720
Walsh, J. Irving	719
Warren Trading Co.	718
Watson Elevator Co., Inc.	4th Cover
Weill, H. M., Co.	2d Cover
Wells Architectural Iron Co.	730
Wells, James N., Sons	719
Westergren, M. F., Inc.	4th Cover
White, Wm. A., & Sons	Front Cover
Whiting, Wm. H. & Co.	Front Cover
Whitney-Foster Corp.	721
Wilkes Co. A.	716
Williams-Dexter Co.	721
Winter, Benjamin	2d Cover
Wood-Dolson Co.	Front Cover
Wyckoff, Walter C.	719
Zittel, Fredk., & Sons	719



The
Bridge Builders
Factor for
Safety

KEWANEE Steel firebox heating boilers are designed the same way, and we build them strong enough for ten times their greatest working pressure.

KEWANEE BOILER COMPANY INC.

47 WEST 42nd STREET, NEW YORK

Phone: Longacre 8170-8171

SAFETY

A Title policy should accompany every sale. In all real estate transactions see us regarding title insurance.

NEW YORK TITLE AND MORTGAGE COMPANY

Manhattan	-	-	-	135 Broadway
Brooklyn	-	-	-	303 Montague St.
Jamaica	-	-	-	375 Fulton St.
L. I. City	-	-	-	Bridge Plaza
Staten Island	-	-	-	24 Bay St.
White Plains	-	-	-	168 Main St.

EDWARDS, DOWDNEY & RICHART REAL ESTATE AND MORTGAGE LOANS

156 Broadway, New York
Tel. Cortland 1571-1572
Member Real Estate Board, N. Y.

STEPHEN H. TYNG H. OAKLEY HALL

Stephen H. Tyng, Jr., & Co.

Incorporated

Member Real Estate Board, N. Y.

REAL ESTATE MANAGEMENT OF BUSINESS PROPERTY

41 Union Square West
22 EAST 17TH STREET
Telephone: Stuyvesant 4000

*Why You Should Come to Us
To Borrow on Your Real Estate—
No. 6*

No Commissions

When you borrow money from us you do not pay a certain percentage "plus all expenses."

We charge you a definite fee. There are no commissions.

With us you can always find out exactly what a loan is going to cost you when you leave the application with us. There are no uncertainties.

Loan applications will be received at any office. Answers can be given promptly.

TITLE GUARANTEE & TRUST CO

Capital \$7,500,000—Surplus \$11,000,000

176 Broadway, N. Y. 175 Rensselaer St., Bklyn.
350 Fulton St., Jamaica.

Established 1887
CHAS. S. KOHLER, Inc.

Real Estate Insurance

Broker and Manager of
Estates

MAIN OFFICE:
901 Columbus Ave.—Corner 104th St.
BRANCH OFFICE:
1428 St. Nicholas Ave.—Near 181st St.
NEW YORK

Lawrence, Blake & Jewell Mortgage Loans

115 Broadway
Tel. 4080 Rector

Member Real Estate Board, N. Y.

GEORGE L. O'HARE
MEMBER REAL ESTATE BOARD OF N. Y.

REAL ESTATE

EXCEPTIONAL INVESTMENTS
SELLING—RENTING—BUSINESS AND
APARTMENT BUILDINGS

SPECIALIZING IN LEASEHOLDS
MORTGAGE LOANS
FULL EQUIPPED DEPT. FOR EXCHANGING

489 FIFTH AVE.
TEL. VANDERBILT 5092—6441

Specialists in Harlem and Colored Tenement Properties

NAIL & PARKER REAL ESTATE

145 West 135th Street
New York City

JOHN E. NAIL
HENRY C. PARKER

Telephone { 7683
Morningside { 7685

William D. Kilpatrick

REAL ESTATE OPERATOR

149 BROADWAY

SAMUEL KILPATRICK

City and Country
Property Management

LADD & NICHOLS INC.

Real Estate Brokers

9 EAST 46th STREET

S. E. Brewster
C. J. Coe J. C. Peet
Tel. Murray Hill 1392-8382

The Realty Company of America

FRANKLIN PETTIT
President

TRANSACTS A GEN-
ERAL BUSINESS IN
THE PURCHASE AND
SALE OF NEW YORK
CITY REAL ESTATE

2 WALL STREET, NEW YORK CITY
Rector 0275-0276

HOME TITLE INSURANCE CO.

HENRY J. DAVENPORT, President

Insures Titles Makes Loans
Sells Guaranteed Mortgages

Capital and Surplus over \$1,500,000

51 Willoughby Street
Brooklyn

Post Office Building
Jamaica

City Investing Company

61 Broadway, New York
Telephone: Bowling Green 8538

Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

National Building Boom Is On

Authentic statistics for May, 1922, showing newly contemplated building and engineering operations as well as projects for which contracts have been actually awarded, indicate the establishment of a new high record for national structural activity during the month recently ended. These statistics, tabulated by the F. W. Dodge Company, graphically picture the present strength of the building situation in the twenty-seven Northeastern States and are evidence of the arrival of the long-predicted boom in the construction industry.

The May figures show that in this territory, which includes approximately 75 per cent. of the building activity in the United States, architects and engineers reported work on plans and specifications for new projects to the total value of \$519,414,000. During the same period the actual contract commitments involved an estimated total of \$362,590,000. In the final analysis contracts actually awarded become the real gauge of future progress in the building industry and, as the May commitments for the entire territory covered by the Dodge Reports show a gain of 3 per cent. as compared with the total for the preceding month, the strength of the situation is apparent. When the May total for the territory is compared with that for the corresponding month of last year the current figure shows an increase of about 50 per cent. and as a consequence the national outlook for the construction industry is extremely optimistic.

A national building revival of large proportions has been anticipated since the close of the World War, but various combinations of conditions have delayed the industry's progress until this year. The building boom of 1922 has come, however, at a time when the United States is economically in better position to support a revival such as that now gaining momentum than would have been the case had the movement started sooner. The delays were really fortunate, as now the way is clear for rapid progress and development.

The building revival could not have come sooner because of inflated material cost levels, various serious labor difficulties, a shortage of ready funds for building operations and other factors, all of which militated against the industry's progress. In addition, the economic situation of the country was lacking in stability to a degree which also re-acted against the exertion of the maximum effort on the part of the construction interests to regain their former prominent position as one of the nation's leading industries. Today the majority of these adverse factors either have been entirely eliminated or the improvement has been so great that they are no longer considered as retardants.

From a national viewpoint the construction industry is now fairly stabilized and the outlook is for continued progress toward a maximum of activity which will assure its former high place in national industry. The material markets show great improvement and supplies are available for all requirements. Money is easier and interest rates are gradually coming down. Labor is plentiful and far more efficient than it was during the early post-war years and

building wages are lower throughout the country, with the exception of isolated sections, such as New York City, where the demand has been excessive and consequently responsible for holding wages at the inflated war-time levels.

Restoring Vital Basic Conditions

On July 1 next will become effective the reductions in wages, freight rates and interest allowances on capital ordered by the Railroad Labor Board and the Interstate Commerce Commission, and this marks the second great accomplishment of the nation as a whole in bringing about widespread conditions which inevitably will reduce the high cost of living and stimulate the revival of business. The first was the fall in quotations of farm products because the country refused to turn over government funds to the farmers for the purpose of artificially maintaining war prices, the result being that cereals and cotton reacted naturally to the unrestricted working of the law of supply and demand. When the coal strike is settled on a basis consistent with the needs of this period of re-adjustment, and the tariff laws are remodeled to encourage rather than to hamper business, which problem Congress has in hand, a long stride will have been taken towards prosperity.

Reduced cost of living could only become an accomplished fact when, and if, the expense of production of the items entering into the cost of living were put on a lower level. The first move in this direction had to be made in commodities of general use throughout the country and the most important of these, because entering into the budgets of every family in every state, are farm products, coal and the freight rates on these as well as on practically every other thing eaten or worn by the hundred and ten millions of our people. By cutting the cost of these articles, the cost of living must inevitably be lowered. The farmers of the country, who have been forced by general business conditions to sell two bushels of wheat for what they received for one two years ago will not be likely to sympathize with the railroad who are asked to accept a cut of only 10 or 15 per cent. in wages, which will still leave their earning power 40 to 50 per cent. above those of December, 1917. Nor will the farmers who must part with their corn-fed hogs at one-half their Armistice Day price, nor the cotton growers who are marketing this staple at a similar reduction in price, see the equity in the retention by coal miners and railroad laborers of the wages prevailing in war times.

What the country has been demanding for the last two years is a re-arrangement of the basic items entering into production costs, so as to assure a scaling down in the prices of everything of use to mankind generally. Freight rates on farm products were reduced 16 1/2 per cent. on January 1 last. Freight rates on all other merchandise will be cut 10 per cent. July 1 next. Investors in railroad securities are to receive 5 3/4 per cent. return on the valuation of the properties instead of 6 per cent.

The cumulative effect of these and other similar re-adjustments requisite to a resumption of business on a scale

to provide every worker in the country with plenty of work at a rate of pay to insure him the American standard of living has been to start the wheels of commerce going and to increase their momentum with every revolution, although the orders are not yet effective. Refusing to accept the

small wage reductions now applicable to two classes of railroad workers, if it ends in the tying up of the transportation systems of the country, will put a brake on industry which will retard the return to more normal conditions so greatly desired and so necessary to everyone in the country.

Mr. Davies Explains Why the Astor Estate Sells Its Holdings

WHY has the William Waldorf Astor Estate decided to dispose of another one of its holdings of real estate in this city is a question frequently asked, in view of the announcement that 1669 lots in the Bronx are to be sold at auction on June 14-17, inclusive, by Joseph P. Day and J. Clarence Davies. These lots are on 172d, 174th, 175th, 177th streets, East Tremont and Westchester avenues and several adjacent streets. The sale is to be held in the Hotel Astor. The property has been owned by the Astor family for many years. Mr. Davies believes this inquiry as to the reasons why this holding shall be sold is logical and pertinent. He declares there is a logical answer, although the Astors have heretofore refused many offers for the land made by investors, speculators, and home-seekers.

"The reason for the sale," said Mr. Davies, "is the combination of high taxes in England and the difference in the rate of exchange. The extraordinarily heavy war taxes in England have forced

many British land owners to dispose of their estates to meet the national levy.

"Naturally, Englishmen who own land in America and who must pay heavy British taxes want, as business men, to sell their holdings in the United States. By realizing in American currency, which is worth a great deal more in England, they can meet their pressing obligations to the best advantage. Therefore, the difference in the rate of exchange, plus the heavy war taxes, much greater than those in this country, have forced the Astors into the market.

"With nine arteries of transit touching the property, it is looked upon as the very cream of the big vacant Bronx tracts. The conditions under which the tract is to be sold are sure to bring about attractive prices for the buyers.

"The properties are not protected in any way. We are to sell without reserve and get what we can for the lots."

The trustees of the William Astor Estate, the Farmers Loan and Trust Company, have ordered the sale.

Chairman McAneny Promises Removal of 42nd Street Spur

CONCLUDING a drive for a largely increased membership that has been under way for two weeks, the Forty-second Street Property Owners and Merchants' Association on Tuesday held a luncheon at the Biltmore that was largely attended. Inasmuch as it is interested in all transit improvements that will benefit Forty-second street and its neighborhood the Association invited as its principal speaker at the luncheon George McAneny, Chairman of the Transit Commission. A. E. Thorne presided.

The Association has been opposed to the proposed moving platform across Forty-second street. Mr. McAneny championed it and showed the advantages it would give to the thoroughfare. He also promised speedier action toward the removal of the old elevated railroad spur on East Forty-second street.

Continuing, Mr. McAneny said: "It seems to us that there is an advantage in carrying the people just as they come instead of carrying them by the trainload to be dumped out at one time. The Commission sees avoidance of congestion by the creation of a method to carry more people than are carried today. Transfers to the moving platform should be free in the sense that there should be transfers to every transportation line touching Forty-second street.

"If the moving platform is rebuilt, the shuttle service would be retained, certainly until the platform demonstrated its usefulness. This would offer a choice to persons traveling across Forty-second street. Those in a hurry or those whose athletic

ability was up to the mark would undoubtedly prefer the platform.

"There would be three platforms, moving at the respective rates of three, six and nine miles an hour, with seats on the nine-mile an hour platform. If the shuttle is continued there should be no objection on the ground that some persons might find it difficult to use the platform.

"The prime objection to the platform is that it would interfere with vault privileges. It is true the vaults would have to go, but there would be created what would amount to a new street with show windows and a footpath to each window.

"It would be a new underground street with swift carriage on each side, which would permit the removal of the surface cars. If there is objection to that on the ground that some of the cars run north, that can be met by transfers to the surface cars.

"Objection to the difficulty of removing the surface cars and in providing transfers is met by the unified system plan of the Commission, which we think is getting along very well and which would permit the scrapping some parts of existing lines. I need not tell you what the effect would be on Forty-second street if it were as free from surface cars as Fifth avenue.

"We shall certainly move for the removal of that spur. It is ugly, unsightly and long past its usefulness, and there is no reason on earth for permitting it to remain. It stands as a demonstration of a waste."

New Bids on Court House \$1,817,161 Less Than Two Years Ago

BIDS for work on the new Court House were opened last week by the Board of Estimate and they will be considered by the Committee of the Whole of the Board. The lowest bids for all the work of a granite superstructure were those of J. T. Brady & Co., the Harrison Granite Company, Inc.; the Fordham Cornice Works, Inc., and Milton, Schnaier & Co., Inc., totaling \$4,029,629. The lowest bid on the same work two years ago was \$5,846,790, a reduction of \$1,817,161.

The superstructure of granite upon a granite base will cost \$459,243 more than a limestone superstructure on a granite base. George A. Fuller & Co. bid \$4,224,000 for a granite construction, and for a limestone superstructure with a granite foundation, \$3,570,386. For an all-granite construction Thomas Dwyer & Son bid \$4,280,000. The best combination bid was that of J. T. Brady & Co., which was as follows: Structural steel frame, \$898,840; concrete flooring, fireproofing, &c.

\$484,480; brick work, terra cotta, &c., \$694,840.

The bid of Henry Hanlein & Son combined with the lowest bid of \$298,542 for a granite base made his total \$1,725,918 as against the bid two years ago of \$2,372,000 for the same work, or a reduction of \$646,000. This firm's bid of \$1,427,376 for a limestone superstructure was not the lowest, but that of Edwin Shuttleworth and James Gillies, whose bid was \$1,163,000.

The Fordham Cornice Works, Inc., was the lowest bidder on the construction of the roof. Two years ago the lowest bidder was the Herman & Grace Company at \$218,300. The lowest bid for the rough plumbing work was that of the Milton Schnaier Construction Company of \$82,786. The lowest bid two years ago for the same work was \$142,522.

The Bethlehem Steel Bridge Corporation, which two years ago was the lowest bidder, at \$1,280,000, for the steel construction, submitted a letter to the board in which is offered to reduce its bill to \$850,000.

REAL ESTATE SECTION

Tax Burdens and Relief Discussed at Mayors' Conference

Governor Miller and Senator Davenport Prominent Speakers, the Latter Suggesting the Slogan—"Equalize, Simplify and Reduce Taxes"

[Special to THE RECORD AND GUIDE]

Poughkeepsie, June 7.

REAL ESTATE is practically the sole shock absorber against the blows of tax impact, declared Senator Frederick M. Davenport, Chairman of the Joint Legislative Investigating Committee on Taxation, before the State Conference of Mayors here today.

"Just now," he added, "real estate is in an especially exposed position. The high taxes on real estate bear too heavily on the income of the home owner as well as on the small business man and the rent payer. The real estate tax is a local tax mainly, and has increased greatly within the last decade as the result, partly of necessary improvements and betterments for the mass of people, partly as the result of higher prices of labor and commodities and partly through the mounting costs of local government as the result of wasteful systems and administration.

"It is vital to the welfare of the people of the State that this depressing tax burden upon real estate which is concealed in the rent payment and passed on to the tenant or which rests directly upon the small home owners and business man should be lessened."

Senator Davenport suggested that the slogan for the future in government within the State of New York should be:

"Equalize, simplify and reduce taxes."

Discussing taxation in its various phases, federal, state and local, Senator Davenport said:

"The heavy and unequal burden of taxation is becoming an issue of first importance in the state and in the country, and the only way to meet it is by intelligently confronting the issue in terms of things as they are, in fact and figure. The big burden is the federal burden and the burden of local government. State taxes amount to only about one-tenth of the whole. But the whole is heavy. The per capita weight of taxes, Federal, state and local, now is a little over one hundred dollars for every man, woman and child in the commonwealth of New York. About fifty per cent. of this is Federal tax; about forty per cent. is the local tax of villages, towns, counties and cities; and about ten per cent. is tax for purely state purposes. Counting five persons to the family, a tax burden that amounts in one form or another to five hundred dollars a family, is not a tax to be lightly regarded. If it is not already deadening in its effect upon economic welfare, it might very soon become so.

"The tax system of the State of New York just grew, like Topsy, and it is not half as well proportioned or good looking as Topsy turned out to be. Taken generally, it is a haphazard, hit-and-miss affair. Of recent years a real attempt has been made to broaden the shoulders for the burden and levy a tax according to ability to pay, upon the income of corporations as well as upon the income of individuals. Such classes of property as inheritances and motor vehicles, such transactions as stock transfers on Wall Street, have been brought under the tax yoke of government. But still great inequalities exist, much injustice, much evasion of a fair share of the burden, much costly and wasteful administration.

"The taxes on different forms of business in the state are not highly burdensome, but they are unequal. Under the present chaotic hodge-podge of tax imports, some kinds of corporate business pay proportionately far more than others. We should

not allow any reasonable or unreasonable prejudice against any particular class of corporations to prevent us from dealing fairly with different forms of business as well as with different classes of individuals. For example, the unassailable figures of the engineering staff of the legislative committee upon taxation and retrenchment of which I am chairman, reveal disgraceful discrimination and scandalous inequality on the part of the state in dealing with the taxation of public utility corporations. It is true that this is mainly the result of unintelligent hodge-podge treatment rather than design. But it is a condition which ought to be rectified. The sins of public utility corporations, present or past, are no excuse for the state's unintelligent or unwitting injustice. Some kinds of business, both incorporated and unincorporated, ought to pay more; some less. Certain vast unincorporated business entities which prosper under the support and protection of the environment of a free and stable government, and which hitherto escaped taxation, should pay their fair share of the burden which the state finds it necessary to impose upon business.

"The local communities, the cities, the counties, the towns and the villages, should lose nothing of their present revenues as the result of important changes which it is only just to make in the state system of taxation. The distribution by the state of a reasonable proportion of its revenues back to the localities should continue, but careful economies should be worked out in the administration of local government in order that these apportioned state revenues may be used to the greatest advantage for the welfare of the people."

Governor Miller also discussed the question of taxation at tonight's session of the conference. His reference to this matter followed closely upon his remarks about the complexity of the municipal problem and the slow progress made in solving it.

Governor Miller said the problem was further complicated by the growth of human needs—social and economic—entirely out of proportion to the means of satisfying them. This, he said, led to necessary increases in the expenditure of local government and consequently in the tax burden. Real estate most bear the brunt of the burden. The state tax on real estate, however, was negligible.

"The state," the Governor remarked, "is only receiving \$19,000,000, while last year the state put into the treasuries of localities to meet local governmental needs some \$81,000,000, in addition to relieving the localities from many functions which formerly they had performed at considerable expense.

"It is my belief that the state should divide still further with localities the taxes that the state alone can receive, and, in addition, it must relieve localities of many more functions. Some years ago the state assumed the care of the insane. In the near future the state must in similar fashion assume the care of the feeble minded."

Governor Miller said that city charters really had not been charters of local government in this state, but a chaotic mass of legislation which had made it necessary for municipalities to go to Albany frequently for repeals or new legislative grants of power. He said he would express no opinion as to whether the constitutional home rule amendment, if adopted by the Leg-

(Continued on Page 712)

Nearly Half a Million Commuters Every Business Day

Suburban Traffic on Trunk Railroads to New York City Exceeds Regular Fare Passenger Business by Two to One

COMMUTERS outnumber regular fare passengers entering and leaving the city on the trunk line railroads entering it from New York or approaching it through New Jersey, according to an investigation made by the Rapid Transit Commission for the purpose of deciding what is necessary in the handling of suburban traffic. The Flatbush Avenue Terminal handles more passengers than any other in this city or in the United States. The importance of the service to be rendered to those regularly doing business in the city who live in the commuting zone and those who travel from all parts of the country to shop, trade and find amusement here, or who have other reasons for visiting the metropolis, is shown in the figures compiled by the experts of the Commission, which show that the trunk line railroads carried a both-way passenger traffic of 220,847,049 in 1921. Of this number, 148,958,292 were commuting, zone, trip ticket or reduced fare passengers, while 71,808,757 were regular fare passengers.

Local passengers on the ferries entering New York, exclusive of interborough ferries, and also exclusive of railroad passengers, delivered to their destination in this manner, were 52,621,220, giving a grand total of traffic in and out of New York by railroads and ferries of 273,468,269 during 1921. The total increase in railroad traffic for the year was 978,333.

These figures do not include the passengers carried through the Hudson and Manhattan tubes, which in 1921 carried

94,559,352 passengers—59,221,354 to and from Hudson Terminal and 35,337,996 to and from uptown New York—an increase of 8,073,484 over 1920. These figures are not included for the reason that to do so would be to count many millions of passengers twice.

The Staten Island steam railroad traffic also is not included for similar reasons.

The following table shows the traffic for 1920 and 1921.

	1920	1921
Baltimore & Ohio	330,000	551,880
Central of N. J.	18,136,928	16,718,099
D., L. & W.	21,553,040	21,594,743
Erie	31,248,990	30,026,406
Lehigh Valley	460,000	529,706
Long Island	59,133,876	60,386,698
New Haven	16,952,093	16,653,438
New York Central	28,717,270	28,434,974
Ontario & Western	634,132	619,658
Westchester & Boston	4,442,012	5,395,365
Pennsylvania	38,260,435	39,936,082
Totals	219,868,716	220,847,049

The Long Island Railroad's total of 60,386,698 was divided between several large stations within the city, but the Flatbush terminal cared for 32,898,995, the Pennsylvania station handling the next largest number. While the Flatbush Avenue Terminal is the largest on any one railroad, the Hudson Terminal, distributing passengers to several railroads on the New Jersey side, is used by more people than the Flatbush Avenue terminal.

Clinton W. Sweet Estate at Auction Today

OCCUPIED as private residence and grounds for thirty years by the late Clinton W. Sweet, founder of THE RECORD AND GUIDE, the tract comprising 275 city lots and the residence in the Dunwoodie section of Yonkers will be sold by the executors of the Sweet Estate at auction today on the premises, rain or shine. A large tent will cover those who attend. Situated in a picturesque part of Westchester county, this estate has long been considered a scenic beauty spot. From it there are sweeping views of the Palisades and adjacent country, while golf and country clubs are within walking distance.

As a country estate the property comprised more than 40 acres. The gradual improvements of the last five years along suburban residential lines close to the property has brought it practically into the residential part of Yonkers, with the result that it is more valuable for that purpose than for landed estate uses. Mr. Sweet loved the place and died there. When he established his country home in Dunwoodie there were other estates there beside his own. So swift has been suburban growth roundabout since his death, in 1917, that it strongly illustrates the pulling power of New York's suburban areas.

The tract is laid out in villa plots and there are 23 one-quarter and one-half acre plots and one 7-acre plot. Streets have been laid out and there are numerous homes adjacent that cost from \$5,000 to \$15,000 each. A few have been built on a part of the tract. The sale is absolute, so that one can buy at the highest bid.

Transit facilities serve the property. Passing it is the trolley road between Yonkers and Mount Vernon. The Jerome-avenue trolley line is only two blocks distant and it connects with the subway at Woodlawn station. The Dunwoodie station of the Putnam Division of the New York Central is two blocks from the tract. Fee values throughout the region are steadily increasing as a result of steady demand.

Yonkers is a well managed city. It has one of the best school systems in the state, it owns its water system and has well paid and efficient police and fire departments. The city has all kinds of trolley, railroad and boat connections. It is a port of entry of New York harbor and a terminus of the new barge canal system. The reports of the State Health Department show it to be the healthiest city in the state. There are six banks, six hospitals, 76 churches and six libraries. All that goes to the making of a fine home community is at hand for use by purchasers of lots at this sale.

The purchase terms are ten per cent. of the purchase money and the auctioneer's fee at the time and place of sale. Sixty per cent. of the purchase price may remain on bond and mortgage for from one to three years at 5 1/2 per cent. per annum. Seventy per cent. of the purchase money may remain on bond and mortgage for a similar period at 6 per cent. per annum. The balance of the purchase money to be paid in 30 days on delivery of the deed. Five per cent. discount for all cash in 30 days.

Tax Burdens and Relief Discussed at Mayor's Conference

(Continued from Page 711)

islature and ratified at the polls, really would secure to municipalities a desirable and assured measure of home rule.

"But, regardless of constitutional provisos," he added, "there is one way of securing home rule for cities. First, whether there be a constitutional amendment or not, the Legislature must give cities a grant of power. Second, having given this, the Legislature must keep its hands off and local authorities must exercise in a reasonable way their new powers. That's the only way I know of that will secure home rule—practicing

it as well as preaching it."

Governor Miller defined the powers the state must continue to exercise, regardless of extended home rule powers for the municipalities.

"One of these powers," said the Governor, "is the regulation of public utilities. This is a state concern. It must be a state concern because it involves the exercise of the police power of the state which the Legislature hasn't the power to surrender if it would. It may delegate power to some agency of the state, whether of the municipality or not."

Work in Progress on World's Tallest Hotel for Bachelors

S. W. Straus & Co. Underwrote \$4,000,000 Bond Issue for Thirty-Story Hotel Shelton on Lexington Avenue, Forty-Eighth to Forty-Ninth Streets

RAPID progress is being made in the construction of the large bachelor apartment hotel which will occupy a large plot on the east side of Lexington avenue, between Forty-eighth and Forty-ninth streets. This operation, which will be known as the Hotel Shelton, will be thirty stories in height, with basement and sub-basement. The plans and specifications were prepared by Arthur Loomis Harmon, H. G. Balcom is the structural engineer and R. D. Kimball is the electrical engineer. The project represents an outlay of approximately \$5,000,000 including land and building.

The plot occupied by this structure is irregular, with dimensions of 160 x 145 x 40 x 100 feet, and contains approximately 23,000 square feet. The land being improved has a combined frontage of 160 feet 5 inches on Lexington avenue, which comprises the entire block front with the exception of 40 feet. The plot has a depth of 145 feet in Forty-ninth street.

The owner of the Hotel Shelton is the Shelton Holding Corporation, of which James T. Lee is the president and controlling stockholder. Mr. Lee is also the principal owner of the National Association and Berkely buildings. No general contract has been awarded for the construction of this building and the owner is placing separate contracts for the various sub-trades as the work proceeds.

The site of the new hotel for men had already been partly cleared and excavated by the International Sporting Club which, before it disbanded, planned to erect a large modern clubhouse. Further excavations have been made in order to provide for the sub-basement of the Hotel Shelton and foundation work is now about ready to start.

Necessary financing for this large operation was arranged through a first mortgage serial bond issue of \$4,000,000 on the land and building which was recently underwritten by S. W. Straus & Co., investment bankers. It is anticipated that this structure, which will be the highest hotel building in New York City and the largest bachelor apartment hotel in the world, will be entirely completed and ready for occupancy by May 1, 1923.

The Hotel Shelton, which will be devoted exclusively to living apartments for men, will embody numerous features in plan and equipment. Every convenience and comfort for men will be provided and in many ways this project will be more like a perfectly appointed club than a hotel.

Among the special features planned will be included a large squash court on the roof where space has also been provided for a solarium and a large swimming pool with complete Turkish bath equipment. In accordance with the provisions of the Zoning Laws the building will have a setback at the height of the fourteenth floor and the roof at this level will be utilized as a garden restaurant. The building will contain bowling alleys, billiard room, several card rooms,

library and lounge and in addition several private dining rooms.

The hotel will contain approximately 1,200 bedrooms and about 600 baths. Suites can be arranged according to the requirements of guests and all will be decorated and furnished in simple yet dignified style. The management plans to render a combination of hotel and club service which will make this project one of the city's most interesting and comfortable abodes.



PERSPECTIVE OF PROJECTED HOTEL SHELTON

IF THE ASTORS

HAD CUT INTO LOTS

AND PUT UP AT AUCTION

THE MEDCEF EDEN FARM

which was on Broadway from 42nd to 46th Street

running northwest to the Hudson River,

Where the Hotel Astor stands,

the Putnam Building and many theatres.

AND YOUR GRANDFATHER

HAD BOUGHT SOME OF THE LOTS

You wouldn't have to work, would you?

Do what your grandfather might have done for you.

Go to the

Absolute, peremptory AUCTION SALE

By order of THE FARMERS' LOAN & TRUST CO., Trustee under the trust created by

WILLIAM WALDORF ASTOR

of 1669 lots

Situated on 172nd, 174th, 177th, 178th, 180th Streets and

Westchester and Tremont Aves., adjacent avenues and streets, Bronx

HOTEL ASTOR, Broadway and 45th St.

Commencing **WED., JUNE 14,** at 1 P. M.

and continuing until every lot is sold to the highest bidder without reserve or protection

Go see the property today

Take 7th Ave. subway to 180th St. and Morris Park Ave. station
or 180th St. and Bronx Park station, or

Lexington Ave. subway to Sound View Ave. or St. Lawrence Ave. station.

80% can remain on installment contract
70% can remain on mortgage

Title insured free to purchasers by
The Title Guaranty & Trust Company

Send for booklet to

JOSEPH P. DAY, Inc.
67 Liberty Street

or

J. CLARENCE DAVIES, Inc.
149th St., and 3rd Ave.
51 East 42nd St.

Review of Real Estate Market for the Current Week

Large Properties in Strong Sections Led the Dealing, While All Kinds of Parcels Throughout Town Swelled the Total Volume

THE importance of the dealing in the real estate market and the volume of it this week shows that brokers and principals have not yet decided on their summer play spell. The activity for the time of the year was considerable and the character of it was diversified which shows keen public interest in real property. Leading the market were some sales of marked importance, among them the purchase by the Studebaker Corporation of the Winton Auto Company's building, at Broadway and 70th street, for a sum well over \$1,250,000; the sale of Forrest Chambers apartment house at more than \$2,000,000; the purchase of two business buildings at the southwest corner of Fifth avenue and 53d street from the Dreicer estate; the sale of a large automobile station at the northwest corner of Park avenue and 57th street, for about \$1,000,000; the sale of the Lexington Avenue Opera House, built by Oscar Hammerstein, at a sum well over \$500,000; a block front of land on Washington Heights to the Chelsea M. E. Church, as a site for a new edifice; several costly Lexington avenue corners for improvement with large and modern buildings; a number of costly private dwellings in choice neighborhoods; a square block in Long Island City, as the site for a huge storage and distributing building for a prominent chain grocer; numerous long and costly leases of well situated buildings in Manhattan at rentals aggregating more than \$1,000,000 each

and many running into the hundreds of thousands of dollars each. The University of Pennsylvania Club leased two fine dwellings near Fifth avenue for 21 years, for the purpose of merging them into a club house. A 21-year lease of a parcel on West 34th street, opposite Macy's, was negotiated.

Lexington avenue, this week, quite outdid its previous recent performances in real estate activity. It means that the avenue is in a state of structural transition that will make of it a greater thoroughfare than ever before. Frederick Brown, operator, bought a large corner in the thoroughfare for reimprovement. Harlem flats were in strong demand as were dwellings and all other kinds of property on the East side of the city generally.

On the West side of town the dealing was as heavy as elsewhere. Choice corners on Seventh, Eighth and Ninth avenues were both bought and leased for long terms. Many of the parcels will undergo extensive alterations. West End avenue contributed at least one good corner. Washington Heights dwellings as well as apartment houses were important features in a busy market. A lower Cortlandt street corner parcel was acquired. Upper West side dwellings sold well. The lower East side of the city was busy. In the old wholesale drygoods district, in Leonard street, a loft building was bought. All of the East side avenues throughout their length were especially active. It was the best warm weather week in a long time.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 124, as against 79 last week and 107 a year ago.

The number of sales south of 59th st was 38, as compared with 25 last week and 31 a year ago.

The number of sales north of 59th st was 86, as compared with 54 last week and 76 a year ago.

From the Bronx 41 sales at private contract were reported, as against 16 last week and 34 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 715.

Would Reduce Its Assessment

Justice Faber in the Supreme Court, Brooklyn, signed an order on June 1 at the request of the Bush Terminal Company of Brooklyn, directing the City Tax Commission to show cause on June 22 why the assessment of \$39,256,200 on the Terminal company's property in South Brooklyn should not be reduced by \$12,992,400.

The company in the petition states that the true assessment of the property should be \$26,263,800. One of the items of alleged overvaluation cited by the company was that of property between 43d and 51st sts, and from First av to the pier head, which was assessed at \$12,855,000. This was alleged to be excessive by \$2,865,000.

Noyes to Summer in Europe

Charles F. Noyes, his daughter Miss Lorna Noyes, his father and a friend of Miss Noyes' will sail for Europe on June 17, to be gone until August 1. The party will tour the continent.

Improvement Near Grand Central

What may be the forerunner of an important development or improvement of a large plot of unused land northwest of the Grand Central Terminal was the announcement of the formation of the 379 Madison Avenue Co. which is controlled by Webb & Knapp. This address affects the block on the west side of Madison av between 45th and 46th sts, and extending eastward to Vanderbilt av.

It was recently reported that overtures had been made to the New York Central Railroad to lease this site for a large hotel project. At one end of the block is the one time railroad Y. M. C. A. building.

Tenants Win on Appeal

The Appellate Division of the Supreme Court has affirmed an opinion of the Appellate Term favorable to more than one hundred tenants in two apartment houses of the Alabama Holding Corporation on Riverside Drive, between 141st and 142d sts. When rents were increased in the two buildings not long ago 104 of the 176

tenants refused to sign new leases. A Municipal Court test suit was decided in favor of the corporation.

On appeal the Appellate Term decided that the demands of the corporation were excessive, but a 35 per cent increase which the tenants were willing to pay was allowed.

The opinion of the Appellate Division, written by Justice Samuel Greenbaum, computed the buildings as worth \$1,765,000 and the company entitled to a net return of \$141,000. Expenses, including taxes, water rates and "an exaggerated sum for depreciation, amount to more, but the court estimated \$145,000 for such charges. Rentals for the year ending September 30, 1920, was \$197,863.07.

Butler Buys in Long Island City

James Butler, Inc., grocers, purchased as a site for a large warehouse, bakery, etc., the entire block, 200x600, bounded by Anable and Nott avs and Mount and School sts, Long Island City, from the Sawyer Biscuit Co., which owned the plot, 200x300, from School st to Mount st on Nott av, and from the Mount Anable Corporation of Rome, N. Y., which owned the other plot. The block just purchased has a direct railroad siding on the Degnon Terminal Railroad.

Plans are being prepared by William Higginson for the construction of a 5-story warehouse containing more than 1,500,000 square feet of space. All the various branches of the Butler, Inc., business, now scattered throughout the various boroughs, will be centralized in this structure. The land and buildings will represent an investment of about \$2,000,000. Roman-Callman Co. was the broker.

Dreicer Estate Sells Corner

William A. White & Son sold for the Dreicer Realty Co. to an investor, 670 and 672 Fifth av, southwest corner of 53d st. The property is located opposite St. Thomas' Church, and consists of two 6-story business buildings of French Gothic style constructed by the late Michael Dreicer in 1913. They cover a plot 50.5x100, which was previously the site of the Gallatin residence and was sold by the Gallatins to Mr. Dreicer in 1913. The corner building is now occupied by Revillon Freres and No. 670 by The Core Hofstatter & Co., interior decorators.

The same brokers last week sold 605 Fifth av, across the street from this property, for Frederick Brunswick to the Phipps estate, for investment and negotiated a lease for the entire building for a long term to the Mirror Candy firm. Since March of this year William A. White & Sons have made sales and leases aggregating about \$7,000,000 in the Fifth av and 42d st district.

Chelsea M. E. Church Again Buys

As a site for a church and community building, the Chelsea Methodist Episcopal Church, Rev. Christian F. Reinsner pastor, bought from the J. Hood Wright estate the plot of more than ten city lots, comprising the block front on Broadway between 173d and 174th sts, a site containing approximately 26,000 square feet and valued at \$250,000. The deal was arranged by

Charles Griffith and Eugene Moses & Co., as brokers. A year ago the church trustees bought a site at the corner of Fort Washington av and 178th st for its new home, but this location was abandoned and the plot will be sold.

The new Chelsea Methodist Episcopal Church will be the only church on Broadway between 114th and 186th sts, except the Chapel of the Intercession at 155th st.

Sale in Penn Zone

The northeast corner of Eighth av and 33d st, a 4-story brick building with stores, 24.8x100, has been sold by Henry Young, Jr., as trustee, to George D. Zahm. The parcel, for which a recorded consideration of \$125,000 was paid, is opposite the Pennsylvania Railroad station. The sale is recorded.

Takes Profit on Park Ave. Corner

Negotiations which began in November, 1920, have led to the purchase by an investor of the building and leasehold at the northwest corner of Park av and 57th st. The total consideration in the deal is said to have been in the neighborhood of \$1,000,000. The seller was Harry Collins, head of the house of Collins, dressmakers, who bought the 5-story Indiana limestone building in 1919 from the White Automobile Co., which had put up the structure in 1916.

The builders of the structure had taken over the land on a 21-year lease with several renewals from the owners, Mary W. and Elaine C. White and Vanderbilt Webb. When Mr. Collins bought the property he also took over the unexpired lease and handed this on in turn to the investor, who has just bought the building. The latter, however, it is said, intends to exercise the option of purchase in the original lease. The land is divided into two separate ownerships. One involves 39 feet on 57th st and 80 feet on Park av, and is held by the White sisters. Mr. Webb's parcel measures 20x79 feet on Park av.

Harris, Vought & Co. were the brokers. They brought Mr. Collins and the investor together in 1920, but the former, who had bought the property as a home for his business, was reluctant to let it go. The investor kept raising his offer from time to time until Mr. Collins could no longer afford to reject the proposition. He is said to have made a profit of almost 100 per cent in the sale, and under the terms of the agreement will remain as a tenant. It is a significant fact in this connection that the option price for the property named in the lease was \$315,000. Today the corner has a market value of close to \$500,000.

Corner Apartments in a Trade

Nassott & Lanning sold for the Franwal Realty Corporation, Garnet Hall, a 6-story elevator apartment house with stores, at the northwest corner of Broadway and 141st st, on a plot 99.11x100. It returns a rental of \$60,000 a year and was held at \$375,000. John F. Cannavan, the buyer, gave in part payment the 5-story apartment house, 156 West 106th st, held at \$60,000.

Interesting Fifth Avenue Transactions

William A. White & Sons sold for Frank A. Brunswick, president of Frederic's, Inc., jewelers, to the Henry Phipps Estate, Inc., the 6-story office and store building, 605 Fifth av. The property occupies a plot 25x100, and is on the block just to the south of the new site for the department store of Saks & Co., which is to occupy the block front on the east side of Fifth av, from 49th to 50th st.

As a sequel to the same deal the brokers leased the property for the Phipps estate to the Mirror Candy Co. for 21 years beginning October 1, after alterations have been made. The market value of the property is said to be about \$500,000 and the aggregate rental is reported

to be in the seven cipher realm. The sale is recorded.

Mr. Brunswick bought the property in 1919 from J. Frederick Kernochan.

Harris, Vought & Co. sold for Hiram R. Mallinson the 5-story stone dwelling, 1045 Fifth av, on a lot 22x100. The property was conveyed subject to a mortgage for \$110,000. Mr. Mallinson purchased the property last August from Mrs. Vera L. S. Hopkins, whose husband practically rebuilt the house after its purchase by them in 1911.

\$1,250,000 Broadway Deal

E. K. Van Winkle sold for the Winton Company, of Cleveland, Ohio, to the Studebaker Corporation of America, the building and lease at the northeast corner of Broadway and 70th st, covering a plot 112x101xirregular, containing 12,500 square feet.

The building was erected by the Winton Company in 1906 for their own use as a garage, service building and salesroom, and is a 4-story fireproof structure, designed by Charles A. Rich, architect, and erected by the Edward Corning Co., builders on land owned by Eugene Higgins, of Paris, France, under a lease for 21 years with renewals at an aggregate rental of \$1,250,000.

The purchaser will occupy the entire building in addition to the building now occupied by them at Broadway and 54th st.

Brown Buys Opera House

The Lexington Opera House, built by the late Oscar Hammerstein at a cost of about \$1,000,000, has been purchased by Frederick Brown, the operator. The property has a frontage of 50 feet on the east side of Lexington av between 50th and 51st sts, with a frontage of 220 feet on 51st st and an easterly line of about 100 feet. The southerly line measures 320 feet. It is one of the largest theaters in New York, having a seating capacity of 3,000, and is handsomely furnished.

In August, 1918, a syndicate made up of Mr. Edith Rockefeller McCormick and others interested in the Chicago Grand Opera Co. bought the property for the purpose of producing opera in this city. George Williams was the broker.

Cortlandt Street Corner Bought

Charles F. Noyes Co. sold to Norman S. Reisenfeld and Joseph F. A. O'Donnell, for all cash, 78-80 Cortlandt st, northwest corner of Washington st, a 5-story brick building, 51.9x55.2. The sellers were Henry P. Griffin, William L. Cartledge and David E. Grance, executive officers of the Marine Cooks and Stewards Association. The property was valued at \$125,000; is assessed at \$100,000.

As a part of the deal, Messrs. Reisenfeld and O'Donnell are to obtain possession of the entire building, so it can be offered for resale or occupancy. The Charles F. Noyes Co. was the broker which sold the property in 1920 for Donna del Drago to the sellers for \$100,000, and subsequently the building was extensively improved.

Operator Takes Forrest Chambers

Forrest Chambers, a 12-story apartment house, and adjoining property, occupying the entire block front on the west side of Broadway between 113th and 114th sts, have been purchased by the Brensam Realty Corporation, Samuel Brenner president, from the Morewood Realty Holding Co. The apartment and the adjoining 5-story building cover a plot 201.10 feet on Broadway, 100 feet on 113th st and 125 feet on 114th st.

Forrest Chambers was built by George F. Johnson & Son and was regarded as the finest type of apartment house construction on the upper West Side. It was sold by the builders to the Morewood Co. The company later acquired the 5-story building adjoining at the southwest corner of 114th st to protect the light and air of the apartment property. The combined parcels were held at the time at \$2,000,000.

Not long afterward the northwest corner of Broadway and 114th st was bought by the Fourth Avenue Presbyterian Church and the present handsome edifice was erected which further added to the advantages of light and air on the opposite corner. Forrest Chambers contains 76 suites of from 6 to 9 rooms each. There are 12 stores on the Broadway frontage. The site was purchased from the De Peyster and Eno estates.

Estate Sells West End Avenue Corner

The John P. Peel Company sold for the estate of Ellie R. Maloney, 201-203 West End av, the northwest corner of 69th st, a 5-story brick apartment house with stores, on a plot 50.5x100.

Big Resale of Harlem Flats

Sharp & Co. resold for Louis Kramer to the Rapnow Realty Co. (M. Schachnow and F. & M. Rapaport), the eight 6-story walk-up apartment houses, 425 to 453 West 124th st, valued at \$750,000. Six of the houses are on plots 42.2x100 and two 50x100, each structure being arranged for 24 families and laid out in suites of 3 to 6 rooms each. They return an annual rental of approximately \$125,000. This is the first sale of the property since the sellers erected the houses 12 years ago. Sharp & Co. have been appointed agents of the houses.

Goodsell Heirs Sell Corner

The Mary Goodsell heirs sold the southwest corner of Amsterdam av and 76th st, a parcel that had been in the family for a number of years and was valued at about \$225,000. It is known as 334 to 338 Amsterdam av and 200 to 206 West 76th st. It measures 75 feet on the avenue and 100 feet on the street, covered with 2-story brick garages, formerly stables. The Goodsell estate also owns the adjoining 75 foot garage on the street. This is not involved in the deal. Recently the heirs sold the homestead at 324 West 72d st with its abutting gardens at 319 and 321 West 71st st to Samuel Brenner.

Fifth Avenue Corner in a Deal

The United States Realty & Improvement Co. has taken over the 5-story stone dwelling, 989 Fifth av, south corner of 80th st, which is assessed by the city at \$335,000. This is the unidentified dwelling that figured in the \$4,250,000 deal reported on May 26, in which the United States Realty & Improvement Co. sold the 11-story mercantile building at the southwest corner of 23d st and Fourth av, and the former Adams-O'Neil Building, now known as the Partola Building, occupying the entire block front on the west side of Sixth av from 20th to 21st st, and took in exchange a number of improved and vacant properties throughout the greater city.

The purchaser of the Partola Building, a client of the law firm of Beardsley, Hemmens & Taylor, gave the Fifth av mansion in exchange. The house covers a plot 25.8x100, and is one of the best appointed homes in the section. The Charles F. Noyes Co., brokers in the \$4,250,000 transaction, are negotiating for a resale of the Fifth av house.

Lynn Estate Sells Historic Parcel

Estate of the late Municipal Court Justice Wanhope Lynn sold 17 King st, adjoining the northwest corner of Congress st, Greenwich Village, a 2½-story and basement brick dwelling, on a lot 21.2x75. It was bought by Judge Lynn 32 years ago.

The premises are reputed to have been occupied by Aaron Burr, and by an odd chain of circumstances in 1825 the property was deeded to Alexander Hamilton, son of the Revolutionary statesman and Burr's antagonist.

Lexington Avenue Still Active

William A. Connell & Co. sold to a client for investment, the two buildings, 1101 and 1103, Lexington av, northeast corner of 77th st. No. 1101 is arranged for stores and apartments, and 1103 is a 3-story and basement stone dwelling which is to be altered into stores and apartments. The combined plot is 35x70.

The same brokers recently sold the property, 1109 Lexington av, a 3-story and basement stone dwelling, on a lot 16.8x70, which the new owner intends to alter into stores and apartments. It is the first sale of the property in 43 years.

Operators Buy Eighth Avenue Corner

Isaac Lowenfeld and William Prager purchased from a client of William C. Wolf, 2169 Eighth av, southwest corner of 117th st, a 5-story brick apartment house, 25.2x100, with 4 stores and housing 12 families. It has a rent roll of \$9,000 and was held at \$65,000. L. J. Greenberger and U. S. Tanco were the brokers.

Sells West Side Apartment House

The new 9-story and basement elevator apartment house, 246-250 West 75th st, has been sold by M. H. Rothchild to J. F. Benaim for investment. The structure, which contains suites of 3 to 5 rooms each, occupies a plot 60x102.2. It shows a gross annual rental of \$85,000 and was held at \$550,000. It was erected by Anthony Campagna and the present seller.

Big West Side Purchase

The newly formed Tellander Holding Corporation, composed of Meyer H. Auslander and Leon I. and Abraham Wachtel, purchased from the Tomkins, Condict and Penn estates 121-129 West 21st st, west of Sixth av, four 4½-story and one 3½-story business buildings, on a plot 96x98.9. The first and last named directors in the company have quarters in No. 127.

Brisbane Buys Again

Arthur Brisbane who has been turning his investment attention recently to Madison av, has purchased the 5-story semi-altered building at 516 on the west side of the avenue between 53d and 54th sts. The structure measures 20x95 and will be immediately altered by the buyer for business purposes. The sellers were Henry M. and Frank Brookfield. Pease & Elliman were the brokers. Mr. Brisbane owns the apartment house at 515 Madison av.

Resell Somerset Apartments

The A. Z. Realty Co., Inc., George Zanderer president, and Samuel Wacht, Jr., resold to a syndicate headed by M. L. Lowenstein, 385 Edgecombe av, opposite Colonial Park, a 6-story and basement elevator apartment house, known as the Somerset, on a plot 99.1x100. It contains 40 suites.

Douglas L. Elliman & Co.**Real Estate Brokers**

Fifth and Park Avenue Districts
Efficient Property Management

Plaza, 9200 15 East 49th St.

\$500,000**LOANABLE**

SECOND MORTGAGES
RENT LOANS AND
BUILDING LOANS
BROKERS PROTECTED

SAMUEL WACHT

PRINCIPAL

135 BROADWAY RECTOR 7967-7968

DANIEL H. JACKSON**REAL ESTATE OPERATOR**

OFFERINGS INVITED

135 BROADWAY

Rector 3569

JAMES BOYD

Member Real Estate Board, N. Y.

Real Estate—Mortgage Loans

135 BROADWAY

Phone: Rector 8658-8659

BROOKS & MOMAND

Member of Real Estate Board

Real Estate Mortgages

115 BROADWAY Phones 2207 Rector 2208

A. WILKES COMPANY

PAINTERS

INTERIOR DECORATORS

Exclusive Work, Ask Our References

2371 Jerome Ave. Fordham 9000

J. CLARENCE DAVIES

Incorporated

Member Real Estate Board, N. Y.

BRONX REAL ESTATE**AUCTIONEER—BROKER****APPRAISER—MORTGAGE LOANS**

Main Office: 149th St. and Third Ave.

BRANCHES:

12 Nassau Street 51 East 42nd Street
Phone Connections

Russell House Not for Scientists

There has been a remarkable evolution of control in the former residence property of the late Judge Horace Russell at 47 Park av, southeast corner of 37th st.

Last December the property was placed on the market for disposal by the widow, Mrs. Josephine Hilton Russell. Fearing that it might fall into the hands of speculative builders and a tall apartment built, the Morgan and other families of Murray Hill interested in the preservation of the district for exclusive homes formed a syndicate and bought the property.

In May the 47 Park Avenue, Inc., as the syndicate styled itself, entered into a contract to sell the corner of the Cuidado Investing Co., Robert B. Bowler, president. The real estate profession will be interested to know that this contract was one of 20 pages, covering every possible phase to insure the reimprovement of the Russell property in a dignified manner. It was drawn by George N. Whittlesey, of the law firm of Osborn, Fleming & Whittlesey.

Subsequently, the purchasing syndicate, which bought the property through Cyrille Carreau, entered into an agreement of sale with a committee representing the Twelfth Church of Christ, Scientist, which was empowered to purchase the property for a church site.

According to Mr. Bowler a contract was entered into and a loan obtained for the church, but the board of trustees of the church failed to back up the action of the committee and Mr. Bowler added that in all probability the church would have a lawsuit on its hands as a result of this failure.

After the fiasco with the church trustees, Mr. Carreau, who acted as broker, turned about and became a principal on Saturday taking over as the head of a new syndicate of buyers, which includes Mr. Bowler and a prominent builder, the contract made originally by the 47 Park Avenue, Inc., with the Cuidado Investing Co.

Nothing definite has as yet been arranged, but there is a good prospect that an apartment house, 8 stories in height, will be built unless the church trustees reconsider their action and make a new contract of purchase.

The original contract prepared by Mr. Whittlesey does not preclude the erection of an apartment house on the Russell plot so long as it does not exceed 8 stories and a pent house and its exterior is dignified and in keeping with the residential character of Park av. Then again the corner may be resold.

Well-Known Operator to Move

Daniel H. Jackson, who has long been prominent as a real estate operator, will on June 15 remove his offices from 135 Broadway to the Strauss building, Fifth av and 46th st.

Stock Brokers Sell Building

The 6-sty and basement brick building at 42 and 44 New st, occupied for the last 3 years by E. D. Dier & Co., the stock brokers whose affairs are under investigation by District Attorney Banton, has been purchased by Frederick Brown, the operator. The deal was negotiated with Manfred W. Erich, trustee in bankruptcy for the Dier firm, through William A. White & Sons.

The property adjoins the home of the Wall Street Journal on the north and the building at 50 Broad st on the south. It is near both the New York and Consolidated Stock Exchanges.

E. D. Dier & Co. bought the building in 1919 and spent \$150,000 in rebuilding and modernizing it. They have occupied the structure for their business since the alterations were completed. It covers a plot 49.9x53.

Freedman Buys Third Ave. Corner

Charles F. Noyes Co. sold to Daniel B. Freedman, in an all-cash transaction, for J. Allen Townsend and Edwin A. Townsend, 1881 Third av, southeast corner of 104th st, 22x70, a 4-sty apartment house with stores; also, 1927-29-31 Third av, three 4-sty stores and apartments between 106th and 107th sts, size approximately 75x100. This latest purchase is in close proximity to the large plot at the southeast corner of Third av and 106th st, 100x100, purchased by Mr. Freedman from the same brokers a few weeks ago. Possession of practically all the property is obtainable and Mr. Freedman offers the various units for resale with possession. With this latest purchase Mr. Freedman has bought through the Charles F. Noyes Co. 11 buildings within two blocks of Third av and 106th st within the last few months. The property is located close to the elevated station and at a point on Third av where retail store value is very great. The property has been held by the sellers at \$125,000 and has been owned by them for more than 40 years, the Townsend estate having erected the buildings.

The Noyes Co-Operative Fund

The Charles F. Noyes Co. has made its 13th consecutive co-operative disbursement of profits and, as heretofore, every employee from the office boy to the manager participated. The business which is owned and under the active direction of Charles F. Noyes, the founder, will be continued along co-operative lines as heretofore. The number of office employees remains at 52, and over 600 are employed in the agency department to operate the various buildings under the control of the company.

Many additional properties have been placed

with the company for management. This branch of the business has been largely developed since Frederick B. Lewis was made manager. On May 1, 1922, the gain in the agency department was .1744 per cent over the year before, and the gains in this department covering three-year periods were as follows: Percentage of gain May 1, 1922, over May 1, 1919, .5315 per cent; 1919 over 1916, gain .8846 per cent; gain May 1, 1916 over May 1, 1913, 3546 per cent. Since January 1 the company has developed a strong exchange department which is under the direction of Charles F. Noyes, Joseph D. Cronan and Thomas D. McBride. It was only about ten days ago that this department negotiated the \$4,250,000 transaction involving 15 properties, and the change in ownership of the Mercantile Building at 23d st and Fourth av to William F. Kenny, the Partola Building on Sixth av, and the purchase by the U. S. Realty & Improvement Co. of 989 Fifth av.

The following executive committee has been appointed for the year 1922-1923: Charles F. Noyes, Frederick B. Lewis, William B. Falconer, Joseph D. Cronan, E. C. Benedict and Walter J. Cashel. The following Board of Control, which holds regular meetings has been appointed: Frederick B. Lewis, William B. Falconer, Walter J. Cashel, Joseph D. Cronan, Edwin C. Benedict, Francis W. Gridley, William J. O'Connor, Thomas D. McBride, Charles F. Heller, Albert B. Himmelman, Edward H.

Hesse, and Thomas Christie. All members of the Noyes Company organization are pleased with the business of the past year and the success of the company is attributed very largely to the esprit de corps among the members. The group insurance policy whereby all employees are insured by the company remains in vogue.

Lawyer Buys Fine Dwelling

Douglas Gibbons & Company sold for Mrs. R. Burnside Potter, 123 East 73d st, a 4-sty brick and stone American basement dwelling, on a lot 25.7½x102.2. This house has a colonial front and has been purchased by a prominent New York lawyer for his residence. It immediately adjoins the homes of George W. Wickersham and Charles Dana Gibson. In the same street is Alfred Jeretski and the new home of Mrs. Frederick B. Jennings. The house was held at \$140,000.

Old Owner Sells to Investor

Harris Vought & Co. sold the 4-sty and basement stone store and business building, on a lot 20x75, at 734 Lexington av, for John Byrns to an investor, who will lease it for 21 years. Mr. Byrns occupied a portion of the building for his plumbing business for more than 25 years.

HEREAFTER

The Interest Rate on PRUDENCE-BONDS Will Be 5½% Because 6% Is No Longer Consistent With Safety

THE day of high interest rates, which was an aftermath of the War, has passed. Succeeding issues of railroad, industrial, utility and municipal bonds, all bear lower rates of interest, and even the latest issue of U. S. Treasury Certificates, the best barometer of all, is back to 3½%.

Obviously, the same condition now obtains in First-Mortgages. We are today faced with the alternative of readjusting our interest rate to changed conditions or maintaining it at the expense of safety.

In fact, it has for months past been increasingly difficult to secure First-Mortgages to yield 6% to Prudence Bondholders, without relaxing our extraordinary standards as to the stability and earning power of the properties concerned. Today it is no longer possible. 6% guaranteed is no longer safe. 5½% is. So on future issues it will be 5½%.

Special Notice to Prudence Bondholders

The change to 5½% does not affect Prudence-Bonds issued prior to June 6th, which will continue to pay the full 6% to maturity.

THE PRUDENCE COMPANY, Inc.

(Realty Associates Investment Corporation)

31 Nassau St., New York 162 Remsen St., Brooklyn

Capital and Surplus \$1,100,000

Denominations	Maturities	We pay the Normal
\$100, \$500, \$1000	from 3 to 15 years	Federal Income Tax up to 2%

Good Sale in Fifth Avenue Zone

Francis B. Robert sold for the Neumont Realty Corporation, Henry Mandel president, 49-53 West 45th st, a vacant plot 56.3x100.5. Brett & Goode Co. were associate brokers. The new owners will improve the parcel with a 14-story office building.

Ingaretta Court Bought

George Zauderer sold through J. Potash to Jacob Silverstein the northwest corner of Fort Washington av and 171st st, a 5-sty and basement apartment house, known as Ingaretta Court, on a plot 100.4x95. It contains 40 apartments.

Girls Club Buys on Lexington Avenue

Folsom Bros. resold for Adele Miller to the Women's Trade Union League of New York, 247 Lexington av, a 4-sty and basement stone dwelling, on a lot 20x80. It will be occupied by the purchasing organization as a clubhouse.

School Buys Harlem Parcel

New York Guild for the Jewish Blind sold the 3-sty and basement brick building, 200 to 240 East 105th st, on a plot 50x100.11, between Second and Third avs. The buyer is the Neighborhood Music School, which will remodel the building and occupy it in the fall.

Judge Simpson Sells Dwelling

Charles A. Du Bois sold for Judge George W. Simpson to Miss Sarah P. Godfrey, 468 West 144th st, a 3½-sty and basement brick dwelling on a lot 17.6x99.11.

Brown in Good Corner Deal

Frederick Brown bought from Jasper R. Lewis, the five 3-sty and basement stone dwellings at 1450-1458 Lexington av, northwest corner of 94th st, on a plot 91.8½x80. Leon S. Altmayer was the broker.

Big Bronx Plot for Improvement

Estate of Walter R. Hume sold to Harry Cahn, operator, the northeast corner of Boscobel and Plimpton avs, a vacant plot 153x144. The buyer will erect on the plot a large elevator apartment house. It is just south of Washington Bridge.

Operators Buy Bronx Plots

Murray Maran and Jacob Sanders purchased from Charles F. Kastenhuber the northwest corner of Trinity av and 156th st, a plot 100x90, which is changing ownership for the first time in 25 years. It is to be improved with a taxpayer containing 12 stores. For a similar operation the purchasers bought the plot, 102x150, on the north side of Hunts Point av, about 100 feet east of Seneca av. The combined projects will involve an outlay of \$250,000. Plans are now being prepared by Lorenz F. J. Weiher, architect.

Architect Buys Pilot Island

Max N. Natanson sold to Henry Atterbury Smith, architect of this city, the property known as "Pilot Island," in the Harbor of Norwalk, Conn. The island has an area of about 3 acres, on which is constructed a modern dwelling, boat house and outhouses of various kinds. The property includes a plot of substantial size on the adjacent mainland, on which plot there are constructed several cottages, garage, etc.

Mr. Natanson purchased this property last November from the estate of E. Hill, Inc. It was held at \$100,000 and is understood to have brought close to that figure. The broker was John Crawford of this city and Westport, Conn.

Scattered Bronx Sales

Scott Bros. sold for the Dieckman estate, 2059 Webster av, a 3-sty and basement brick apartment house, on a plot 50x180, to Samuel Bloomfield, an investor; also sold for the same estate, 2042 Webster av, a 2½-sty and basement frame dwelling, on a lot 27x126, to Marie Ryan; also for Henry Sahn, 4274 Verio av, a 2-sty and basement brick 2-family house, on a lot 22x76.3, to Patrick Carey; for Nicholas Koskey, 4276 Verio av, a similar house, to Michael Gentile, and resold it to Charles Pace; and for the Clinton Avenue Realty Co., 2057 Valentine av, a 2½-sty and basement frame 2-family house with garage, on a lot 25x100, to John Weygold.

Demand for Brooklyn Homes

There have just been completed by the Realty Associates ten semi-detached stucco dwellings containing 5 rooms and tiled bath, built on the south side of Bay Ridge av, between Fifth and Sixth avs. Within one week of the time these houses were offered for sale they were all sold to the following purchasers: 556 Bay Ridge av to Leo Hauser, 558 Bay Ridge av to Rose G. Rosenberg, 560 Bay Ridge av to Wm. C. Beinert, 562 Bay Ridge av to Conrad Mathiason, 564 Bay Ridge av to C. Carlson, 566 Bay Ridge av to Mrs. Helene M. Jones, 568 Bay Ridge av to Frank J. Wagner, 570 Bay Ridge av to J. P. Gannon, 572 Bay Ridge av to H. Hanson, and 574 Bay Ridge av to Mrs. Sigrid Nelson.

MORTGAGE LOANS

Waddell & Martin placed the following loans: \$430,000 on north side Fulton st, from Hudson av to Rockwell pl, Brooklyn; \$157,500 on 942-60 Av St. John; \$45,000 on east side Southern Boulevard, 100 feet north of Aldus st; \$30,000 on 1082 Park av; \$30,000 on northeast corner Boston rd and Prospect av; \$125,000 on 2438 University av; \$180,000 on 321-5 West 55th st; \$42,000 on northeast corner Walton and Tremont avs; \$22,000 on 124 West 77th st; \$27,000 on southwest corner Southern Boulevard and 167th st; \$145,000 on northwest corner Mt. Eden and Walton avs, and \$42,000 on 1460-1468 St. Nicholas av.

Nehring Bros. placed six per cent per annum mortgage loans, as follows: \$165,000, for 5 years, on the Abercrombie apartment house, southwest corner of St. Nicholas av and 165th st; \$40,000, for 5 years, on 1350 Ogden av, Bronx, a 5-sty apartment house; \$40,000, for 5 years, on 504 West 159th st, a 6-sty apartment house; \$24,000, for 5 years, on 501 East 140th st, Bronx, a 5-sty apartment house; and \$50,000 for 3 years, on 440-446 East 145th st, 5-sty flats, on a plot 75x100.

Advice of Value to You

THIS Trust Company has far more to offer firms and individuals than interest on checking accounts and a safe depository for funds.

Because the profession of banking has brought us into close contact with so many and varied industries, we can offer you a collective knowledge and experience which cannot help being of value in your particular business.

LAWYERS TITLE & TRUST CO.

188 Montague Street, Brooklyn
160 Broadway, New York
44 Court Street, Brooklyn

367 Fulton Street, Jamaica, N. Y.
383 East 149th Street, New York
1354 Broadway, Brooklyn
160 Main Street, White Plains, N. Y.

NIEWENHOUS COMPANY, INC.

We specialize in Financing, Planning and Erecting Legitimate Building Operations on a 60% Loan Basis.

Commission Moderate. 316-318 East 161st Street
Telephone: Melrose 1694-1695
New York City

MONEY TO LEND ON SECOND MORTGAGES BUILDING LOANS

BROOKLYN REALTY PREFERRED

BROKERS PROTECTED

WARREN TRADING CORPORATION

165 BROADWAY, N. Y. CITY

Tel. Cortland 2556

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 25c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

PROPOSALS

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., May 29, 1922. SEALED PROPOSALS will be opened in this office at 3 p. m., June 20, 1922, for changes and alterations in the United States Post Office and Court House at New Orleans, La. Drawings and specifications may be obtained from the Custodian of the building, or at this office in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

PROPOSALS will be received by the Treasury Department at U. S. Coast Guard Headquarters, Darby Building, Washington, D. C., until 2 p. m., June 21, 1922, and publicly opened immediately thereafter for the construction of a well type boathouse at Coast Guard Station No. 232, Oswego, N. Y. Blank proposals, specifications, plans and other information will be furnished upon application to the Superintendent, Tenth District, U. S. Coast Guard, Buffalo, N. Y.; Field Assistant Geo. J. Kruehl, C. and R., U. S. Coast Guard, 403 Federal Building, Detroit, Michigan, or to U. S. Coast Guard Headquarters, Washington, D. C. Proposals should be inclosed in sealed envelope and marked, "Proposals for boathouse at Coast Guard Station No. 232, to be opened

2 p. m., Wednesday, June 21, 1922," addressed to the "Commandant, U. S. Coast Guard, Washington, D. C." J. M. Moore, Acting Commandant.

COUNTRY BOARD

The M. R. Goldsmith House is now open for boarders at New Suffolk, L. I.
O. W. SINCLAIR.

SITUATION WANTED

BOOKKEEPER; collector's position; real estate experience; references. Box 907, Record and Guide.

SITUATION OPEN

REAL ESTATE SALESMEN
WASHINGTON HEIGHTS AND
WEST BRONX.
COMMISSION BASIS.
Box 909, Record & Guide.

FOR SALE

FOR SALE—Record & Guide Weeklies, years 1900 to 1916, inclusive. No reasonable offer refused. Box 910, Record and Guide.

MEMBERS REAL ESTATE BOARD OF NEW YORK

Established 1881
AMES & COMPANY
 REAL ESTATE
 26 WEST 31ST ST. Tel. 4810 Longacre

A. V. AMY & CO.
 ECONOMICAL AND EFFICIENT
 MANAGEMENT OF PROPERTY
 100 WEST 72ND ST. Phone 5889-6810 Columbus

JAMES S. ANDERSON & CO.
 REAL ESTATE
 Management—Leasing—Rentals—Insurance
 Over twenty-five years' experience in
 the management of property.
 Offices: 82-84 NASSAU STREET
 John 0079

Established 1852
ASHFORTH & CO.
 Incorporated
 REAL ESTATE
 Agents—Brokers
 501 FIFTH AVE., AT 42nd ST.
 Murray Hill 0142-0143

BAUER, MILBANK & MOLLOY, INC.
 REAL ESTATE
 51 East 42nd Street Murray Hill 1936

JOHN J. BOYLAN
 Real Estate Agent, Broker and Appraiser
 402 WEST 51ST STREET - - - Circle 7750
 277 BROADWAY - - - - - Worth 1838

EUGENE J. BUSHYER CO.
 INCORPORATED
 Real Estate — Insurance
 Mortgages Appraising Management
 Northwest Corner East 149th Street and
 Courtlandt Avenue, Bronx
 Phone: Mott Haven 1210 Established 1895

**CAMMANN, VOORHEES
& FLOYD**
 MANAGEMENT OF ESTATES
 84 WILLIAM STREET NEW YORK
 BROKERS, APPRAISERS, AGENTS

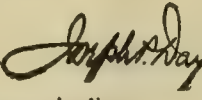
FIRM OF
LEONARD J. CARPENTER
 Agents Brokers Appraisers
 75 MAIDEN LANE
 Branch: Corner Third Ave. and 68th St.
 Entire Charge of Property
 D. Y. Swainson A. H. Carpenter C. L. Carpenter

**THE CHAUNCEY
REAL ESTATE CO., Ltd.**
 BROOKLYN'S OLDEST
 REAL ESTATE OFFICE
 187 MONTAGUE ST. BROOKLYN
 Appraisers—Auctioneers—Brokers

CUDNER REAL ESTATE CO.
 BROKERS AND MANAGERS
 254 WEST 28RD ST. Tel. Chelsea 1276

ARTHUR CUTLER & CO.
 Real Estate
 176 WEST 72D ST. AT BROADWAY
 Columbus 4278-9

HARRY B. CUTNER
 REAL ESTATE
 1181 BROADWAY, AT 28TH ST.
 Telephone: Watkins 4585-6


 Auctioneer
 67 LIBERTY ST. Telephone: Cort. 0744
 N. Y. CITY

O. D. & H. V. DIKE
 Specialists in the
 Management of Income-Producing
 PROPERTIES

CANDLER BUILDING
 220 WEST 42ND STREET
 BRANCH: 271 WEST 23RD STREET

DUROSS COMPANY
 Real Estate
 155 WEST 14TH ST. 261 BROADWAY

CHARLES G. EDWARDS CO.
 Real Estate—Insurance
 Specialist in Downtown Dry Goods District
 321-323 BROADWAY
 Phone: Worth 8420
 Uptown Office: 425 FIFTH AVENUE

J. B. ENGLISH
 REAL ESTATE BROKER
 INSURANCE 1531-7 Broadway
 ESTATES MANAGED N. W. corner 45th St.
 RENT COLLECTED Astor Theatre Building
 HOUSES FOR SALE Phone: Bryant 4773
 AND TO LET

J. ARTHUR FISCHER
 Real Estate and Mortgages
 Longacre 7176-7-8 690 SIXTH AVE., near 40th St.

FRED'K FOX & CO., Inc.
 Business Building Brokers
 297 MADISON AVENUE
 Southeast Corner 41st Street
 Vanderbilt 0540
 793 BROADWAY
 Near 11th Street
 Stuyvesant 2510

GOODWIN & GOODWIN
 REAL ESTATE AND INSURANCE
 Management of Estates a Specialty
 148 WEST 57TH STREET
 Near Carnegie Hall Telephone: Circle 6095
 260 LENOX AVENUE
 N. E. Cor. 123rd Street Telephone: Harlem 6500

C. BERTRAM HUBBARD
 INCORPORATED
 REAL ESTATE—INSURANCE
 MANAGEMENT
 489 FIFTH AVENUE
 Tel. Murray Hill 458-3339

H. C. KOPP & COMPANY
 Specialists in Retail Store Locations
 MANAGEMENT AND BROKERAGE
 402 Madison Avenue Vanderbilt 4900

SAMUEL H. MARTIN
 Real Estate and Insurance
 Management Specialist
 1974 BROADWAY Phone: Columbus 0896

HENRY G. LEIST
 REAL ESTATE—INSURANCE
 APPRAISER—ESTATES MANAGED
 204 East 86th Street Established 1887

LEWIS H. MAY CO.
 SPECIALIZING
 23rd to 34th St., Lexington to Seventh Ave.
 18 WEST 27TH ST. Phone: Watkins 2125

F. BRONSON MONELL
 Real Estate—Insurance
 MANAGEMENT SPECIALIST
 71-73 NASSAU ST. Phone: Cortlandt 0001

Circle 9800-1-2
J. K. MOORS
 315 WEST 57' STREET

NASSOIT & LANNING
 REAL ESTATE INVESTMENTS
 APPRAISALS—MANAGEMENT
 BROADWAY AT 89th ST. Riverside 8380

NEHRING BROTHERS
 INCORPORATED
 Real Estate—Insurance
 ST. NICHOLAS AVE. AND 182D STREET

OGDEN & CLARKSON
 Corporation
 Real Estate and Insurance
 One East 49th St. Plaza 6955

O'REILLY & DAHN
 Real Estate—Management
 YORKVILLE SECTION
 124 EAST 86th ST. Phone: Lenox 3901

GEO. J. RYAN
 Queens Borough Real Estate
 AGENT BROKER APPRAISER
 Member Real Estate Board of New York
 46 Jackson Avenue, Long Island City
 Telephone: Hunters Point 3451-2

MALCOLM E. SMITH, INC.
 Real Estate Agents and Brokers
 185 MADISON AVE. Vanderbilt 7393

SPOTTS & STARR, Inc.
 Real Estate—Insurance
 Management
 TIMES BUILDING
 Phone Bryant 4000

J. IRVING WALSH
 SPECIALIST
 Washington Square and Greenwich Village
 73 WEST 11TH STREET

JAMES N. WELLS' SONS
 (James P. Eadie)
 Real Estate and Insurance
 Since 1835 at No. 191 NINTH AVENUE
 Established 1819 Phone: Chelsea 5266

WALTER C. WYCKOFF
 Real Estate—Insurance
 Management
 403 MADISON AVENUE

FRED'K ZITTEL & SONS
 Real Estate and Insurance
 BROADWAY at 79TH STREET
 THE APTHORP
 Schuyler 9700 Established 1868

Joseph Stein placed a first mortgage building and permanent loan of \$85,000 for the Advance Homes Associates, Inc., on the 4-sty apartment house on the south side of 43d st, between Eighth and Ninth avs, Brooklyn.

Lawrence, Blake & Jewell placed for the West 136th Street Co. a mortgage loan of \$306,000 on 21, 31 and 41 Bennett av, three 6-sty elevator apartment houses.

Charles B. Van Valen, Inc., negotiated for the Lloyd Realty Co. a loan of \$300,000 on the two 4-sty buildings at the southeast corner of Broadway and 42d st.

Title Guarantee & Trust Co. loaned to the Third Church of Christ Scientist \$400,000 on the brick, stone and steel church edifice to be built on the northeast corner of Park av and 63d st, on a plot 100.5 x100. The rate of interest is 6 per cent a year.

Charles S. Kohler, Inc., placed with the West Side Savings Bank for Guiseppe Bozzo, a first mortgage of \$33,000, on 2145 Amsterdam av, and with the same institution for Sarah Kramer a first mortgage of \$50,000 on 79 Sherman av.

J. Clarence Davies placed a first mortgage of \$30,000 instead of \$20,000 on the property at 1065 Tremont av.

MANHATTAN SALES

South of 59th Street

GRAND ST.—Guarini & Candela sold to Joseph Lentino, 208 Grand st, adjoining the northeast corner of Mott st, a 6-sty brick tenement house with stores, on a lot 23.7x100. It houses 22 families. Frank Santoro was the broker.

LEONARD ST.—Daniel Birdsall & Co. sold for the Central Union Trust Co., trustee, 56 Leonard st, a 5-sty and basement stone loft building, on a lot 24.2½x100.

VAN DAM ST.—Brown, Wheelock Co., Inc., sold for William S. Coffin the 3-sty and basement brick altered dwelling at 13 Van Dam st, on a lot 22x100.

9TH ST.—Pepe & Bro., in conjunction with Ogden & Clarkson, sold for Julia R. Force to a buyer, for occupancy, 58 West 9th st, a 4-sty English basement dwelling, on a lot 16.8x93.11.

12TH ST.—Estate of William Sierichs sold through John Peters to Charles Koscher, 421 East 12th st, a 4-sty brick factory building, on

a lot 24.4x103.3. The buyer will use this building as a warehouse, at the expiration of the present leases in connection with his furniture business at First av and 14th st.

14TH ST.—John Peters sold for 209 East 14th Street, Inc., Julius J. Frank president, the 5-sty brick apartment house with stores, on a lot 29x103.3, at the foregoing address. Waddell & Martin were associate brokers.

18TH ST.—Durooss Co. sold for Herman F. Epple the 4 and 5-sty brick loft building, 209-211 West 18th st, on a plot 50x92, to the Sheppard Knapp Furniture Co.

22D ST.—Oscar D. & Herbert V. Dike sold for Mrs. Hannah Davenport to a buyer, for occupancy, 422 West 22d st, a 5-sty brick English basement dwelling, on a lot 15.6x70.

25TH ST.—Lillian G. Johnson sold for the Rockville Center Bank to Henry Whalen, 434 West 25th st, a 4-sty brick flat, on a lot 22.2x 98.9.

26TH ST.—Estate of John T. Kennedy sold 264 West 26th st, a 3-sty and basement brick dwelling, on a lot 20x49.4½, adjoining the southeast corner of Eighth av.

44TH ST.—Frederick J. Ruhman sold for the Richter estate to Hirsch & Saraski, 526 West 44th st, a 5-sty brick flat, on a lot 25x100.5.

47TH ST.—The 607 West 47th Street Realty Corporation, with P. O'Connell, C. and P. Colura as directors, has been formed to buy the 1-sty frame stable, on a lot 25x100.5, at that address. Arnstein & Levy, attorneys, represent the new company.

50TH ST.—Maurice Wertheim sold for Valesca G. Delorme, 129 East 50th st, a 5-sty stone double flat, on a lot 24x84.9x irregular, adjoining the northeast corner of Lexington av. The corner parcel, on which is erected a 1-sty taxpayer with a 100 foot avenue frontage, was recently purchased by Robert E. Simon.

51ST ST.—The 21 West 51st Street Corporation, with C. E. Smith, E. H. Rushmore and A. Purman as directors, has been formed to take over the 4-sty and basement stone dwelling, on a lot 25x100.5, at that address.

AMSTERDAM AV.—Pierre & Golden Co. sold for the estate of Sarah Gray Crane the 5-sty tenement house with stores, 25x100, at 14 Amsterdam av.

EIGHTH AV.—The Model Dairy Co., which occupies 246 Eighth av, purchased that property, together with the adjoining parcel at 248, from James E. Mitchell. The site, measuring 39.4x63x irregular, is improved with two 4-sty buildings with stores.

EIGHTH AV.—P. M. Clear & Co. sold for Prospero Benedetto to the Joeted Realty Co.,

353 Eighth av, a 4-sty brick apartment house with stores, on a lot 24.8¼x100.

EIGHTH AV.—The Finkelstein Co. sold the 4-sty brick flat with store, on a lot 20.1x75, at 633 Eighth av, to Joseph Selden, who will improve it at a cost of about \$25,000. It was held at \$60,000.

FIRST AV.—Ward Belknap & Son sold for the Farmers Loan and Trust Co., as trustee, to an investing client, the 4-sty brick tenement house with stores, on a lot 20x80, at 997 First av. The brokers have procured a loan for the new owner.

LEXINGTON AV.—Annie Wintjen sold to Irene B. Cox, 562 Lexington av, a 5-sty stone flat, on a lot 20x30.

LEXINGTON AV.—Maurice Wertheim resold for Mrs. Cora A. Ferguson, of Mt. Vernon, the 5-sty dwelling, 601 Lexington av, on a lot 16.3x70. The purchaser is an operator. The same broker sold this property to the present seller for the Ingersoll Estate of California a few months ago and the resale is at a figure showing a very substantial profit.

PARK AV.—Cushman & Wakefield, in conjunction with the Brown-Wheelock Co., sold for the estate of Bertha H. Potter to a buyer, for occupancy, 52 Park av, adjoining the northwest corner of East 37th st, a 5-sty brick American basement dwelling, on a lot 16.1x80.

SECOND AV.—Charles M. Weeks, executor of the estate of George W. Weeks, sold 454-456 Second av, adjoining the southeast corner of 26th st, two 4-sty brick flats with stores, each on a lot 19.7x74. The property has been owned by the estate for more than 30 years, rents for \$4,500 per year and was held at \$40,000. Spotts & Stars, Inc., were the brokers.

SECOND AV.—Robert E. Kelly sold for Joseph W. Mitchell, 730 Second av, a 5-sty brick tenement house with 2 stores, on a plot 28x75, adjoining the northeast corner of 39th st.

North of 59th Street

HAMILTON PL.—The Ardmore Estates, Inc., sold to Jacob Cohen, 93-97 Hamilton pl, a 6-sty apartment house on a plot 61.3x105.4x irregular.

66TH ST.—Edward S. Hewitt sold 154 East 66th st, a 3-sty and basement stone dwelling on a lot 18.9x100.5.

69TH ST.—Robert E. Kelly sold for Charles Baumgarten to Eva Peper, 318 East 69th st, a 3-sty and basement brownstone dwelling, on a lot 16.3x77.4.

73D ST.—Mrs. H. B. Gordon sold 64 East 73d st, a 5-sty brick American basement dwelling, on a lot 17x102.2.

MEMBERS REAL ESTATE BOARD OF NEW YORK

ADAMS & CO., INC.

Real Estate Tel. Gramercy 1092
170 5TH AVE. SPECIALIST IN BUSINESS PROPERTY

ALEX. BALTER, INC.

REAL ESTATE & INSURANCE
Management of Property a Specialty
152 W. 42nd St., Knickerbocker Bldg. Bryant 2042-3

CUSHMAN & WAKEFIELD, INC.

RENTING AND MANAGEMENT OF
BUSINESS BUILDINGS

50 EAST 42d ST. Murray Hill 7820

ALFRED P. COBURN

Real Estate—Appraisals—Insurance
Management of Estate a Specialty
159 W. 72nd ST. Phones: Columbus 4356-2548

CUSACK COMPANY

Real Estate and Insurance Brokers
Specialists in West Side Properties
176 WEST 72nd STREET
Telephones: Columbus 6947-8179

CHAS. A. DUBOIS

REAL ESTATE
3551 BROADWAY
At 146th St. Established 1894

DUNLAP & LLOYD

Incorporated
Real Estate—Insurance
80 GROVE STREET Phone: Spring 5518

ROYAL SCOTT GULDEN

REAL ESTATE, FIFTH AVE. SECTION
600 FIFTH AVENUE Phone: Circle 6315

CHARLES G. KELLER

Real Estate and Insurance
113 WEST 23rd STREET
Watkins 5336

ALBERT E. KELLY

Successor to Fredk. A. Booth
REAL ESTATE AND INSURANCE
50 Union Square Tel. Stuyvesant 1125

T. H. KELLEY

Specialist in Fordham Heights Property
158 East 188th St., at Grand Concourse
Phone: Fordham 2509

J. P. & L. A. KISSLING

Sales—Management—Appraisals
896 8TH AVE., NEAR 54TH ST.
Established 1870 Circle 0591 to 5

ROBERT LEVERS

Real Estate—Insurance
THE KNICKERBOCKER, 152 West 42d Street
Phone Bryant 7945

JOSEPH MILNER CO., Inc.

Real Estate
505 FIFTH AVE., NEW YORK
Vanderbilt 3607

HIRAM RINALDO

Specializing in the Sale and Leasing of
East Side Property
230 GRAND ST. Bowery Bank Bldg.

GEORGE S. RUNK

REAL ESTATE BROKER
Mortgage Loans—Management
1252 LEXINGTON AVENUE

SCHINDLER & LIEBLER

Real Estate and Insurance
1393 THIRD AVE., at 79th St.

SEAMAN & PENDERGAST RENTALS — SALES — MANAGEMENT RESIDENTIAL PROPERTIES

542 FIFTH AVENUE Vanderbilt 1309

Manhattan Office
1 WEST 125th STREET
Tel. Harlem 8400

Bronx Office
1972 JEROME AVENUE
Bingham 2700

SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE

Successors to
SHAW & CO.

COMMERCIAL PROPERTY MANAGEMENT

Rentals—Sales—Appraisals—Insurance
Industrial Locations

Spear & Lee
REAL ESTATE

840 BROADWAY 1261 BROADWAY
Stuyvesant 0627

JACOB J. TABOLT

REAL ESTATE
670 EIGHTH AVE. Phone
Above 42d St. Bryant 7981

JAMES P. WALDEN

REAL ESTATE
Specialist in West Side Dwellings
200 West 72nd St. Columbus 9006

74TH ST.—The Brown-Wheelock Co., Inc., sold for the Clarke estate, 22 West 74th st, a 5-sty brick American basement dwelling, on a lot 25x102.2, containing electric elevator. The buyer is a prominent New York physician, who will occupy.

75TH ST.—Peter W. Foy sold to George C. Engel, Arthur T. Hardy and Charles G. Stamm the 4-sty and basement brick dwelling, 226x90x irregular, at 257 West 75th st, adjoining the northeast corner of West End av.

75TH ST.—Anthony Campagna sold to S. Budd Mondell, 240 West 75th st, a 9-sty elevator apartment house, on a plot 60x100.2. The buyer besides paying cash gave in payment the 6-sty building, 952 Eighth av, 40x90, and the 4-sty building, 243 West 56th st, which forms an "L" around the northeast corner of the street and Eighth av. The lot is 20x100.5. I. Silverman was the broker. The properties adjoin the new Fisk buildings.

77TH ST.—J. Lemle resold for a client, 201 East 77th st, northeast corner of Third av, a 3-sty brick tenement house with store, on a lot 14.7x60.

78TH ST.—Pease & Elliman sold for Mrs. C. W. Tripp to a physician, for occupancy, 163 East 78th st, a 2-sty and basement brick dwelling, on a plot 36x102.2.

79TH ST.—George S. Runk sold for Selma Pohl to a buyer, for occupancy, 230 East 79th st, a 3-sty and basement stone dwelling, on a lot 17.10x102.2. The new owner will make extensive alterations.

85TH ST.—The Stratton, a 6-sty and basement elevator apartment house, 50x102.2, at 344 West 85th st, has been sold by Rose R. Stratton to Anna L. Fink.

80TH ST.—Samuel Brenner resold 307-309 West 80th st, two 4-sty and basement brick dwellings, on a plot 33x102.2.

87TH ST.—John J. & Theodore A. Kavanagh sold for Johanna C. Wendel and others to the Barney Improvement Corporation, 108-110 East 87th st, two 5-sty stone apartment houses, on a plot 56x100.8½, adjoining the southeast corner of Park av.

91ST ST.—James P. Walden sold for Lee H. Burton, 272 West 91st st, a 5-sty American basement brick dwelling, on a lot 42.6x25, adjoining the southeast corner of West End av.

93D ST.—Purchase has been made by the newly organized Riverside Properties, Inc., representing clients of Eugene I. Gottlieb, attorney, of the Ben Gar apartments at 308 West 93d st, a 6-sty and basement elevator apartment house, on a plot 37.6x147.3x irregular. The property, which was disposed of by the estate of Maria Obry, is between West End av and Riverside dr.

97TH ST.—E. K. Van Winkle sold for Lillie Sussman, 138 West 97th st, a 3-sty and basement stone dwelling altered into stores and apartments, on a lot 16.8x100.11.

98TH ST.—Frederick Zittel & Sons sold for Annie H. Taylor to a buyer, for occupancy, 302 West 98th st, a 3-sty and basement brownstone dwelling, on a lot 19x100.11. E. Tanenbaum Co. was associate broker.

107TH ST.—Frederick Zittel & Sons sold for Hattie Fleischman, 303 West 107th st, a 5-sty brick American basement dwelling, on a lot 17x100.11. M. Morgenthau, Jr., Co., was associate broker.

122D ST.—David S. Gerstenfeld sold for the Wadleigh Realty Corporation to the Hudson P. Rose Co., 239, 241 and 247 West 122d st, three 3-sty and basement stone dwellings, 239 being on a lot 18.4x100.11, 241 on a lot 17.8x100.11, and 247 on a similar lot.

127TH ST.—Shaw, Rockwell & Sanford sold for Catherine A. McCusker, 17 East 127th st, a 3-sty and basement brownstone dwelling, on a lot 18.9 x 100, to Rocco Ceo, who will occupy it.

131ST ST.—J. P. & L. A. Kissling sold for George Hauser, 517 West 131st st, a 5-sty brick apartment house, on a lot 25x99.11.

132D ST.—James H. Cruikshank resold to Ann E. Ross, 260 West 132d st, a 3-sty and basement stone dwelling, on a lot 17x99.11. Andrew M. Robinson and J. M. Matthews were the brokers.

134TH ST.—Joseph Rosenthal Realty Co. sold to the Sybelsian Realty Corporation, 523-527 West 134th st, three 5-sty brick apartment houses, known as Stanley Court, each on a plot 48x99.11.

145TH ST.—J. Hofmann & Son resold for Dr. Henry Schwamm, operator, to the Clara Realty Corporation, the three 5-sty brick apartment houses with stores at 518-522 West 145th st, on a plot 100.4x99.11. The property was held at \$150,000 and sold for all cash over the mortgages. The seller bought the property two weeks ago from Ennis & Sinnot, operators. The brokers have been appointed agents.

AMSTERDAM AV.—Ernest T. Bower sold for Mrs. Marguerite D. Thomas, 998 Amsterdam av, a 6-sty brick apartment house with stores, known as the Cathedral, on a plot 40.1x100.

AMSTERDAM AV.—Louis F. Sommer sold for a client, 821 Amsterdam av, northeast corner of 100th st, a 5-sty brick flat with 3 stores, on a lot 25x75.

FIRST AV.—Lenian & Heller sold for Joseph L. Buttenwieser to Ludwig Hans, 1716 First av, southeast corner of 89th st, a 5-sty brick tenement house with stores, on a lot 25.6½x81.

LEXINGTON AV.—Victor Freund & Son, Inc., sold for the estate of Acton T. Civill the 4-sty and basement stone dwelling, on a lot 20x85, at 491 Lexington av. The property was held at \$55,000.

LEXINGTON AV.—Culver & Co. sold from plans for Joint-Ownership Construction Co., Inc., an apartment in 955 Lexington av, to C. Percy Latting, Jr.

LENOX AV.—Irving Bachrach and Ira Rosenstock bought 458 Lenox av, southeast corner of 133d st, a 5-sty brick flat with stores, on a lot 24.11x84.

SEVENTH AV.—George Steinman, Inc., sold to Richmond & Horowitz, 1838 Seventh av, a 5-sty and basement brick apartment house with stores, on a plot 33.6x100, adjoining the northwest corner of 111th st. The property rents for \$11,000, and was held at \$65,000.

SHERMAN AV.—Frank Volz sold for the Potter estate the northeast corner of Sherman av and Dyckman st, 100x100, to the Shirensen Realty Corporation, who will improve immediately with apartment houses with stores.

ST. NICHOLAS AV.—Clarence E. Hutchinson sold 434 and 436 St. Nicholas av, two 5-sty brick apartment houses, on a plot 38x105, for Henry Staats and the Fisher estate respectively. They overlook St. Nicholas Park.

THIRD AV.—Emanuel Simon sold for Mary E. Bagen, of Ridgewood, N. J., represented by the S. H. Raphael Co., to Dietrich Klingenberg, 1521 and 1523 Third av, 51x100, with an "L," 10x25.6, at 204 East 86th st. They rent for \$17,000 per annum and were held at \$150,000.

We examine and Insure Titles to Real Estate

United States Title Guaranty Company

32 Court St., Brooklyn, N. Y.

346 Fulton St., Jamaica, N. Y.

MANHATTAN BROKERS

ORVILLE B. ACKERLY & SON
Brokers and Appraisers
LONG ISLAND REAL ESTATE
Phone: Longacre 2280
243 West 34th St., New York City

ERNEST N. ADLER
Upper East Side Property a Specialty

1506 FIRST AVE., at 79th St.

Established 1908 Phone: Rhineland 6125

ARMSTRONG & ARMSTRONG
Real Estate Agents and Brokers
212 ST. NICHOLAS AVE.—Near 84th Ave. and
121st Street Phone: Morningside 1276

GEORGE H. CORTH & CO.
ECONOMICAL and EFFICIENT
MANAGEMENT OF PROPERTIES
342 MADISON AVENUE, NEW YORK
Telephone: Vanderbilt 9494

JAMES A. DOWD
Real Estate—Insurance
Renting—Management
874 SIXTH AVENUE, above 49th Street

JACOB FINKELSTEIN & SON
Real Estate—Mortgages
Specialists in the Bowery Section
42 BOWERY Phone: Franklin 1810

HOLT & MERRALL, Inc.
Industrial Real Estate
342 MADISON AVE. Tel. Vanderbilt 4699

J. & E. REALTY CORPORATION
SELLING—LEASING—MANAGEMENT
5 COLUMBUS CIRCLE Columbus 7094

LEONARD MORGAN CO.
Real Estate—Insurance—Estates Managed
Gotham Bank Building, Columbus Circle
Suite 504-5 Phone: Columbus 1646

ARTHUR G. MUHLKER
Real Estate—Insurance
1112 PARK AVE., NEAR 90TH ST.
Phone: Lenox 2335

FRED. OPPENHEIMER
Real Estate—Mortgage Loans
540 Bergen Av., at 149th St.
Phone: MELROSE 5907

ABRAHAM SAFFIR
REAL ESTATE
1472 BROADWAY, LONGACRE BLDG.
Phone Bryant 6944

F. P. SANSONE CO.
Real Estate Insurance
Selling Leasing Management
Tel. Vanderbilt 4218
320 EAST 34th STREET, NEW YORK

JOHN CONSTABLE MOORE
REAL ESTATE
15 EAST 40th ST. Vanderbilt 6189

ARTHUR L. SHAW
Washington Heights Specialist
4032 BROADWAY, ABOVE 169TH STREET
Wadsworth 4150-4151

SHERMAN & KIRSCHNER
Real Estate and Insurance
54 E. 109th STREET
NEW YORK
Tel. Harlem 9028-5863

JAMES B. SPEYERS & CO., Inc.
Real Estate
CANADIAN PACIFIC BUILDING
342 Madison Ave. Suite 814-816

TANKOOS, SMITH & CO.
REAL ESTATE
11 JOHN STREET, CORNER BWAY
Cortlandt 6938-2372-1306

WILLIAMS-DEXTER CO., INC.
Greenwich Village Real Estate
Insurance
72 GREENWICH AVE. Chelsea 8096

WHITNEY-FOSTER CORP.
Real Estate Administrator
150 WEST 72nd ST. Columbus 6409

The property had been in the Bagen family since 1885. Mr. Klingenberg is also the purchaser of the northeast corner of Park av and 95th st, sold recently by Edgar A. Levy.

THIRD AV.—James Kyle & Sons sold for New York Savings Bank the 5-story brick tenement house with stores, at 1695 Third av, northeast corner of 95th st, on a lot 25.8½x100. The property was held at \$45,000.

THIRD AV.—The newly formed Adele Properties, Inc., in which Jacob Marks is interested, purchased from the estate of Francis Hein the southwest corner of Third av and 118th st, a 3-story brick tenement house with stores, on a lot 25x100. The new company is represented by Eugene I. Gottlieb, attorney.

THIRD AV.—Ennis & Sinnott have purchased from Katherine Rainsford the 5-story stone tenement house with stores, 25x83.9, at 1761 Third av. Paul D. Saxe was the broker.

WADSWORTH AV.—Arnold Realty Co., Inc., purchased from the Brensam Realty Corporation, the plot on the west side of Wadsworth av, 100x150, 175 feet south of 187th st.

BRONX SALES

138TH ST.—Butler & Baldwin, Inc., sold for the estate of Cecilie Ettinger 690 East 138th st, a 5-story and basement brick apartment house with stores, on a plot 40x100.

BECK ST.—Morris Gensler sold to John Lengyel 677 Beck st, a 4-story and basement brick apartment house, on a plot 35x125.

FREEMAN ST.—Isaac Lowenfeld and William Prager resold to a client of Leo Shafran 991-993 Freeman st, northeast corner of Bryant av, a 5-story apartment house with 7 stores and housing 6 families on a floor. It has a rent roll of \$14,000 and was held at \$85,000.

KELLY ST.—Grudin & Sawitch sold for Raymond Rubin and Morris Cohen, the northeast corner of Kelly and 167th st, a 1-story taxpayer containing 5 stores, on a lot 23x100, held at \$25,000.

134TH ST.—James Montgomery & Son sold for a client 255 East 134th st, a 2-story and basement frame dwelling, on a lot 20x75, adjoining the northeast corner of Third av.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922 May 30 to June 6	1921 June 1 to June 7	1922 May 30 to June 6	1921 June 1 to June 7	1922 May 28 to June 5	1921 May 31 to June 4
Total No.....	365	352	281	281	866	1,126
Assessed Value.....	\$30,466,600	\$19,984,500	.....	.....	.....	.....
No. with consideration	36	39	18	16	33	54
Consideration	\$2,193,350	\$1,709,150	\$164,075	\$136,495	\$371,450	\$880,668
Assessed Value.....	\$1,991,000	\$1,666,500	.....	.....	.....	.....
	1922 Jan. 1 to June 6	1921 Jan. 1 to June 7	1922 Jan. 1 to June 6	1921 Jan. 1 to June 7	1922 Jan. 1 to June 5	1921 Jan. 1 to June 4
Total No.....	5,327	4,826	5,316	3,712	17,196	15,259
Assessed Value.....	\$369,194,750	\$274,048,299	.....	.....	.....	.....
No. with consideration	510	511	513	245	717	869
Consideration	\$25,449,845	\$27,674,721	\$4,409,813	\$2,812,842	\$10,466,179	\$10,470,040
Assessed Value.....	\$25,003,150	\$23,711,500	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 May 30 to June 6	1921 June 1 to June 7	1922 May 30 to June 6	1921 June 1 to June 7	1922 May 28 to June 5	1921 May 31 to June 4
Total No.....	302	250	230	185	1,001	980
Amount	\$8,723,525	\$5,028,815	\$2,537,737	\$1,549,630	\$5,076,115	\$4,567,799
To Banks & Ins. Co.	28	37	22	9	271	100
Amount	\$1,259,000	\$1,222,000	\$395,500	\$284,500	\$1,789,600	\$807,050
No. at 6%	268	207	200	154	964	945
Amount	\$7,153,975	\$4,196,448	\$2,294,792	\$1,328,355	\$4,940,340	\$4,321,349
No. at 5½%	6	9	1	6	29	29
Amount	\$143,000	\$109,417	\$5,000	\$26,500	\$121,175	\$227,150
No. at 5%	4	1	5	3	6	3
Amount	\$124,200	\$1,350	\$24,200	\$10,600	\$121,000	\$12,500
No. at 4½% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4% .....	.....	2	.....	.....	.....	.....
Amount .....	.....	\$10,850	.....	.....	.....	.....
Unusual Rates.....	2	.....	1	2	.....	3
Interest not given...	.....	.....	.....	.....	.....	.....
Amount	\$935,000	.....	\$60,000	\$2,600	.....	\$6,800
Interest not given...	22	31	23	20	2	.....
Amount	\$367,350	\$710,750	\$153,745	\$181,575	\$2,500	.....
	1922 Jan. 1 to June 6	1921 Jan. 1 to June 7	1922 Jan. 1 to June 6	1921 Jan. 1 to June 7	1922 Jan. 1 to June 5	1921 Jan. 1 to June 4
Total No.....	4,359	3,624	4,240	2,265	18,030	12,466
Amount	\$149,312,926	\$109,220,865	\$47,257,348	\$17,197,054	\$101,940,911	\$67,546,426
To Banks & Ins. Co.	632	605	360	139	3,597	1,808
Amount	\$43,625,708	\$43,117,512	\$7,275,380	\$2,713,045	\$28,986,033	\$17,941,171

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922 May 30 to June 6	1921 June 1 to June 7	1922 May 30 to June 6	1921 June 1 to June 7
Total No.....	60	48	17	15
Amount	\$1,870,750	\$2,311,000	\$341,500	\$296,500
To Banks & Ins. Companies...	27	27	7	10
Amount	\$1,022,900	\$1,854,000	\$307,500	\$220,500
	1922 Jan. 1 to June 6	1921 Jan. 1 to June 7	1922 Jan. 1 to June 6	1921 Jan. 1 to June 7
Total No.....	1,276	1,039	424	332
Amount	\$85,978,823	\$83,609,059	\$12,655,500	\$7,824,621
To Banks & Ins. Companies...	835	646	255	173
Amount	\$65,263,256	\$70,803,207	\$8,087,600	\$4,700,125

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 May 30 to June 6	1921 June 1 to June 7	1922 May 30 to June 6	1921 June 1 to June 7	1922 May 30 to June 6	1921 June 1 to June 7	1922 May 30 to June 6	1921 June 1 to June 7	1922 May 30 to June 6	1921 June 1 to June 7
New Buildings...	16	17	70	58	156	236	415	262	43	54
Cost	\$6,405,600	\$962,250	\$1,082,050	\$1,099,400	\$1,509,235	\$2,424,925	\$2,974,350	\$1,438,260	\$98,347	\$131,585
Alterations	\$411,525	\$519,690	\$24,250	\$118,150	\$135,350	\$139,565	\$61,250	.....	.....	\$17,730
	1922 Jan. 1 to June 6	1921 Jan. 1 to June 7	1922 Jan. 1 to June 6	1921 Jan. 1 to June 7	1922 Jan. 1 to June 6	1921 Jan. 1 to June 7	1922 Jan. 1 to June 6	1921 Jan. 1 to June 7	1922 Jan. 1 to June 6	1921 Jan. 1 to June 7
New Buildings...	396	341	2,117	870	5,845	3,450	9,716	4,415	1,027	874
Cost	\$64,039,376	\$43,119,855	\$57,386,063	\$21,221,520	\$57,852,325	\$38,189,980	\$60,967,204	\$24,485,363	\$3,267,310	\$2,672,843
Alterations	\$13,761,903	\$11,648,177	\$1,683,165	\$919,169	\$2,960,160	\$3,595,265	\$1,686,697	\$1,405,597	\$152,485	\$159,807

Bronx Brokers

A. G. BECHMANN

Real Estate and Insurance
Tel. Interval 556 1065 SO. BOULEVARD
One block from Simpson Street Subway Station

WILLIAM J. FREY

Real Estate and Insurance
370 EAST 149th ST.
George J. Frey Mott Haven 5409

WM. F. KURZ CO.

Bronx Real Estate
370 EAST 149TH STREET
Established 1897 Phone: Mott Haven 4010-4011

OTTO LACKMAN

Management of Properties my Specialty
2514 Grand Concourse, near Fordham Road
Phone: Fordham 5799

L. G. LOSERE

REAL ESTATE
Entire Charge Taken of Property
871 Brook Ave., at 161st St. Established 1898

JOHN F. PENDERGAST, Jr.

Real Estate—Estates Managed
340 WILLIS AVENUE
Phone Melrose 7223

ALBERT D. PHELPS

BRONX REAL ESTATE
554 Melrose Ave., near 149th St. and 3rd Ave.
PHONE MELROSE 4371

HENRY SCHWIEBERT

Real Estate—Insurance
261 EAST FORDHAM ROAD
Near Valentine Avenue Fordham 9345

Brooklyn Brokers

BROOKLYN PROPERTY MANAGED

During the past 50 years we have built up one of the largest management clienteles in Brooklyn.

BULKLEY & HORTON CO.

"Established Over Half a Century"
585 Nostrand Avenue, near Dean Street
414 Myrtle Avenue, near Clinton Avenue
7520 Third Avenue, near 76th Street
1214 Flatbush Avenue, near Ditmas Avenue
BROOKLYN
Bank of Manhattan Bldg., Jamaica, L. I.

BURLING & McCURDY

Incorporated
Can Sell Your Brooklyn Real Estate
158 REMSEN STREET
Phone Main 5906
Members { Brooklyn Real Estate Board
Real Estate Board of New York

Davenport Real Estate Co.

FULTON & SO. OXFORD STREETS
AND
FLATBUSH & LINDEN AVENUES
Established 1853 Phone Connections

JAMES B. FISHER

Member of Brooklyn Real Estate Board
REAL ESTATE
174 MONTAGUE ST. Main 7267

QUELL & QUELL

REAL ESTATE INVESTMENTS
MANAGEMENT
318 Patchen Avenue Brooklyn, N. Y.
Telephone: Deatur 4981

BUILDING SECTION

May Commitments Indicative of National Building Revival

Figures Tabulated by F. W. Dodge Company Show Gain of 50 Per Cent. in Active Construction as Compared with Total for Same Month Last Year

INCREASED construction activity throughout the United States resulted in another record-breaking total for building commitments in May. According to figures tabulated by the F. W. Dodge Company all previous records were broken in April, and the May total was approximately 3 per cent. greater than that for the previous month. The May construction total for the twenty-seven northeastern states was \$362,590,000, which was 50 per cent. greater than the figure for the corresponding month of last year.

The two record months of April and May have brought the volume of new construction, started from January 1 to June 1, up to \$1,352,965,000, the highest recorded total for the first five months of any year since these statistics were first started. The year to date is 61 per cent. ahead of last year, and, according to the present momentum of the industry, the final percentage of increase is likely to be much greater.

The construction revival has now become general throughout the country. Very large increases in active building have been recorded in the central western states, which heretofore have lagged behind the East.

Contracts for residential building broke all previous records in May, amounting to \$140,932,000, or 39 per cent. of the total for the month. During the first five months of this year the amount of residential construction started has been double that of the corresponding period of last year.

Other important items in the May total were: \$63,817,000, or 10 per cent., for public works and public utilities; \$57,515,000, or 16 per cent., for business projects of one type or another; \$32,925,000, or 9 per cent., for educational buildings, and \$23,893,000, or 7 per cent., for industrial plants. Contemplated new building and engineering operations reported during the month of May amounted to \$519,414,000 in the twenty-seven northeastern states.

Contracts awarded during May in New York State and New Jersey, north of Trenton, amounted to \$88,295,000. This is 13 per cent. under the April figure, which established a new high record for this particular district. The decline in commitments for the month was entirely in New York City, the remainder of the district showing a May total equal to that of the previous month. The May total, however, was 53 per cent. higher than that for May, 1921.

Construction work started from January 1 to June 1 in this territory has amounted to \$405,803,000, which is greater than the amount for the corresponding period of any previous year of record, and more than double the total for the first five months of last year. Last month's total included \$39,804,000, or 45 per cent., for residential buildings; \$15,504,000, or 18 per cent., for business projects; \$9,375,000, or 11 per cent., for social and recreational operations, and \$7,420,000, or 8 per cent., for educational projects. The contemplated new construction reported in this territory during May amounted to \$107,605,000.

Total construction contracts awarded in the five boroughs of New York City during May amounted to \$51,639,300. This was an increase of 37 per cent. over the figure for May, 1921, although it represented a decline of 35 per cent. from the high figure established in April, 1922. For several months contract letting in New York City has been going ahead at such a rapid pace that a reaction has been expected. In the building revival New York has been practically a year in advance of the rest of the country.

During the first five months of this year the total of building commitments have amounted to \$263,046,500 for the metropolis, nearly two and one-half times the amount for the corresponding

five months of last year. Of this total \$151,663,200, or 57 per cent., has been for residential buildings of one type or another.

May building commitments in New England amounted to \$33,130,000, which is 76 per cent. above the total for May, 1921, although this territory shows a drop of about 25 per cent. from the April figure, which was a record for this district.

Construction placed under contract during the first five months of this year has amounted to \$137,063,000 for the New England district, which is more than double the total for the corresponding period one year ago. Last month's total included \$14,638,000, or 15 per cent., for business projects; \$14,258,000, or 13 per cent., for public works and public utilities, and \$14,125,000, or 12 per cent., for educational projects. Contemplated new work reported during May amounted to \$44,925,000 in the New England territory.

May building contracts in the Middle Atlantic States (eastern Pennsylvania, southern New Jersey, Delaware, Maryland, District of Columbia, Virginia and the Carolinas) amounted to \$54,652,000, an increase of 12 per cent. over the previous month and 25 per cent. over the total for May, 1921.

The total construction started in the first five months of this year has amounted to \$199,471,000; a considerable increase this year over the corresponding period of last year. The May figures included the following items: \$22,434,000, or 41 per cent., for residential buildings; \$11,378,000, or 20 per cent., for public works and utilities; \$8,247,000, or 15 per cent., for business projects, and \$4,650,000, or 8 per cent., for industrial operations. Contemplated new construction in this territory for the past month amounted to \$59,481,300.

Contracts placed during May in western Pennsylvania, West Virginia, Ohio, Kentucky and Tennessee amounted to \$72,067,000, a 55 per cent. increase over May of last year. From January 1 to June 1 construction started in this district has amounted to \$207,120,000, an increase of about 24 per cent. over the first five months of last year.

Last month's total included: \$22,397,000, or 31 per cent., for residential buildings; \$11,665,000, or 16 per cent., for public works and utilities, and \$6,898,000, or 9 per cent., for educational projects of various types. Contemplated new construction reported in this district during May amounted to a total of \$141,986,000.

Building contracts awarded during May in the Central West (comprising Illinois, Indiana, Iowa, Wisconsin, Michigan, Missouri and portions of eastern Kansas and Nebraska) amounted to \$108,533,000, the largest monthly total since July, 1919. The increase over April was 15 per cent., and over May of last year, 42 per cent.

During the first five months of this year construction was started to the amount of \$366,601,000, or 38 per cent. more than in the first five months of last year. Included in the May total were the following: \$37,795,000, or 26 per cent., for residential construction; \$25,462,000, or 25 per cent., for public works and utilities, and between 9 and 10 millions each for business, educational and industrial buildings. Contemplated construction reported in this district during the past month amounted to a total of \$149,644,000.

May building commitments in Minnesota, the Dakotas and northern Michigan amounted to \$10,913,000, the largest monthly total since April, 1920. The increase over April, 1922, was 37 per cent. and over May, 1921, about 45 per cent. During the first five months of this year construction has been started to the amount of \$36,907,000, or 22 per cent. more than last year. Last month's figures include: \$3,864,000, or 35 per cent., for residential operations; and \$3,704,000, or 34 per cent., for public utilities.

Building Laborers Sign Wage Agreement With Employers

Contractors' Representatives and Independent Union Officials Fix Scale at \$7 Per Day During Remainder of Current Year

INTEREST in the local building labor situation during the past week was centered in the agreement reached between the Building Trades Employers' Association and the Independent Bricklayers' Helpers and Building Laborers' Union of America, Inc. This agreement was the outcome of negotiations started some time ago but which were brought to a head by the action of the Building Trades' Council in suspending this union, which controls the labor of approximately 15,000 men, in an effort to force the union to violate its old agreement with the Building Trades Employers' Association.

Terms of the agreement provide for a continuation of the present wage scale of \$7 per day for approximately 7,000 bricklayers' helpers and all other union conditions are also maintained. The agreement is to run until January 1, 1923 by which time it is hoped that all trades affiliated with the local construction industry will have adopted new agreements for the next year.

This agreement was signed in the offices of the Building Trades Employers' Association last Monday afternoon by members of the Board of Arbitration of the Mason Builders' Association and the business agents of the union but it does not become operative until it has been formally approved by the Board of Governors of the Employers' Association. This will not be possible until the next regular monthly meeting of the Board scheduled for June 20.

Signatories to the agreement were Messrs. Youngs, Conover, Woodruff, Whiting, Taylor and Lewis, representing the employers, and G. B. Dioguardi, general president of the union headed the list of labor representatives which included J. Postiglione, chairman of the Laborers' Council and the following business agents: Messrs. D'Ippolito, P. Dioguardi, Bonagure, Angelo, Billello, Abruzzio, Gardello, Otto, Nokelty, Panza, Stabile, Florio, Ciffone and Morselli.

The agreement between the mason builders and the laborers' union provided that only the working card of the independent union be recognized on the jobs. This union is not affiliated with the American Federation of Labor but in the past has been recognized by and had its delegates in the Building Trades' Council. It is the largest common laborers' union in the building trades, ranking in numerical strength with the International Hod Carriers' Union, which has a limited membership in New York City.

One of the most important facts in connection with the consummation of this agreement is that it denies the claim of the Building Trades' Council for a collective agreement for all crafts affiliated with the construction industry. It has been this claim that has for many months been the cause of the deadlock between the Council and the Employers' Association in their negotiations for a general revision of wage scales.

Immediately following the signing of the agreement last Mon-

day, President Dioguardi of the independent union, announced that he would begin at once to enforce the wage scale on the jobs of the contractors who are not affiliated with the Employers' Association, as the union is pledged to equalize wages for laborers on all jobs in this city. Since the agreement was signed there has been practically no trouble on any important construction work and it is thought that the situation will gradually become settled without further difficulty.

In making this agreement with the Independent union the employers have followed out their avowed policy of negotiating separate agreements with the various trades rather than negotiate a collective agreement with the Building Trades' Council. The employers are unwilling to make terms with the council because this body has been repudiated by the American Federation of Labor and its charter revoked. For some time past representatives of the various trade groups comprising the Building Trades Employers' Association have been negotiating with their respective unions for a revision of wage scales and working agreements for the remainder of this year. Although no definite report is obtainable as yet of the results of these conferences there is a feeling current in the industry that the time is rapidly approaching when the union officials will recognize the wisdom of consummating these separate agreements at the earliest possible moment rather than wait for the employers to sanction a collective contract with the Council which is now without standing in the recognized national organization.

During the past week there have been persistent rumors to the effect that negotiations are now under way for similar agreements between the employers and the unions of concrete laborers and plasterers' helpers. These laborers are also affiliated with the independent union and it is anticipated that they will also secure the retention of the prevailing wage scales and working conditions, at least for the remainder of the current year. All of these agreements will recognize the independent union exclusively and may react against the international union which still remains affiliated with the Council.

C. G. Norman, Chairman of the Board of Governors of the Building Trades Employers' Association, in discussing this situation, said that the employers were not inclined to believe that the Building Trades' Council would attempt to call strikes against the builders employing the independent laborers.

"We are not alarmed," said Mr. Norman, "the skilled workers will not strike because of matters affecting the unskilled laborers. That has been our experience in the past. I don't believe that any attempt will be made to call out other men working on the jobs with members of the independent union."

"The building employers will continue to hire independent laborers. The men of this union have kept their agreement with our association year after year."

Manhattan Building Report Shows Decline in Plans Filed During May

THE report of Manhattan building operations during the month of May as compiled by Superintendent Charles Brady shows that the plans were filed for seventy new buildings, costing a total of \$8,529,550, as against eighty-five, costing a total of \$15,058,635, the same month last year, this showing a drop of fifteen in number of buildings and \$6,529,085 in moneys involved.

The report further shows that plans were filed for one dwelling, costing \$120,000, as against seven costing \$783,000 for the same month last year; six tenements costing \$1,495,000, as against thirteen costing \$2,725,000 for the same month last year; one hotel costing \$750,000, as against none last year; four other residence buildings, such as clubs and lodging houses, etc., costing \$4,110,000, as against none for the same month last year; ten store and loft buildings costing \$267,100, as against two

costing \$115,000, for the same month last year; three office buildings costing \$240,000, as against six costing \$9,280,000 for the same month last year; six manufacturing and workshops costing \$394,000, as against six costing \$1,105,000, as against three costing \$325,000, for the same month last year; four municipal buildings costing \$100,000, as against four costing \$455,000 for the same month last year; twenty-six garages and stables costing \$181,725, as against forty costing \$342,935 for the same month last year; five other structures costing \$2,725, as against four costing \$17,700 for the same month last year. There were no plans filed for schoolhouses or hospitals last month or the corresponding month last year.

The report shows that alteration operations have fallen off slightly, there having been applications filed for changes to 396 buildings at a total cost of \$2,527,712.

Local Building Industry Now At Height of Season's Rush

Totals of Contemplated Work and Actual Construction Commitments, as Tabulated by F. W. Dodge Company, Indicative of Busy Summer Ahead

DESPITE a considerable decline in residential construction during the past month the totals for building and engineering operations in Greater New York for May represent a tremendously active local situation, and indicate a continued demand for commercial and industrial space, which will require some time to satisfy. According to figures tabulated by the F. W. Dodge Company architects and engineers in this city reported work on plans for 1,051 construction projects during the past month, which will require an outlay of approximately \$51,820,100. During the same period the actual commitments for projects scheduled for locations within the boundaries of New York City numbered 540 and represent a total estimated cost of \$51,639,300.

Although residential construction continues to lead the local industry in both volume and value of activity, the total for this type of operation represents a slightly lower percentage than it did in previous months. The demand for residential space, while still excellent, is not nearly as keen as it was several months ago, and speculative builders are going somewhat slower than they were about starting new projects in the face of a declining demand and a slight, though perceptible, softening of rental values.

Commercial and industrial building activity in New York City

shows considerable activity, and the figures for these two groups for May are considerably higher in percentage than they have been during the two or three months previous.

In the group of new projects for which plans were started during the past month were 181 business buildings, such as stores, offices, lofts, commercial garages, etc., \$11,036,500; 28 educational buildings, \$2,837,000; 2 hospitals and institutions, \$40,000; 28 factory and industrial projects, \$2,105,400; 1 military structure, \$175,000; 8 public buildings, \$385,500; 53 public works and public utilities, \$3,739,900; 18 religious and memorial operations, \$829,500; 718 residential projects, including apartments, flats and tenements and one- and two-family dwellings, \$30,055,300, and 14 social and recreational buildings, \$616,000.

Among the 540 projects for which contracts were awarded during the past month were 104 mercantile operations of various types, \$10,493,000; 14 educational buildings, \$3,467,000; 8 hospitals and institutions, \$1,900,000; 10 factory and industrial buildings, \$1,181,200; 1 military structure, \$12,000; 2 public buildings, \$97,000; 23 public works and public utilities, \$2,847,000; 14 religious and memorial operations, \$532,000; 351 residential projects, including multi-family dwellings and one- and two-family houses, \$23,367,300, and 13 social and recreational buildings, \$7,742,000.

PERSONAL AND TRADE NOTES.

Pattison Brothers, consulting electrical engineers, have moved their offices from 1182 Broadway to 304 Madison avenue.

National Terra Cotta Society has moved its headquarters to the Berkely Building, 19 West 44th street.

Harold L. Young, architect, formerly located at 253 West Forty-second street, is now practicing his profession at 131 West Thirty-ninth street.

Union Hardware Co., Torrington, Conn., announces the removal of its New York office from 99 Chambers street to the ground floor of 151 Chambers street.

Concourse Blue Print Co. has moved from 26 West 47th street to the fifth floor of the Canadian Pacific Building, 342 Madison avenue.

P. J. Carlin Construction Company, general contractors, has moved from 1123 Broadway to the Grand Central Terminal Building, Suite 1951.

Tilden & Herzig, Inc., consulting engineers, have moved their offices from 188 Montague street, Brooklyn, to 350 Madison avenue, Manhattan.

Associated Metal Lath Manufacturers, Wharton Clay, secretary, has moved from 72 West Adams street to 132 West Madison street, Chicago.

Corklite Co., sanitary flooring, has moved its office from 94 Second avenue to the Temple Bar Building, 44 Court street, Brooklyn.

Central Foundry Company, Central Radiator Company, and the Molby Boiler Company have consolidated, with general offices and show rooms at 41 East 42d street.

Kohler Company, Kohler, Wis., manufacturers of Kohler enameled ware and Kohler automatic power and light, have moved their New York warehouse from 613 West 39th street to larger and better equipped quarters at 652 West 34th street.

Allen W. Dickson will assume his duties as secretary of the National Association of Building Trades Employers on June 15, with headquarters in Cleveland. For the past two years he has been secretary of the Building Trades Employers' Association of Youngstown, O.

Fibre Conduit Company, Orangeburg, N. Y., has acquired the plant of the American Fibre Conduit Corporation at Fulton,

N. Y., and the conduit manufacturing business of the H. W. Johns-Manville Company at Lockport, N. Y., and has appointed Johns-Manville, Inc., as sales agent for its products.

N. Serracino, architect, who was reported in the June 3 issue of the Record and Guide to have moved his office from 507 Fifth avenue to 534 West 134th street, states that this report was incorrect and he still maintains his office at the Fifth avenue address. The report was published in good faith and upon what was considered to be reliable information and this publication gladly makes the correction.

Brooklyn Architects Elect Officers

At the annual meeting of the Brooklyn Chapter, American Institute of Architects, recently held in the Crescent Club, the following officers were elected: John B. Slee, president; William H. Gompert, vice-president; Thomas E. Snook, secretary; William J. Dilthey, treasurer; Edwin S. Coy, surveyor, and Frank H. Quinby, E. G. W. Dietrich and Frederick W. Monckmeyer, directors. The Brooklyn Chapter was represented at the annual convention of the American Institute of Architects at Washington by John B. Slee, Frank H. Quinby, William P. Bannister, Alexander Mackintosh, T. E. Snook, Charles S. Peabody and Arthur R. Koch.

Superintendents in Membership Drive

The New York Building Superintendents' Association on May 16 commenced an intensive campaign for increasing its membership. The drive will continue throughout the year. Three teams, each consisting of a captain and nine members, will lead in the campaign. The team captains appointed by the membership committee are J. T. Fox, W. W. Downey and O. Johnson.

Cement Specification Made Standard

According to recent action of the American Engineering Standards Committee, the A.S.T.M. specification for Portland cement has been advanced from the rank of tentative to the rank of "American Standard." The form in which it was thus approved is the form as revised in 1921 by compromise between the American Society for Testing Materials and the government interdepartmental committee. Other recent action of the American Engineering Standards Committee includes approval as tentative of the A.S.T.M. specifications for drain tile.

TRADE AND TECHNICAL SOCIETY EVENTS.

National Lime Association will hold its annual convention at Washington, D. C., June 14 to 16, inclusive.

Refractories Manufacturers' Association will hold its annual convention at Atlantic City, June 28 and 29, inclusive. Headquarters will be at the Hotel Traymore.

American Society for Testing Materials will hold its twenty-fifth annual meeting at the Chalfonte-Haddon Hall Hotel, Atlantic City, June 26 to July 1, inclusive.

National Ornamental Glass Manufacturers' Association will hold its annual convention at Cincinnati, O., June 26 and 27, inclusive.

American Institute of Electrical Engineers will hold its annual convention at the Clifton Hotel, Niagara Falls, June 26 to 30, inclusive.

American Society of Civil Engineers will hold its spring meeting at the Hotel Wentworth, Portsmouth, N. H., June 21 and 22, inclusive.

Associated Manufacturers of Electrical Supplies will hold its annual convention at the Sussex and Essex Hotel, Spring Lake Beach, N. J., June 19 to 24, inclusive.

National Association of Building Owners and Managers will hold its fifteenth annual convention at Bedford Springs, Pa., June 19 to 24, inclusive. A large delegation from the New York Association is preparing to attend this meeting.

New York Building Superintendents' Association will hold its annual picnic and field day at Karatsonyi's, Glenwood Landing, L. I., Thursday, June 29. A large boat has been chartered for the transportation of members, their families and their guests to the park. An excellent dinner will be served, after which there will be a baseball game and an interesting program of field sports. Further details of the program will be announced later.

Illuminating Engineering Society will hold its annual convention in Boston, September 25 to 28 inclusive. This will be the sixteenth annual gathering of the society, and the convention arrangements are in the hands of a committee of which C. L. Edgar, president of the Edison Electric Illuminating Company of Boston, is chairman; H. E. Wallace, vice-chairman, and J. Daniels, secretary.

CURRENT BUILDING OPERATIONS

LOCAL building conditions are greatly improved when compared with situations which existed only a few weeks ago and as a consequence architects, contractors and material manufacturers and dealers are more inclined to look toward the future with optimism. Considerable new construction has been released during the past week or ten days and some very interesting and important projects are included in the operations now under construction. Despite the upward trend of material prices a large amount of proposed building has been in the hands of contractors for estimates and the majority of material dealers and sub-contractors say they are well pleased with prevailing conditions and the outlook for the remainder of the 1922 building season.

Material markets are extremely active and although demand from speculative building sources has slowed down to a considerable extent there has been a decided improvement in the orders emanating from commercial, industrial and community operations which are now becoming a real factor in the local situation. Prices are all holding firmly and in several instances a well defined trend toward higher levels is manifest.

Common Brick—Common brick from the Hudson River yards is coming into this city in good volume and dealers are now able to keep all of their jobs going without delays on account of a lack of this important material. Although the demand for brick is still exceedingly keen and arriving cargoes are disposed of immediately upon their arrival the general tone of the market is more settled than it was a few weeks ago when a shortage almost amounting to a famine existed. Brick manufacturers now feel that their plants will be in a position to supply all reasonable requirements for the remainder of the season and possibly permit the storage of reserve stocks against the coming winter season. Prices are very firm and there is now no indication of a softening of values. Manufacturing costs this season are considerably higher than they were a year ago and this factor will not permit important reductions at this time.

Lumber—The lumber business continues to be stimulated by the steady expansion of the building revival and generally better industrial conditions. Manufacturing consumers have again become an important factor in the lumber demand and requirements from construction sources are steadily gaining in volume. Lumber orders are unusually heavy and the

majority of mills are accepting orders for considerably more lumber than they are producing at the present time. According to the American Lumberman in the first twenty weeks of this year the orders exceeded production by about 13 per cent., while for the past week or so the orders have been about 26 per cent. above the output. Stocks in the hands of manufacturers have been materially reduced and a number of producers are out of the market for the time being. These producers are concentrating their efforts upon making shipments so that they may

re-enter the market as soon as possible. Retail demand is excellent and shows signs of steady improvement. Suburban construction is now at the season's height and although prices are somewhat higher than they were there is no perceptible decline in the volume of business offered.

Builders' Hardware—Business in this line is extremely satisfactory and all current signs indicate a steady demand throughout the remainder of the season. Retailers' stocks are not in the best of condition owing to the intensity of the demand but shipments from manufac-

BUILDING COMMODITY PRICES

CURRENT prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York.

Note—Price changes are indicated by bold-face type.

Brick (Wholesale, on Dock, N. Y.), per thousand:

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

Hudson River best grades: \$20.00 to —

Raritan to —

Second-hand brick, per load

of 3,000, delivered.....\$47.00 to —

Face Brick—Delivered on job in New York:

Rough Red.....\$45.00 to —

Smooth Red..... 45.00 to —

Rough Buff 50.00 to —

Smooth Buff 50.00 to —

Rough Gray 53.00 to —

Smooth Gray 53.00 to —

Colonials 45.00 to —

Cement—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Domestic Portland cement, per bbl.. \$3.25

Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd. \$2.75

Bronx deliveries 2.75

¾-in., Manhattan deliveries..... 2.75

Bronx deliveries 2.75

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water front, in which case prices will be slightly higher.

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries \$2.75

Bronx deliveries .. 2.75

Hollow Tile—

Exterior—Not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring.....\$0.12 per sq. ft.

3x12x12 0.12 per sq. ft.

4x12x12 0.17 per sq. ft.

6x12x12 0.19 per sq. ft.

Note—For deliveries north of 125th st., Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens\$10.50 per 1,000

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Finishing Lime (Standard in

300-lb. barrel)\$4.50 per bbl.

Common Lime (Standard 300-

lb. barrel) 3.75 per bbl.

Finishing Lime (Standard in

Hydrate Finishing, in paper

bags24. 00 per ton

Hydrate Common, in paper

bags\$19.50 per ton

Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth

bags\$21.00 per ton

Brown Mortar, in cloth bags. 18.00 per ton

Lath Mortar, in cloth bags... 18.00 per ton

Finishing Plaster, in cloth

bags 24.50 per ton

Rebate for returned bags. 15c. per bag

Finishing Plaster (250-lb.

barrel)\$4.00 per bbl.

Finishing Plaster (320-lb.

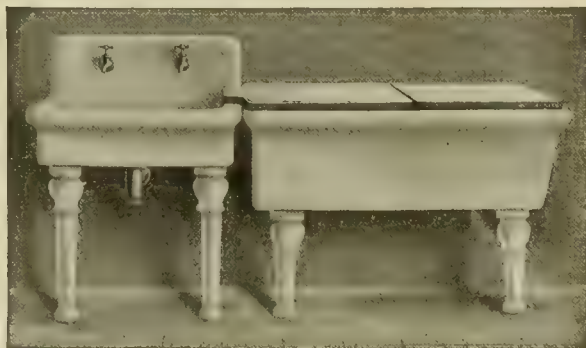
barrel) 5.35 per bbl.

Plaster Blocks—

2-in. (solid) per sq. ft.....\$0.10½ to \$0.12

3-in. (hollow) per sq. ft... 0.10½ to 0.12

COMBINATION DRAINBOARD and WASH TRAY COVER



Made to fit Porcelain, Soapstone and Cement wash trays. This porcelain enamel steel COMBINATION DRAINBOARD and WASH TRAY COVER will prevent the water from dripping on the floor between the sink and wash trays, when dishes, etc., are being washed. Sanitary, durable and attractive.

For Sale by Plumbing Supply Dealers

MARIETTA HOLLOW-WARE & ENAMELING CO.
MARIETTA, PENNA.

Sash Weights—Sash Chain
Castings and Forgings
Grate Bars
SPECIAL IRON WORK
Pencoyd Steel and Iron Co.
Cort. 1372 206 Broadway, New York

SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



F. J. KLOES

Established 1872

269 Canal St., New York

Telephone: Canal 4072

MATERIALS AND SUPPLIES

turers are fairly prompt, although the producers have been considerably pushed to keep abreast of the demand and their plants are operating on full time. The recent price advance seems to have stimulated buying to some degree.

Linseed Oil—Although no change has taken place in this market there is a likelihood of improvement in the demand in the near future. The large volume of building now nearing the final stages must create a demand for this commodity and there is a possibility that manufacturing consumers will shortly re-enter

the market. Prices are easier than they were.

Nails—A fairly active demand prevails and the outlook is encouraging. The market is spotty, however, and dealers in certain districts are extremely busy while others in different locations are complaining of a lack of the keen demand which existed only a relatively short time ago. Prices are subject to considerable fluctuation according to the demand. New York quotations are as follows: \$3.35 base, per keg for wire nails and \$3.90 base, per keg for cut nails.

Roofing and Building Papers—Demand for these materials is steadily increasing due to the growing amount of suburban construction. The outlook for a strong demand throughout the remainder of the season is bright. Prices are firm and stocks are adequate for all requirements. Quotations generally are 79c per roll, in 35-lb. roll to \$1.70 for 58-lb. rolls.

Electrical Supplies—Business in the electrical trade is quite brisk and both manufacturers and jobbers report a satisfactory outlook for the future. Orders are growing more frequent than formerly and are for larger quantities indicating purchases for stock rather than for immediate requirements. The improvement in the general building situation has reacted favorably on the electrical supply industry and numerous orders have been placed for future deliveries of wiring materials. Prices are uniformly firm and several slight advances have been reported recently.

Cast Iron Pipe—Manufacturers practically all report splendid business with orders flowing in and plants operating at nearly full capacity. Several of the larger manufacturers report bookings up to three months ahead and there is no let-up to the demand in sight. Municipal business is not particularly active but private buyers are in the market with unusually heavy requirements. Prices continue very firm but as yet no advances have been announced.

Structural Steel—During the past week or ten days bookings have dropped off to some extent but as a number of new projects have been released for estimates within this period there is every likelihood that some important commitments will be announced in the near future. Local contractors are generally of the opinion that there will be considerable work in their line throughout the remainder of the year. They are, however, considerably concerned about prices and state freely that the keen competition now prevailing on all proposed operations is keeping prices far below what they should be in order to show a reasonable profit margin. Prices are very firm and are showing a tendency toward advances.

Building Stone—The large amount of high class commercial construction, coupled with the fact that several very important operations, such as the New York Court House, will shortly be started, has materially brightened the outlook for excellent business in building stone during the coming months. Prices are now extremely favorable and further reductions are anticipated as soon as freight rates are revised.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.	
27x48x½ in.....	\$0.34 each
32x36x¼ in.....	0.20 each
32x36x½ in.....	0.22 each
32x36x¾ in.....	0.28 each

Sand—

Delivered at job in Manhattan	\$2.00 to — per cu. yd.
Delivered at job in Bronx	2.00 to — per cu. yd.

White Sand—

Delivered in Manhattan....	\$4.50 per cu. yd.
----------------------------	--------------------

Broken Stone—

1½-in., Manhattan delivery.	\$4.00 per cu. yd.
Bronx delivery.....	4.00 per cu. yd.
¾-in., Manhattan delivery..	4.00 per cu. yd.
Bronx delivery.....	4.00 per cu. yd.

Building Stone—

Indiana limestone, per cu. ft.....	\$1.62
Kentucky limestone, per cu. ft.....	2.27
Briar Hill sandstone, per cu. ft.....	1.63
Gray Canyon sandstone, per cu. ft....	1.65
Buff Wakeman, per cu. ft.....	1.90
Buff Mountain, per cu. ft.....	1.80
North River bluestone, per cu. ft.....	1.85
Seam face granite, per sq. ft.....	1.20
South Dover marble (promiscuous mill block), per cu. ft.....	2.35
White Vermont marble (sawed) New York, per cu. ft.....	3.00

Structural Steel—

Plain material at tidewater; cents per pound:	
Beams and channels up to 14 in.	1.60c. to —
Beams and channels over 14 in.	1.60c. to —
Angles, 3x2 to 6x3.....	1.60c. to —
Zees and tees.....	1.60c. to —

Lumber—

Wholesale prices, New York.	
Yellow pine, merchantable 1905, f. o. b. N. Y..	

3x4 to 14x14, 10 to 20 ft....	\$40.00 to \$52.00
Hemlock, Pa. f. o. b., N. Y., base price, per M.....	37.50 to —
Hemlock, W. Va., base price, per M.....	37.00 to —
(To mixed cargo price add freight, \$1.50.)	
Spruce, Eastern, random cargoes, narrow (delivered)...	28.50 to —
Wide cargoes	31.50 to —

Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.	
Cypress Lumber (by car, f. o. b., N. Y.):	
First and seconds, 1-in....	\$105.00 to —
Cypress shingles, 6x13, No. 1 Hearts	15.00 to —
Cypress shingles, 6x13, No. 1 Prime	13.00 to —
Quartered Oak	to \$166.00
Plain Oak	to 126.00

Flooring:

White oak, quart'd sel....	\$97.50 to —
Red oak, quart'd select..	97.50 to —
Maple No. 1.....	71.00 to —
Yellow pine No. 1 common flat	56.50 to —
N. C. pine flooring Norfolks	62.50 to —

Window Glass—

Official discounts from manufacturers' lists:	
Single strength, A quality, first three brackets	35%
B grade, single strength, first three brackets	35%
Grades A and B, larger than the first three brackets, single thlok.....	35%
Double strength, A quality.....	35%
Double strength, B quality.....	37%

Linseed Oil—

City brands, oiled, 5 bbls. lot.	\$0.97 to —
Less than 5 bbls.....	0.99 to —

Turpentine—

Turpentines	\$0.87 to \$0.90
-------------------	------------------



Face
Enameled
Fire

BRICK

As manufacturers of BRICK for thirty years, we have a record of repeat orders that affords you a 100% guarantee of satisfactory service. To the service given by our Face, Enameled and Fire BRICK, is added the service we render in shipment and delivery. Prompt shipments on any size contracts in any range of shade or texture, at fair prices and of first-class quality.

We are well and favorably known wherever brick is used throughout the United States, Canada and South America. There can be but one reason for this—SERVICE. Whether it be FACE BRICK, ENAMELED BRICK, FIRE BRICK or FIRE CLAY, our product is furnished in all textures and shades, we are here to serve you in small quantities or large. It will be a pleasure to estimate for you—write us or phone for a representative.

American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 8787-8788

Money to Loan

on all classes of high-grade income producing properties in New York City, in amounts of \$500,000 and upward.

Building Loans
American
Bond & Mortgage
Company, Inc.
562 Fifth Ave., New York City
Telephone 9600 Bryant

POMEROY

**Solid Iron and Hollow
Metal Windows**

Built in the belief that the best metal window is the only safe window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

282-96 East 134th Street NEW YORK
Phone: Mott Haven 5220

H. W. BELL CO.

Gypsum Blocks
Terra Cotta Blocks
Plaster Boards
Dumbwaiter Blocks
Flue Pipe
Firebrick

Park Ave. & 139th St.

Phone—Mott Haven 3134
BROOKLYN

KENT AVENUE & MORTON STREET



"WE CHALLENGE THE WORLD"

UNITED STATES GAS RANGE CORP.

Manufacturers

"PRIZE BEAUTY" Gas Ranges
CLEVELAND, OHIO

NEW YORK SHOWROOM AND WAREHOUSE

Phone—Madison Sq. 6627 107 E. 31st St., at Fourth Ave.

We manufacture gas ranges exclusively of 49 different styles and sizes of the highest grade construction at our competitors' low grade prices. "PRIZE BEAUTY" Gas Ranges are the best bakers, save gas, sanitary, rust-proof, and special porcelain enamel finish.

CONTEMPLATED CONSTRUCTION.

Manhattan DWELLINGS.

37TH ST.—Geo. & Edw. Blum, 505 5th av. have completed plans for alterations to the 4-sty brick dwelling, 23x91 ft, at 33 West 37th st for alterations to the 4-sty brick dwelling, 23x91 ft, at 33 West 37th st for Mrs. Clara P. Trunk, 64 Edgecomb rd, Larchmont, owner. Cost, \$10,000. Architects will take bids on general contract about June 12. Lessee, Miss Ray Rosenbaum, 57 West 37th st.

HOMES AND ASYLUMS.

GRAND CONCOURSE.—Jos. H. Friedlander, 681 5th av, has plans nearing completion for a 3-sty stone home on the west side of Grand Concourse, between 166th and McClellan sts, for Andrew Friedman Home, Dr. Bernard Sacks, chairman building committee, 160 West 59th st, owner. Architect will take bids on general contract about June 15.

HOSPITALS.

MANHATTAN AV.—Chas. B. Meyers, 31 Union sq, has been retained to prepare plans for a hospital on the north side of Manhattan av, between 123d and 124th sts, for Sydenham Hospital, Robert Birkhan, president, room 1002, 202 Broadway, owner.

HOTELS.

81ST ST.—Sugarman & Hess, 16 East 43d st, have plans in progress for a 15-sty brick and limestone apartment hotel, 115x100 ft, at 41-9 West 81st st for Joseph G. Sigal, Inc., 2120 Broadway, owner and builder. Cost, \$800,000.

STABLES AND GARAGES.

129TH ST.—Samuel Cohen, 32 Union sq, has completed plans for a 1-sty brick garage, 46x160 ft, at 217-223 East 129th st for Chris Dages, 173 East 122d st, owner and builder. Cost, \$15,000.

STORES, OFFICES AND DLOFTS.

PARK AV.—Warren & Wetmore, 116 East 47th st, have plans in progress for a 20-sty brick, terra cotta and granite office building, 80x200 ft, on the east side of Park av, 46th to 47th sts, for Merchants Manufacturing Exchange of New York, 460 Lexington av, owner. Cost, \$2,500,000.

9TH AV.—Charles Dieterlen, 15 West 38th st, has plans in progress for a 2-sty and basement brick loft building, 18x100 ft, at 368 9th av, corner 31st st, for Patrick Barry, care of Duross Co., 261 Broadway, owner.

30TH ST.—Cross & Cross, 681 5th av, have plans in progress for a 12-sty brick and limestone office and cold storage building, 83x100 ft, at the southeast corner of 30th st and 8th av, for Revillon Peres Co., 670 5th av, owner. Cost, \$1,000,000. Architect will take bids on general contract about June 10. Structural engineer, H. G. Balcom, 10 East 47th st. Steam and electrical engineer, Clark, MacMullen & Riley, 101 Park av.

THEATRES.

BROADWAY.—Rapp & Rapp, 190 North State st, Chicago, have been retained to prepare plans for a theatre and moving picture theatre on the west side of Broadway, 43d to 44th sts, for Famous Players-Lasky Corp., Adolph Zukor, president, 1493 Broadway, owner.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

GRAND AV.—I. L. Crausman, 2035 Southern blvd, has completed plans for a 5-sty brick, limestone and terra cotta apartment house, 100x95 ft, at the northeast corner of Grand av and Evelyn pl for Daar Hartman Construction Co., Meyer Hartman, president, 726 Beck st, owner and builder. Cost, \$185,000.

SHERMAN AV.—Margoñ & Glaser, 2806 3d av, have plans nearing completion for a 6-sty brick and limestone apartment house at the northwest corner of Sherman av and 165th st for Rolla Holding Corp., David J. Rubinstein, president, 1215 Grand Concourse, owner. Cost, \$200,000.

SPRINKLER

SUPERVISORY SERVICE
AUTOMATIC SPRINKLER
VALVE ALARM SERVICE
INTERIOR FIRE ALARM
EQUIPMENT

INSTALLED AS A LOCAL SYSTEM
OR FOR CENTRAL OFFICE SERVICE

AUTOMATIC
FIRE ALARM SERVICE
SPECIAL BUILDING
SIGNAL SERVICE

Automatic Fire Alarm Co.
416 Broadway New York City
CANAL 5186

DWELLINGS.

GRAND AV.—J. J. Gloster, 110 West 40th st, has completed plans for a 2-sty brick dwelling, 21x65 ft, on Grand av, near 175th st, for William Halperin, 124 Glenwood av, Jersey City, owner. Cost, \$15,000.

EAST TREMONT AV.—Chas. S. Clark, 441 East Tremont av, has completed plans for alterations to the 2-sty dwelling, 25x53 ft, at 744 East Tremont av for I. Olenick, 1932 Crotona parkway, owner. Cost, \$10,000. Owner will take bids on general contract about June 12.

GLEBE AV.—Plans have been prepared privately for six 2-sty frame dwellings, 17x36 ft, with 1-sty garages, 10x16 ft, at the southeast corner of Glebe av and Rowland st for J. L. Fries, Inc., 120 Westchester sq, owner and builder. Cost, \$29,000.

THEATRES.

WALTON AV.—Eugene De Rosa, 110 West 40th st, and John A. Dunnigan, 394 East 150th st, have plans in progress for a 1-sty brick moving picture theatre, 100x208 ft, with stores, at the northeast corner of Walton and Burnside avs for Jupiter Realty Co., Morris Winck, president, 71 West 23d st, owner. Cost, \$150,000. Lessee of store, Cushman Sons, Inc., 461 West 125th st.

Brooklyn

DWELLINGS.

28TH ST.—Chas. Infanger & Son, 2634 Atlantic av, have completed plans for two 2-sty frame dwellings, 16x52 ft, in the west side of East 28th st, 200 ft north of Farragut rd, for Geo. Scheffer, 568 East 28th st, owner. Total cost, \$10,000.

PRESIDENT ST.—Jos. Martine, 31 Union sq, has completed plans for a 3-sty brick dwelling, 24x60 ft, in the north side of President st, 100 ft east of Schenectady av, for Jacob Wishinsky, 45 Powell st, owner. Cost, \$20,000.

PRESIDENT ST.—McCarthy & Kelly, 159 Remsen st, have completed plans for twelve 2-sty brick dwellings at President st and Franklin av for Wm. Small, 215 Montague st, owner.

AMBOY ST.—E. M. Adelson, 1778 Pitkin av, has plans in progress for two 2-sty brick dwellings, 20x60 ft, with garage, in the east side of Amboy st, 200 ft north of Newport av, for Gagilow Bros., 251 Watkins st, owner. Cost, \$30,000.

FACTORIES AND WAREHOUSES.

60TH ST.—Alfred A. Berube, 220 West 42d st, Manhattan, has plans in progress for a 1-sty brick factory, 40x60 ft, with offices, in 60th st, between 15th and 16th avs, for City Iron Works, 444 West 38th st, owner. Owner will soon advertise for bonds on separate contracts.

THEATRES.

DEAN ST.—David A. Lucas, 98 3d st, has completed plans for a 2-sty brick theatre, 70x100 ft, with stores and offices, at the southeast corner of Dean st and 4th av for Times Plaza Theatre, Dr. M. Spero, president, 79 4th av, owner. Cost, \$250,000. Owner will take bids on general contract in the fall.

Queens BANKS.

BALDWIN, L. I.—Tooker & Marsh, 101 Park av, Manhattan, have been retained to prepare plans for a 1-sty brick and limestone bank, 30x60 ft, at Merrick rd and Grand av, Baldwin, for Baldwin National Bank, Baldwin, owner.

CHURCHES.

MASPETH, L. I.—Geo. W. Landsman, 105 West 40th st, Manhattan, has plans in progress for a 3-sty frame convent, 25x60 ft, at Claremont and Hull avs, Maspeth, for Holy Cross R. C. Church, Rev. Father Adelbert Nawroch, rector, owner, on premises. Cost, \$10,000.

Architect will soon take bids on general contract.

Factories and Warehouses.

ELMHURST, L. I.—Frederick Putnam Platt & Bros., 680 5th av., Manhattan, have completed plans for a 3-sty reinforced concrete factory, 50x246 ft., at the southeast corner of Laurel Hill Blvd and Baxter pl., Elmhurst, for Proper Silk Hosiery Mills, Inc., 276 5th av., Manhattan, owner. Cost, \$130,000. Architect will take bids on general contract about June 25.

LONG ISLAND CITY.—F. B. & A. Ware, 1170 Broadway, Manhattan, have completed plans for a 2-sty brick factory, 60x95 ft., in the west side of Buckley st., 140 ft north of Queens Blvd., L. I. City, for Henry G. Loeber Co., 151 East 126th st., Manhattan, owner. Cost, \$20,000.

Nassau

Dwellings.

MINEOLA, L. I.—C. E. Schermerhorn, 430 Walnut st., Philadelphia, has completed plans for a 1½-sty frame dwelling, 35x40 ft., at Mineola for Geo. H. Terry, Mineola, owner.

Hotels.

LONG BEACH, L. I.—Severance & Van Alan, 372 Lexington av., Manhattan, have been retained to prepare plans for a hotel, with cottages and bath house, on the Board walk, Lafayette Blvd and Broadway, Long Beach, for Alexander Hotel & Club, Thos. E. Donovan, president, 20 Broad st., Manhattan, owner. Cost, \$1,000,000. Consulting engineer, D. M. Oltarsh, 372 Lexington av., Manhattan.

Richmond.

Apartments, Flats and Tenements.

PORT RICHMOND, S. I.—Harry W. Pelcher, 236 Richmond av., Port Richmond, has completed plans for a 4-sty brick apartment house, 70x75 ft., at the corner of Herberton av and Ann st., Port Richmond, for owner, care of architect. Cost, \$50,000.

Suffolk.

Schools and Colleges.

PATCHOGUE, L. I.—Tooker & Marsh, 101 Park av., have been retained to prepare plans for a high school at Patchogue for Board of Education of Patchogue, A. L. Wicks, clerk, Patchogue, owner.

Westchester.

Apartments, Flats and Tenements.

YONKERS, N. Y.—Edward Schuler, Central av., Yonkers, has completed plans for a 2-sty hollow tile and stucco apartment, 28x49 ft., at 3-4-5 Arlington av., Yonkers, for Mrs. Frank Cambanaro, 13 Woodruff av., Yonkers, owner and builder. Cost, \$30,000.

Dwellings.

MAMARONECK, N. Y.—Julius Gregory, 56 West 45th st., Manhattan, has completed plans for a 2½-sty terra cotta block dwelling, 47x26 ft., at Shore Acres, Mamaroneck, for J. A. Gilletteau, 270 Riverside dr., Manhattan, owner. Cost, \$20,000. Owner will take bids on general contract about July 1.

YONKERS, N. Y.—Fairbrook & Chamberlain Assoc., 18 So. Broadway, Yonkers, have plans in progress for a 3-sty frame and brick dwelling, 35x50 ft., on Valentine lane, Yonkers, for Dr. Harrison Betts, 146 Elliott av., Yonkers, owner. Architect will take bids on general contract soon.

PELHAM WOODS, N. Y.—F. Albert Hunt & Klein, 1 West 34th st., have been retained to prepare plans for a 2½-sty frame dwelling, 38x24 ft., with garage, at Pelham Woods for J. S. Mason, owner, care of architect. Cost, \$12,000.

WHITE PLAINS, N. Y.—Plans have been prepared privately for a 2½-sty frame and stucco dwelling, 44x24 ft., at Gedney Farms, Sherman av., White Plains, for Jos. Fallon, Jr., 186 East Boston Post rd., Mamaroneck, owner and builder. Cost, \$15,000.

WHITE PLAINS, N. Y.—Edw. Hammel, 45 West 34th st., Manhattan, has completed plans for four 2½-sty frame and stucco dwellings, 21x31 ft., at the northwest corner of Primrose and Battle avs., White Plains, for Vivian Green Construction Co., 45 West 34th st., Manhattan, owner and builder. Cost, \$7,000 each.

Schools and Colleges.

MAMARONECK, N. Y.—A. G. C. Flechter, 157 East 44th st., Manhattan, has plans in progress for a 2-sty brick high and grade school, 60x176 ft., in Carroll st., Mamaroneck, for Union Free School District No. 1, Towne of Rye, Daniel Warren, president, Mamaroneck, owner. Cost, \$215,000. Bids will be advertised for soon.

Stables and Garages.

YONKERS, N. Y.—J. E. Birmingham, 136 Ashburton av., Yonkers, has completed plans for a 1-sty brick garage, 100x107 ft., at 3359 Buena Vista av., Yonkers, for Wm. T. Morris, 290 Hawthorne av., Yonkers, owner and builder. Cost, \$28,000.

Stores, Offices and Lofts.

YONKERS, N. Y.—John De Hart, 1039 Fox st., Manhattan, has completed plans for eight 1-sty brick stores, 102x100 ft., at the southeast corner of Broadway and Undercliff st., Yonkers, for Benj. F. Steinmetz, 449 East 149th st., Manhattan, owner. Cost, \$30,000.

MISCELLANEOUS.

WHITE PLAINS, N. Y.—F. H. Brown, 6 Grand av., White Plains, has plans in progress for a 2-sty brick, steel and reinforced concrete printing plant for the White Plains Publishing Co., Inc., 148 Martine av., White Plains, owner. Cost, \$35,000.

PORTCHESTER, N. Y.—Plans are being prepared privately for a 3-sty brick and terra cotta Salvation Army building, 62x27 ft., at Portchester, for Salvation Army, H. V. Chase, in charge, 120 West 14th st., Manhattan, owner. Cost, \$25,000. Owner will take bids on general contract about June 22.

New Jersey

Apartments, Flats and Tenements.

WEST NEW YORK, N. J.—Peter L. Schultz, Dispatch Bldg., Union Hill, has completed plans for three 4-sty brick apartment houses, 41x76 ft., in 16th st., 25 ft west of Buchanan pl., West New York, for R. E. Burke, Grantwood, owner and builder. Cost, \$150,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

Apartments, Flats and Tenements.

NEWARK, N. J.—Kelly Construction Co., Jas. F. Kelly, president, Evergreen pl., East Orange, has the general contract for a 4-sty brick apartment, 76x84 ft., at Court st and Coes pl., Newark, for Ardsley Realty Co., Wm. Okoin, president, 20 Clinton st., Newark, owner, from plans by Frank Grad, 245 Market st., Newark, architect. Cost, \$100,000.

MANHATTAN.—Hegeman & Harris, 185 Madison av., have the general contract for two 11-sty and basement brick and steel apartments, 73x179 ft., at the northeast corner of Lexington av and 69th st for Joint Ownership Construction Co., Fredk. Culver, president, 342 Madison av., owner, from plans by Rouse & Goldstone, 512 5th av., architect. Cost, \$1,500,000. Steel engineer, H. A. Balcom, 10 East 47th st.

Banks.

MANHATTAN.—Wolins & Bull, Leroy and Washington sts., have the general contract for alterations on the 3 and 4-sty brick bank, 39x48x80 ft., at 57 Av B for the Standard Bank, Richard Lederer, president, northeast corner. Av B and East 4th st, owner, from plans by Holmes & Winslow, 13 4East 44th st, architects. Cost, \$20,000.

Dwellings.

MOUNT VERNON, N. Y.—Schwab Construction Co., Bank Bldg., Mt. Vernon, has the general contract for three 2½-sty frame and stucco dwellings, 24x34 ft., on Merserau av., Mt. Vernon, for F. J. Thill, 27 Prospect av., Mt. Vernon, owner, from plans by Geo. L. Miller, 3 So. 3d av., Mt. Vernon, architect. Cost, \$15,000 each.

MOUNT VERNON, N. Y.—Schwab Construction Co., Bank Bldg., Mt. Vernon, has the general contract for a 2½-sty frame and stucco dwelling, 30x32 ft., on Seneca av., Mt. Vernon, for F. J. Thill, 27 Prospect av., Mt. Vernon, owner, from plans by Geo. L. Miller, 3 So. 3d st., Mt. Vernon, architect. Cost, \$12,000.

BRONXVILLE, N. Y.—John C. Borur, Gramatan Bldg., Bronxville, has the general contract for a 2½-sty frame and stucco dwelling, 26x33 ft., on School lane, Bronxville, for Edmund F. Adrian, owner, care of architect, from

Pioneer Uptown Office Building Abandons Private Plant

When furnished statistics proving that a saving of \$7,000 yearly could be effected and that the space released by the removal of its private plant equipment could be offered to a tenant, the owners of the Johnson Building, 1166-1172 Broadway, one of the pioneer uptown office structures, contracted for Edison Service. The part of the building formerly housing the private plant is now occupied by a bank under a very advantageous rental schedule

The estimate of operating costs that led to the close-down of the Johnson private plant, and the conversion of the hydraulic elevators to electric operation was prepared by our Engineers. If you have not already consulted with them, telephone and we shall be glad to study your problem. Perhaps you too can effect a similar saving. You will not be obligated in any way

Big Buildings Use Edison Service

The New York Edison Company

At Your Service

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



plans by O. J. Gette, 103 Park av, Manhattan, architect.

MANHATTAN.—J. & W. C. Wallace, 78 West 82d st, have the general contract for alterations to the 4-sty brownstone dwelling, 16x58 ft, at 79 East 79th st for Jessie S. Gibson, 30 East 60th st, owner, from plans by H. T. Blanchard, 137 East 46th st, architect. Cost, \$15,000.

MANHATTAN.—C. T. Wills, Inc., 286 5th av, has the general contract for alterations to the 4-sty brick dwelling, 42x55 ft, at 723 Park av for Gerrish Milliken, 723 Park av, owner, from plans by Walker & Gillette, 128 East 37th st, architects. Cost, \$20,000.

CORONA, L. I.—A. Krauss, Martense st, Corona, has plans in progress for a 2½-sty hollow tile and stucco dwelling, on plot 100x100 ft, on Corona av, Corona, for Dr. D. Wechsler, 92 So. 51st st, Corona, owner, from plans by A. Brems, Corona av, Corona, architect. Cost, \$20,000.

PLAINFIELD, N. J.—J. N. Wyman & Son, 404 E. Front st, Plainfield, have the general contract for a 2½-sty hollow tile and stucco dwelling, 30x73 ft, with garage, at Belvidere and Wat-chung avs, Plainfield, for Colin H. Dascombe, 25 Madison av, Manhattan, owner, from plans by Wilder & White, 16 East 41st st, Manhattan, architects. Cost, \$40,000.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—John Auer, 648 Lexington av, has the general contract for alterations and an addition to the 3-sty brick factory building at 204-8 Classon av, 122 ft south of Myrtle av, for M. H. Renken Dairy Co., 131-7 Emerson pl, owner, from plans by Koch & Wagner, 32 Court st, architects. Cost, \$22,000.

HALLS AND CLUBS.

ASTORIA, L. I.—J. T. Woodruff & Son, 1 Bridge Plaza, L. I. City, have the general contract for a 2-sty and basement limestone or terra cotta and brick club house and lodge building, 37x106 ft, on the north side of Jamaica av, 50 ft east of 8th av, Astoria, for Enterprise Lodge No. 228, Knights of Pythias, H. Hoffman in charge, 84 17th av, L. I. City, owner, from plans by R. F. Schirmer, 116 Avondale st, Woodhaven, architect. Cost, \$100,000.

HOMES AND ASYLUMS.

MORRISTOWN, N. J.—Sturgis Bros., 20 Washington st, Morristown, have the general contract for a 3-sty brick nurses' home in Morris st, Morristown, for Morristown Memorial Hospital, Wm. B. Boulton, president Board of Directors, 56 Morris st, Morristown, owner, from plans by Palmer & Plonsky, 63 William st, Manhattan, architects.

SCHOOLS AND COLLEGES.

VERONA, N. J.—Geo. C. Marstead, 532 Bloomfield av, Verona, has the general contract for a 2-sty and basement brick high school, 116x112 ft, on Bloomfield av, Verona, for Borough of Verona, Board of Education, Oscar V. Helm, president, Verona, owner, from plans by Guilbert & Betelle, Aldene Bldg., Newark, architects. Cost, \$140,000.

TOMS RIVER, N. J.—Clinton B. Cook, Asbury Park Trust Co. Bldg., Asbury Park, has completed plans for a 2-sty brick grade school at Toms River for Dover Township Board of Education, Hon. Wm. H. Jeffrey, president, 46 Main st, owner. Cost, \$200,000.

BUTLER, N. J.—H. B. Brady, 333 No. Broad st, Elizabeth, has plans in progress for an addition to the 2-sty brick and terra cotta high school, 65x170 ft, at Butler for Borough of Butler, Board of Education, C. J. Howell, president, Butler, owner. Cost, \$90,000.

BROOKLYN, N. Y.—P. J. Carlin Construction Co., Grand Central Terminal Bldg., Manhattan, has the general contract for a 3-sty brick parochial school, 66x237 ft, at Prospect Park West and Windsor pl, for Holy Name of Jesus, Rev. Chas. Vitta, pastor, 245 Prospect Park West, owner, from plans by F. J. Berlenbach, 260 Graham av, architect.

VERONA, N. J.—Geo. C. Marstead, 532 Bolomfield av, Verona, has the general contract for a 2-sty and basement brick high school, 116 x112 ft, on Bloomfield av, Verona, for Borough of Verona, Board of Education, Oscar V. Heim, president, Verona, owner, from plans by Guilbert & Betelle, Aldene Bldg., Newark, architects. Cost, \$140,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Thompson-Starrett Co., 49-51 Wall st, has the general contract for alterations to the office building at 35 Nassau st for National Bank of Commerce, Jas. S. Alexander, president, 31 Nassau st, owner, from plans by Herbert Lucas, 117 East 60th st, architect.

THEATRES.

RED BANK, N. J.—The Farrall Co., 53 West 39th st, Manhattan, has the general contract for a 2-sty brick and hollow tile theatre, 85x156 ft, with stores and hall, in Monmouth near Broad st, Red Bank, for Burn & Schaffer, Strand Theatre, Broad st, Red Bank, owner, from plans by Francis Geo. Hasselman, 53 West 39th st, Manhattan, architect. Cost, \$75,000.

MISCELLANEOUS.

WEST NEW BRIGHTON, S. I.—E. E. Paul, 101 Park av, Manhattan, has the general contract for an addition to the 3-sty brick and steel telephone building known as Port Richmond Exchange, 40x60 ft, at 145 Clove rd, West New Brighton, for N. Y. Telephone Co., H. F. Thuber, president, 104 Broad st, Manhattan, owner, from plans by E. A. Munger, care of owner, architect. Cost, \$40,000.

MANHATTAN.—Bernard Knopp, 431 West 11th st, has the general contract for alterations to the Grand Central Palace to form vocational training quarters at the Grand Central Palace, 45th and 46th sts, Park and Lexington avs, for Merchants & Manufacturers Assoc., M. Crolins, superintendent of building, owner, on site, from plans prepared privately. Cost, \$1,000. Lessee, 8th and 10th floors, U. S. Government, U. S. Veterans Bureau, Col. Forbes, in charge, Arlington Bldg., Washington, D. C.

GARFIELD, N. J.—Gabler Construction Co., 402 Hudson st, Manhattan, has the general contract for a 5-sty brick chemical plant at Garfield for Heyden Chemical Co. of America, 135 William st, Manhattan, and on premises, owner, from plans by Scott Symington, care of owner, architect. Cost, \$88,000.

BROOKLYN, N. Y.—United Fireproofing Co., 8 West 40th st, Manhattan, has the general contract for a 3-sty brick, terra cotta and concrete service building, 191x220 ft, in the south side of Dean st, 35 ft east of Classon av, Brooklyn, for Studebaker Corp. of America, I. C. Jones in charge, 1170 Broadway, Manhattan, owner, from plans by Tooker & Marsh, 101 Park av, Manhattan, architects. Cost, \$275,000.

Iron
Castings
Repair
Work

Acme Foundry

Truck
Delivery
in
New York

20 Years at 290 North Henry Street, Brooklyn. Tel.: Greenpoint 3081

TELEPHONE: MANSFIELD 2300

RETAIL LUMBER

CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street

BROOKLYN, N. Y.

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phones: { 1370
Mott Haven { 1371

Office and Factory: River Ave. and East 151st St.

HEATING STEAM OR HOT WATER RADIATION WITH GAS

IS MADE SIMPLE AND SATISFACTORY BY USING

KAY-SOLA GAS FIRED HEATING BOILERS

FOR HOMES—OFFICES—FACTORIES—STORES WITH OR WITHOUT A CELLAR

Write Dept. G for illustrated literature

THE SOLAR ENGINEERING CORPORATION

505 FIFTH AVE.
NEW YORK, N. Y.

LOUIS BROOK, INC.

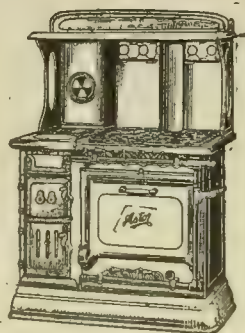
LUMBER and TIMBER at RETAIL

SASHES BLINDS MOULDING TRIM SHELVEING FLOORING
SHINGLES ROOFING PARTITION BOARDS VENEER PANELS, ETC.

OFFICE:
148-152 INDIA STREET

TEL. 2600 GREENPOINT
GREENPOINT, BROOKLYN

YARDS:
OAKLAND & INDIA STS.



The UNION STOVE WORKS

Headquarters for Builders for

Kitchen Ranges for Coal or Gas, Standard or
Pipeless Furnaces, Heating Boilers, Laundry
Apparati

THE GREAT "ASTOR" LINE

70 BEEKMAN STREET

Established 88 Years

Telephone: Beekman 2490

BUILDING LOANS

We are in the market for construction loans in the form of first mortgage bond issues in New York and other large cities. We prefer loans of \$500,000 upward.

Owners, builders, and architects should write for booklet describing the STRAUS PLAN. Ask for

Booklet G

S.W. STRAUS & CO.

Established 1882

Incorporated

STRAUS BUILDING

565 Fifth Ave., at 46th St., NEW YORK

Offices in 15 Principal Cities

Telephone—Vanderbilt 8500

**40 Years Without Loss
to Any Investor**

Copyright, 1922, by S. W. Straus & Co.

Building and Permanent MORTGAGE LOANS

QUICK ACTION

To Builders—We can subordinate entire purchase price of several well-located plots and obtain liberal building and permanent loans. Little cash required.

S. Osgood Pell & Co. 15 & 17 West 44th St.
Tel. Vanderbilt 5510

FOR

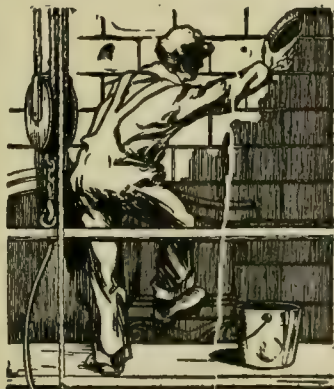
PAINTING, DECORATING and PLASTERING

Consult

LESCH & JOHNSON

261 East Fordham Road New York
Telephone: Fordham 9345

A Clean Building



We clean masonry of every type.

A clean building will sell or rent as well as a new building. In appearance it is a new building, for cleaning restores the original freshness of color.

Estimates for cleaning—and pointing, if desired—submitted on request.

Atlantic Terra Cotta Co.

Cleaning Department
350 Madison Avenue
Telephone: Vanderbilt 9930

PLANS FILED FOR NEW CONSTRUCTION IN ALL BOROUGHES OF NEW YORK CITY

Manhattan

CHURCHES.

LEWIS ST, e s, 150 N. Rivington st, 2-sty bk synagogue, 24x90, slag rf; \$20,000; (o) Ulanover Chevra Un Uengedung, 80 Lewis st; (a) Jacob Fisher, 25 Ave A (322).

COLLEGES AND SCHOOLS.

97TH ST, 116-18-20 E, 4-sty bk parochial school, 75x100, conc rf; \$150,000; (o) St. Francis de Sales Church, 135 E 96th; (a) Francis J. Murphy, 405 Lexington av; assoc., Louis A. Hornum, 405 Lexington av (326).

FACTORIES AND WAREHOUSES.

61ST ST, 217 E, 1-sty metal storage, 15x15, metal roof; \$500; (o) John Hubbard, 217 E 61st st; (con) The Ohio Body & Blower Co., 103 Park av (325).

HOTELS.

BWAY, 2448-56, 91st st, 212-24 W, 14-sty bk hotel and stores, 162x100, tile rf; \$1,200,000; (o) Van Reusselaer, Est. N., 233 Bway; (a) Schwartz & Gross, 347 5th av (323).

STABLES AND GARAGES.

139TH ST, 245 W, 1-sty metal garage, 10x18, metal rf; \$250; (o) Sarah Wills, 221 W 141st; (a) Albert E. Davis, 258 E 138th (328).

16TH ST, 352 W, 1-sty bk garage, 25x75, tar & gravel rf; \$3,000; (o) Harry Port, 404 W 17th; (a) Sampson Levy, 1128 Fox (329).

SHERMAN AV, 68-82, 1-sty bk stores and garage, 200x100; plastic slate rf; \$30,000; (o) Ruthie Realty Co., 217 Havermeyer st, Bklyn; (a) Chas. B. Meyers, 31 Union sq W (324).

24TH ST, 433-35 E, 1-sty bk garage, 94x44, felt and gravel rf; \$24,000; (o) City of N. Y., Dept. of Public Works, 2d floor Municipal Bldg; (a) P. P. (321).

STORES, OFFICES AND LOFTS.

2D AV, 1278-92, 68TH ST, 300-26 E, 67TH ST, 301-27 E, 2 5 & 6-sty bk Julia Richman H. S. & gymnasium & office bldg, 223x194, 65x200, slag & tile rf; \$1,800,000; (o) City of N. Y., Board of Education, 500 Park av; (a) C. B. J. Snyder, Flatbush av & Concord, Bklyn (3277).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

DAVIDSON AV, s e c, Buchanan pl, 6-sty bk tnt, 100x105, slag rf; \$225,000; (o) Kroog Bldg. Co., John F. Kroog, 3336 Decatur av, president; (a) Chas. Kreymborg, 2534 Marion av (1650).

SHAKESPEARE AV, e s, 200 n Jessup pl, 5-sty bk tnt, 75x85.6, rubberoid rf; \$140,000; (o) Falmiac Realty Corp., Thos. F. McCaul, 203 W. 82d st, pres.; (a) John P. Boyland, 120 E. Fordham rd (1659).

DWELLINGS.

PAINE ST, n s 150 w Edison av, 2-sty bldg, 24x50, plastic slate rf; \$10,000; (o) Filippo Costanzo, 322 E. 109 st; (a) M. A. Cardo, 61 Bible House pl (1660).

RICHELLE ST, n s, 174.4 w City Island av, 1-sty fr dwg, 24x30, asphalt shingle rf; \$3,000; (o & a) W. M. Halley, 2172 Grand Concourse (1642).

UNIONPORT RD, e s, 77.10 s Sagamore st, 2½-sty fr dwg, 18x35, shingle rf; \$5,000; (a) Chas. B. Graf, 1972 Unionport rd; (a) B. Elulung, 1372 Zerega av (1649).

WILLIAMSBRIDGE RD, w s, 167.02 s Colden av, 2-sty fr dwg, 24x24.7, shingle rf; \$5,500; (o) Tavaslay Vanek, 433 E. 68th st; (a) Sears Roebuck, 115 5th av (1643).

215TH ST, n s, 105.23 e Barnes av, 2-sty bldg, 22x60, copper rf; \$10,000; (o) Modestnia Maddalena, 671 E. 188th st; (a) E. A. Russo, 701 E 215th st (1633).

237TH ST, s s, 225 e Onelda av, 2-sty fr dwg, 21x55, rubberoid rf; \$9,500; (o) De Witt Calaman, 2398 Grand Concourse; (a) R. J. & F. J. Johnson, 375 E Fordham rd (1634).

DYRE AV, e s, 194 s City Line, 2-sty fr dwg, 21x24, shingle rf; \$4,500; (o) Uren Bldg. Co., Thos. T. Uren, pres., 704 So 5 av, Mt. Vernon; (a) L. A. Bassett, 704 S 5 av, Mt. Vernon (1636).

FRISBY AV, n s, 170 W. St. Peters av, 1-sty fr dwg, 17x36, garage, 100x16, asphalt shingle rf; \$4,800; (o & a) J. L. Fries, Inc., L. P. Fries, 120 Westchester Square, pres. (1645).

GRACE AV, w s, 250 n Edenwald av, 2-sty fr dwg, 19x40, tar and felt rf; \$6,000; (o) Jas. Junior, 256 W. 68th st; (a) Franz Wolfgang, 535 E. Tremont av (1657).

GRAND AV, e s, 199.2 s 176th st, 2-sty and attic bldg, 22x66.10, asphalt shingle rf; \$15,000; (o & a) Fred K. H. Millert, 1692 Monroe av (1658).

GLEASON AV, s s, 55 e Havemeyer av, 2-sty fr dwg, 22x28, tar & gravel rf; \$5,000; (o) Jos. Cerroto, 368 E 123; (a) Anthony Posolipe, 414 E 119 (1632).

GLEBE AV, n s, 216.97 e Zerega av, 2-sty fr dwg, 20x40, slag rf; \$8,000; (o) John Shaw, 1530 Mayflower av; (a) Chas. R. Baxter, 3105 Middletown rd (1637).

GLEBE AV, s e c Rowland st, six 2-sty fr dwgs, 17x36, and six 1-sty fr garages, 10x16, asphalt shingle rf; \$28,800; (o & a) J. L. Fries, Inc., L. P. Fries, 120 Westchester Square, pres. (1644).

HOLLYWOOD AV, e s, 252.4 n Coddington av, 2-sty fr dwg, 20x36, asphalt shingle rf; \$4,000; (o) Robt. Fless, 571 S. Boulevard; (a) Anton Pirner, 2060 Westchester av (1647).

LOGAN AV, w s, 275 n Dewey av, 2½-sty bk dwg, 22x32, asphalt rf; \$8,000; (o) Augustine Russo, 3 Madison; (a) Chas. S. Clark, 441 Tremont av (1640).

ROMBOUT AV, e s, 207 s City Line, 1½-sty fr dwg, 24x37, shingle rf; \$4,500; (A) Uren Bldg. Co., Thos. T. Uren, pres., 704 So 5 av, Mt. Vernon; (a) L. A. Bassett, 704 So 5 av, Mt. Vernon (1635).

TREMONT AV, e s, 75.78 n Randall av, 2-sty bk dwg, 16x40, tar & felt rf; \$5,000; (o) Margaret E. Granson, 3721 E Tremont av; (a) E. A. Lynde, 2685 Briggs av (1639).

WICKHAM AV, w s, 155 s Bartow av, 1-sty fr dwg, 21x32, asbestos shingle rf; \$4,000; (o) Wm. & Elwood & Fred Bachter, 165 E. 3d st, Mt. Vernon; (a) L. J. Van Schouten, Wickham av (1648).

WILCOX AV, w s, 350 n Randall av, 1-sty fr dwg, 24x28, shingle rf; \$3,500; (o) Wilcox Vincent Realty Corp., 2848 Bainbridge av; (a) Boswall & Casey, Inc., 47 W. 42d st (1655).

FACTORIES AND WAREHOUSES.

JEROME AV, w s, 72.03 n 181st, 9-sty concrete storage, 51x103.6, tar & gravel rf; \$70,000; (o) Wm. Hobson, 2436 Morris av; (a) Howard Chapman, 315 5 av (1638).

STABLES AND GARAGES.

220TH ST, s s, 105 w White Plains av, 1-sty h. t. garage, 18x20, asbestos shingle rf; \$800; (o) Felix Grego, 3813 White Plains av; (a) Emile Liske, 748 E 225th (1555).

220TH ST, s s, 130 w White Plains av, 1-sty h. t. garage, 18x20, asbestos shingle rf; \$800; (o) John Federici, 3811 White Plains av; (a) Emil Liske, 748 E 225th (1552).

JEROME AV, e s, 150 n 200th, 1-sty bk garage, 100x100, plastic slate rf; \$40,000; (o) Anne Gully, 114 E 198th; (a) John J. Dunnigan, 394 E 150th (1551).

STORES, OFFICES AND LOFTS.

CROTONA AV, e s, 91.38 s 176th, 1-sty bk str & market, 50x100, plastic slate roof; \$15,000; (o) The Debb Corp, Leo Levinson, 3210 3 av, Pres.; (a) Chas. Schaefer, Jr., 394 E 150th (1673).

RYER AV, s w c 181st, 1-sty bk str, 43.5x100, rubberoid rf; \$18,000; (o) J. J. Smith, 375 E Fordham rd; (a) R. J. & F. J. Johnson, 375 E Fordham rd (1633).

SOUTHERN BLVD, w s, 160 n Longwood av, 1-sty bk str, 150.4x81.3, compo roof; \$26,000; (o) Sampiro Realty Co., Samuel Shapiro, 1978 University av, Pres.; (a) Meisner & Uffner, 501 Tremont av (1671).

WHITE PLAINS RD, n e c 227th, 1-sty bk str, 114.3½x42, slag roof; \$15,000; (o) Edko Realty Co., Inc., Jos. Edelson, 152 W 42d, Pres.; (a) Levine & White, 103 E 125th (1662).

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

AMBOY ST, 388-94, 20.6 n Riverdale av, 3-2-sty bk tnts, 20.6x75; \$60,000; (o) Louis Lapetus, 858 Hopkinson av; (a) E. M. Adelson, 1778 Pitkin av (3969).

ESSEX ST, 423-31, 125 s Pitkin av, 4-2-sty bk tnts, 20.6x70; \$72,000; (o) White Star Bldg. Corp, 358 Atkins av; (a) E. M. Adelson, 1778 Pitkin av (3796).

GRAFTON ST, 257-9, e s, 320.2 s Dumont av, 2-sty bk tnt, 26x80; \$27,000; (o) Flax Const. Co., 251 Grafton; (a) S. Millman & Son, 1780 Pitkin av (3797).

JORALEMON ST, 97-101, n s, 124 w Henry, 6-sty bk tnt, 75x95.1; \$200,000; (o) A. A. Joralemon St. Corp., 106 W 13th, Manhattan; (a) Gronenberg & Leuchtag, 450 4 av, Manhattan (3934).

LINCOLN ST, 1555-77, n s, 100 e Buffalo av, 8-3-sty bk tnts, 25x80; \$17,000; (o) Louis Halperin, 361 Stone av; (a) Cohn Bros., 316 Stone av (3410).

4TH AV, 8410, w s, 50 s 84th, 4-sty bk tnt, 50x85; \$75,000; (o & a) same as above (4106).

4TH AV, 5723, n e c 58th, 4-sty bk tnt, 25.2x100; \$60,000; (o) Henry Knippenberg, 4421 4 av; (a) Voss & Lauritzen, 65 DeKalb av (4135).

22D AV, 8402-12, s w c 84th, 4-sty bk tnt, 90x89; \$100,000; (o) Saml. Himmelstein, 138

Grafton; (a) Seelig & Finkelstein, 44 Court (3910).

22D AV, 8208-12, s w c 82d, 4-sty bk tnt, 112x80; \$129,000; (o) Stucco House Bldg. Co., 8515 Bay pkway; (a) Andrew J. Thomas, 137 E 45th, Manhattan (4174).

COLLEGES AND SCHOOLS.

73D ST, 1502-28, s e c 15 av, 2-sty bk parochial school, 164.4x100; \$130,000; (o) Roman Catholic Parish of Our Lady of Guadalupe, 7201 15 av; (a) McCarrall, Murphy & Lehmann, 852 Monroe (4073).

DWELLINGS.

E 12TH ST, 2157, e s, 200 n Av W, 2-sty fr 1 fam dwg, 22x40; \$5,000; (o) Jos. Aives, 1314 Av S; (a) same (8539).

W 17TH ST, 2644-46, w s, 336.9 s Av Z, 1-sty fr 1 fam dwg, 17x25; \$3,000; (o) Dominick Priore, prem; (a) Jos. J. Galizia, 1 Webers walk (8528).

E 18TH ST, 1374-82, w s, 280 n Av N, 3-2-sty fr 2 fam dwgs, 20x64; \$30,000; (o) Wm. Tandler & Harry Schiller, 430 Barbey; (a) Irving Kirshenblitt, 355 Miller av (8510).

E 22D ST, 1782-90, w s, 340 s Av I, 3-2-sty fr 1 fam dwgs, 16x38; \$19,500; (o) Lawrence B. Caper, 80 Lafayette av; (a) Jas. A. Boyle, 367 Fulton (8579).

E 28TH ST, 2551, e s, 250 n Av Z, 2-sty fr 2 fam dwg, 20x40; \$7,000; (o) Jos. P. Finan, 2116 E 24th; (a) Gilbert I. Prowler, 367 Fulton (8588).

E 28TH ST, 2555, e s, 220 n Av Z, 1½-sty fr 1 fam dwg, 20x40; \$5,000; (o) Patk. Lynch, 1778 E 14th; (a) same (8589).

E 28TH ST, 2563, e s, 160 n Av Z, 1½-sty fr 1 fam dwg, 20x40; \$5,000; (o & a) same as above (8590).

60TH ST, 1955-71, n s, 100 w 20 av, 6-2-sty fr 2 fam dwgs, 20x60; \$72,000; (o) same (8527).

82D ST, 955, n s, 100 w 10 av, 2-sty fr 2 fam dwg, 25.4x50.10; \$10,000; (o) Nels F. Lindberg, 1015 74th; (a) Geo. F. Lindberg, 1 Bridge Plaza (8540).

90TH ST, 417, n s, 134.10 e 4 av, 2-sty bk garage & 1 fam dwg, 18x48; \$7,000; (o) Berth Terentino, 428 89th; (o) Olaf B. Almgren, 8801 3 av (8505).

E 94TH ST, 1244, n w c Av J, 2-sty fr 1 fam dwg, 16x44; \$5,000; (o) Chas. F. Maas, 1205 E 94th; (a) Chas. Infanger, 2634 Atlantic av (8543).

19TH AV, 5913-21, e s, 20 n 60th, 3-2-sty fr 2 fam dwgs, 20x60; \$36,000; (o) same (8526).

19TH AV, 5932, n e c 60th, 2-sty fr 2 fam dwg, 20x60; \$12,000; (o) John J. Doherty, 225 73d; (a) Thos. Bennett, 7826 5 av (8525).

24TH AV, 8702-10, w s, 140 s Benson av, 3-2-sty bk 2 fam dwgs, 20x60; \$30,000; (o) Louis Gaiizzo, 236 23d, Manhattan; (a) Laspia & Samenfeld, 525 Grand (8533).

FACTORIES AND WAREHOUSES.

DUPONT ST, 207-13, n s, 175 w Provost, 1-sty bk storage, 100x100; \$16,000; (o) Oliver Rouse, 162 Park pl; (a) S. Millman & Son, 1780 Pitkin av (3520).

SACKETT ST, 663-79, n s, 80 e 4 av, 1-sty bk storage, 28x100; \$12,000; (o) Jacob Morgenthaler, 663 Sackett; (a) Albert Ullrich, 371 Fulton (4343).

61ST ST, 728-38, s s, 220 e 7 av, 1-sty bk factory, 50x100; \$10,000; (o) Wear Ever Products Co., 1719 St. Marks av; (a) Jack Fein, 211 Snediker av (3936).

STABLES AND GARAGES.

ST. JOHNS PL, 1696-1702, s s, 300 w Howard av, 1-sty bk garage, 75x85; \$15,000; (o) Annie Goldstein, 1593 St. Marks pl; (a) Max Margolis, 818 Hewitt pl, Bronx (4202).

37TH ST, 2859-65, e s, 190 n Mermaid av, 1-sty bk garage, 80x118.9; \$18,000; (o) Isador J. Rifkin, 2930 W 36th; (a) M. A. Cantor, 373 Fulton (4333).

39TH ST, 1336-8, s s, 280 e 13 av, 1-sty bk garage, 40x95; \$8,000; (o) Harris Harrison, 1251 37th; (a) S. Gardstein, 26 Court (4352).

82D ST, 2016-72, s s, 100 w 21 av, 13-1-sty bk garages, 18x18; \$10,400; (o) Harry Kantrowitz, 1666 Parker, Bronx; (a) Philip Caplan, 16 Court (3440).

HIGHLAND BLVD, 306, s s, 270.3 w Barbey, 2-sty bk garage & 1 fam dwg, 36x34.10; \$10,000; (o) Dr. C. H. Miller, 743 Bushwick av; (a) Wm. Von Felde, 2188 Metropolitan av (3418).

RIDGE BLVD, 6701-11, s e c 67th, 1-sty bk garage, 20x20; \$9,500; (o) Francesco Marino, prem; (a) Chas. P. Cannella, 1163 Herkimer (3642).

STILLWELL AV, 1797, n e c Highland av, 2-sty bk garage, str & 2 fam dwg, 20x30; \$20,000; (o) Cohn Const. Co., 1061 5th; (a) Isaac Kallich, 8609 Bay pkway (3509).

STORES AND DWELLINGS.

CLEVELAND ST, 341, e s, 125 n Liberty av, 3-sty bk str & 2 fam dwg, 25x48; \$24,000; (o) Ammelo Massa, 268 Elton; (a) Wm. A. Lacerenza, 16 Court (4077).

W 3D ST, 2842-4, w s, 314.6 s Neptune av, 2-sty bk str & 2 fam dwg, 40x90; \$10,000; (o) Hyman Goldstein, 2901 W 5th; (a) Wm. A. Lacerenza, 16 Court (3548).

W 17TH ST, 2861-3, e s, 22 n Mermaid av, 2-2-sty bk str & 2 fam dwgs, 20x62; \$20,0

000; (o) Pasquale Zema, 1524 Neptune av; (a) Morris Perlstein, 49 Fulton av, Middle Village (4160).

W 17TH ST, 2860-62, w s, 225 n Mermaid av, 2-2-sty bk str & 2 fam dwgs, 20x62; \$20,000; (o) Valentino Fannelli, 3504 Surf av; (a) Geo. Alexander, Jr., 3402 Av K (3844).

83D ST, 309-11, n s, 60 e 3 av, 3-sty bk str & 2 fam dwg, 40x20.4; \$17,000; (o) F. & C. Bldg. Co., Inc., 672 74th; (a) Fred R. Thieme, 619 81st (3921).

MISCELLANEOUS.

LIBERTY AV, 676, s e c Cleveland, 3-sty bk shop & 2 fam dwg, 55x27.6; \$8,000; (o) Tony Mossa, 675 Liberty av; (a) Chas. H. Pfaff, 524 Grand av (4194).

PENNSYLVANIA AV, 810-14, w s, 195 s Lorraine av, 2-sty bk shop, 40x60; \$20,000; (o) Rose Karron, 812 Pennsylvania av; (a) E. M. Adelson, 1778 Pitkin av (3975).

3D AV, 7701-13, s e c 77th, 3-sty bk telephone exchange, 109.4x149.8; \$425,000; (o) N. Y. Telephone Co., 15 Dep, Manhattan; (a) McKenzie, Voorhees & Gmelin, 1123 Bway, Manhattan (3660).

THEATRES.

EASTERN PKWAY, 524-32, s s, 39.4 w Nosstrand av, 2-sty bk motion pictures, 68.8x155.7; \$165,000; (o) St. Marks Holding Corp., 1043 Pacific; (a) H. Wiseman, 25 W 43d, Manhattan (3424).

Queens

APARTMENTS, FLATS AND TENEMENTS.

JAMAICA.—88th av, s w c Parsons blvd, 4-sty bk tnt, 125x134, slat rf, 57 families, elec, steam heat; \$350,000; (o) Frank Hoodoff, Rockaway Park; (a) A. H. Knoll, Rockaway Beach (4643).

JAMAICA.—Hillside av, n s, 105 w Victoria, 2-4-sty bk tnts, 60x84, tar & gravel rf, 24 families, elec, steam heat; \$140,000; (o) Aix Investing Co., Inc., 253 Amherst av, Jamaica; (a) Cohn Bros., 361 Stone av, Woodhaven (4471).

RICHMOND HILL.—Hillside av, s w c 120th, 5-3-sty bk tnts, 20x55, slag rf, 3 families; gas; \$75,000; (o) Lelerman Bros., Inc., 766 Fresh Pond rd, Ridgewood; (a) L. Lananncher, 328 Fulton, Jamaica (4616).

DWELLINGS.

CORONA.—Ferguson st, n s, 225 w Peartree av, 2-sty bk dwg, 21x46, slag rf, 2 fam, gas; \$8,000; (o) John Suk, 1342 1st av, L. I. City; (a) F. Chmelik, 796 2d av, L. I. City (2044).

CORONA.—Gunter st, n w c Tieman av, 2-sty fr dwg, 20x49, shingle roof, 2 fam, gas; \$8,000; (o & a) R. A. Planteroth, 26B 41st st, Corona (1955).

CORONA.—Worthington av, w s, 262 s Roosevelt av, 2-2-sty fr dwgs, 16x40, shingle roof, 1 fam, gas, steam heat; \$12,000; (o) Frank Adamorsky, 286 Pleasure, Astoria; (a) Wm. O. Staber, 83 Junction av, Corona (2053-54).

ELMHURST.—Coe pl, s s, 200 w Voorhees pl, 2½-sty fr dwg, 21x55, shingle rf, 1 family, gas, steam heat; \$10,000; (o) Mrs. Anna Ruxinea, Elmhurst; (a) Wm. O. Staber, 83 Junction av, Corona (2451).

ELMHURST.—Chicago av, s s c Horton av, 2½-sty fr dwg, 21x55, shingle rf, 2 families, gas, steam heat; \$9,000; (o) Geo. E. Ryan, Chicago av, Elmhurst; (a) A. Stines, Jr., 300 Grand av, Maspeth (2354).

JAMAICA.—Bandman av, s w c Wyckoff av, 2-2-sty bk dwgs, 30x20, tar & gravel rf, 2 families, elec; \$16,000; (o) Walter Halliday, 28 Union Hall, Jamaica; (a) John J. Bliss, 34 Union Hall st, Jamaica (2761-2).

JAMAICA.—Wyckoff av, e s, 75 n Sylvester, 2-sty fr dwg, 20x43, shingle rf, 1 family, gas, steam heat; \$8,000; (o & a) Alex Kondraser, Strenski pl, Jamaica (2708).

JAMAICA.—Maxwell av, e s, 120 s Ayling av, 2½-sty fr dwg, 24x32, shingle rf, 1 family, gas, hot water heat; \$9,000; (o) Florence M. Baker, Port Washington; (a) R. N. Baker, Port Washington (2709).

JAMAICA.—Beaufort st, s s, 48 w Napier av, 4-2-sty bk dwgs, 20x55, slag rf, 2-fam, gas, steam heat; \$32,000; (o) Mike Cspota & Hawley, Sutphin rd, Jamaica; (a) H. T. Jeffrey, Jr., Fulton st, Jamaica (1857-58).

L. I. CITY.—8th av, w s, 100 s Grand av, 2-2-sty bk dwgs, 20x68, slag rf, 2-fam, gas, steam heat; \$264,000; (o) Adelphi Homes Co., 14 Adelphi pl, Bklyn; (a) Paul Lubroth, 26 Cortlandt st, N. Y. C. (1790 to 1801 incl.).

L. I. CITY.—Boulevard, s s, 185 s Broadway, 2-sty bk dwg, 20x52, slag rf, 2-fam, gas, two bldgs; \$16,000; (o) Joseph Tordy, 495 9th av, L. I. City; (a) Cal Schiller, 335 11th av, L. I. City (2002).

L. I. CITY.—Hamilton st, e s, 85 s Freeman av, 2-2-sty bk dwgs, 20x29, tar and gravel rf, 2-fam, gas; \$10,000; (o & a) Tricon Const. Co., 977 Blvd, L. I. City (1608).

MALBA.—North Drive, Centre Blvd, 2-sty fr dwg, 53x38, tile rf, 1-fam, elec, steam heat; \$50,000; (o) George Choose, 110 W 47th st, N Y C; (a) Harold E. Paddon, 280 Madison av, N Y C (1821).

RICHMOND HILL.—Roanoke av, ns, 44 e 114th st, four 2-sty fr dwgs, 16x44, shingle roof, 1 fam, gas, steam heat; \$18,000; (o) Max Kivo-

witz, 395 Christopher av, Bklyn; (a) Louis Dan-nacher, 328 Fulton st, Jamaica (2230-31-32-33).

RICHMOND HILL.—108th st, e s, 335 s Metropolis av, 8-2-sty fr dwgs, 16x33, shingle roof, 1 fam, gas; \$36,000; (o) Gascoyne Realty Co., 8918 Jamaica av, Woodhaven; (a) Geo. E. Crane, Richmond Hill (2293 to 2300).

FACTORIES AND WAREHOUSES.

ELMHURST.—Albion st, n s, 100 n Queens blvd, 1-sty bk factory, 157x105, tar & felt rf, elec, steam heat; \$45,000; (o) Doloros Pelli, 509 E 120th, Manhattan; (a) L. Fluhrer, 280 Madison av, Manhattan (4077).

FAR ROCKAWAY.—Dabney st, s s, 100 w Walcott av, 1-sty bk storage, 40x98, slag rf; \$10,000; (o) J. G. Billiard, Far Rockaway; (a) J. H. Cornell, Far Rockaway (4224).

RIDGEWOOD.—Metropolitan av, n w c Flushing av, 1-sty bk storage, 55x102, slag rf, steam heat; \$75,000; (o) H. C. Bohack Co., Inc., prem; (a) Koch & Wagner, 32 Court, Bklyn (4569).

STABLES AND GARAGES.

DUNTON.—Bryant av, e s, s w c Johnson av, bk garage; \$1,500; (o) M. Burdeto, premises (7707).

ELMHURST.—Elbertson st, n s, 200 w Lamont av, conc bk garage; \$500; (o) T. F. McDermott, 179 Elbertson st, Elmhurst (7428).

ELMHURST.—Goldsmith pl, w s, 180 s Queens blvd, 1-sty bk garage & storage, 40x26, slag roof; \$1,000; (o) Gus L. Kempf, 11 Simonson pl, Elmhurst; (a) Chas. J. Stidolph, 15 Ivy st, Elmhurst (7615).

EVERGREEN.—Cooper av, n s, 91 e L. I. R. R., 2-sty bk garage & dwg, 58x129, slag roof, 1 family, elec, steam heat; \$45,000; (o) Knorr Bros., 1112 Wyckoff av, Evergreen; (a) Louis Berger Co., 1696 Myrtle av, Ridgewood (7531).

GLENDAL.—Old Fresh Pond rd, nw c Glasser st, bk garage; \$2,300; (o) Lillie Sauter, 45 Lotus av, Glendale (7529).

GLENDAL.—Old Fresh Pond rd, s s, 52 w Glasser st, bk garage; \$2,500; (o) Barbara Hoehn, 45 Lotus av, Glendale (7530).

JAMAICA.—Chichester av, n s, 375 e Van Wyck av, bk garage, 118x30; \$2,000; (o) Mr. Whittemore, premises (7154).

LONG ISLAND CITY.—Harold av, s s, 25 s Queens blvd, 1-sty bk garage, 47x100, slag roof, steam heat; \$28,000; (o) Frank Kopl, 138 E 26th st, N. Y. (7639).

LONG ISLAND CITY.—Lawrence st, 193, w s, 150 s Potter av, Metal garage; \$350; (o) C. Becker, premises (7441).

LONG ISLAND CITY.—2d av, w s, 75 n Ditmars av, metal garage; \$320; (o) M. Matzka, premises (7539).

RICHMOND HILL.—116th st, 8758, conc bk garage; \$500; (o) A. E. Baker, premises (7438).

RICHMOND HILL.—109th st, w s, 240 s Liberty av, fr garage; \$350; (o) Ida Lippie, premises (7164).

STORES AND DWELLINGS.

EDGEWATER.—Boulevard, n e c 41st, 2-sty fr str & dwg, 40x65, slag rf, 2 families, gas; \$12,000; (o) Miss L. Ruelberg, Edgemere; (a) J. H. Cornell, Far Rockaway (4220).

MASPETH.—Grand st, n s, 41 e Woodill pl, 3-sty bk str & dwg, 21x51, slag rf, 2 families, gas; \$15,000; (o) John Brudzynski, Grand st, Maspeth; (a) Albert H. Stines, Jr., 300 Grand, Maspeth (4369).

L. I. CITY.—22d av, s w c Cushing pl, 2-sty bk dwg & str, 25x68, slag rf, 2 families, gas, steam heat; \$10,000; (o) Louis Pandolfi, 166 Hoyt av, Astoria; (a) Raymond Irrera, 327 Steinway av, Astoria (4042).

Richmond.

DWELLINGS.

STAPLETON.—St. Paul's av, s w c Cebrav, 2-sty bk dwg, 46x59; \$18,000; (o) German Ev. Lutheran Church, Beach st & St. Paul's av; (a) Henry G. Otto, 92 Beach st (1319).

WEST BRIGHTON.—Ludwig st, 229 e Clove rd, 2-sty dwg, 20x26; \$5,000; (o) John Clarke, 196 Richmond tpke; (a) Harry W. Pelcher, Port Richmond (1296).

WEST BRIGHTON.—Ludwig st, n s, 267 e Clove rd, 2-sty fr dwg, 20x26; \$5,000; (o) Joe Brown, 629 Jewel av, West Brighton; (a) H. W. Pelcher, Port Richmond (1297).

WEST NEW BRIGHTON.—Delafield av, n e c Greenleaf av, 2-2-sty fr dwgs; 28x31; \$14,000; (o & a) Brookes Estate Corp., 49 Wall (1291).

WEST NEW BRIGHTON.—Mt. View av, e s, 80 n Garvon pl, 2-sty fr dwg, 22x26; \$3,000; (o) Miss Thora Peterson, 73 Mt. View av; (a) H. A. Mutart, 97 Mt. View av (1229).

WEST NEW BRIGHTON.—Castleton av, s c Dongan, 2-sty fr dwg, 50x45; \$18,000; (o) Geo. A. McWilliams, Forest av, New Brighton; (a) Wm. H. Hoffman, West New Brighton (1335).

WESTERLEIGH.—Wardville av, e s, n Washington av, 2-sty fr & stucco dwg, 20x24; \$5,000; (o) F. M. Bird, 159 Lathrop, West New Brighton; (a) J. B. Johnson, Jewett av (1290).

STORES, OFFICES AND LOFTS.

TOMPKINSVILLE.—Bay st, e s, 100 n Poretta, 1-sty str & lunchroom, 38x45; \$3,500; (o) R. Olsen, Tompkinsville; (a) Charles B. Hewker (1327).

PLANS FILED FOR ALTERATIONS

Manhattan

COOPER SQ. 34-36, new fire-escapes on 7-sty bk office & factory; \$1,000; (o) Harry Barth, 32 Cooper sq.; (a) P. P. (1196).

DELANEY ST. 88, remove part of 1 sty, front, stairs, new elevator & shaft, girders, columns, show window, stairs in 5-sty bk lunch room, str & apt; \$5,000; (o) Sussman Volk Co., 550 W 20th; (a) Hans C. Volz, 371 Fulton, Bklyn (1211).

GREENE ST. 93-95, new partitions in 6-sty bk loft; \$2,800; (o) David L. Enstein, 299 Bway; (a) Jos. E. Kelley, 122 Bleecker (1105).

HENRY ST. 158, new toilets, stairs in 3-sty bk apts & meeting rooms; \$4,000; (o) Society Sons of the Land of Israel, 158 Henry; (a) Levy & Berger, 395 S 2d, Bklyn (1185).

HENRY ST. 291, new balcony, window in 4-sty bk tnt; \$150; (o) Wm. Narins, 291 Henry; (a) Wm. C. Kovalsky, 7 E 42 (1222).

HESTER ST. 172, new extension on two 4 & 5-sty bk stores & tnts; \$2,000; (o) Mario Marchese & Giuseppe Bertone, 119 Mott st; (a) Jacob Fisher, 25 Av A (1082).

HUDSON ST. 569, new store front, column in 4-sty bk str & apts; \$500; (o) Antonia Salustro, 5718 12 av, Bklyn; (a) Harold F. Smith, 14 E 23 (1242).

NEW ST. 52-54, new ext, stairs, partitions, stairs in 4-sty bk str & offices; \$600; (o) Almy Rlty. Corp., 141 Bway; (a) Patk. J. Murray, Tuckahoe, N. Y. (1236).

PEARL ST. 516-18, new fire-escapes on 2-3-sty bk str & boarding houses; \$1,200; (o) Roosevelt Hosp. Corp., 30 Pine; (a) Wm. C. Winters, 106 Van Siclen av, Bklyn (1204).

PEARL ST. 542, change of occupancy in 5-sty bk str & factory; no cost; (o) Oberly & Newell Rlty. Co., 538 Pearl; (a) Jno. B. Snook & Sons, 261 Bway (1132).

PECK SLIP, 5, new fire-escapes on 4-sty bk str & boarding house; \$600; (o) Roosevelt Hosp. Corp., 30 Pine; (a) Wm. C. Winters, 106 Van Siclen av, Bklyn (1202).

PECK SLIP, 7, new fire-escapes on 3-sty bk str & boarding house; \$600; (o) Roosevelt Hosp. Corp., 30 Pine; (a) Wm. C. Winters, 106 Van Siclen av, Bklyn (1203).

WILLIAM ST. 146-50, fire retard stairs, new fire-escape on 5-sty bk str & factory; \$2,000; (o) The Old Glory Rlty. Co., 99 Fulton; (a) Robt. Teichman, 66 Beaver (1210).

25TH ST. 349-351 W, extend elevator shaft, new partitions in 6-sty bk factory; \$5,000; (o) Henry Heneken, 539-545 W 28th; (a) Dietrich Wortmann, 116 Lexington av (1175).

31ST ST. 138 W, new fire-escape on 3-sty bk garage & factory; \$300; (o) Adolph Schwartz, 138 W 31st; (a) Andrew R. Fritz, 220 W 121st (1143).

34TH ST. 508-14 W, new door, steps on 2 & 3-sty bk str, apts & factory; \$100; (o) Nathan Lyons, 510 W 34; (a) Scott & Prescott, 34 E 23 (1230).

37TH ST. 130 E, remove partitions, new elevator & shaft, ext, partition, studio on 4-sty bk dwg; \$10,000; (o) 130 E 37th St. Corp., 308 W 21; (a) Albert Hunt & Kline, 1 W 34 (1215).

37TH ST. 30 W, new fire-escape on 5-sty bk str & factory; \$500; (o) Jacob O. Tepper, 243 Ocean av, Bklyn; (a) Seelig & Finkelstein, 44 Court, Bklyn (1169).

47TH ST. 412-14 W, remove steps, new footings, entrance, areas, str htg system, fixtures, plumbing lines, vent shaft, skylight, plaster board ceiling, partitions, stairs in 3-sty bk dwg; \$4,000; (o) Harold W. Ross, 231 W 58th; (a) Stephen L. Bower, 371 E 165th (1182).

49TH ST. 359 E, remove stoop, partitions, new partitions, window in 4-sty bk tnt; \$1,000; (o) 232 E 4th St. Corp., 59 W 115th; (a) Henry M. Entlich, 413 S 5th, Bklyn (1164).

52D ST. 228-32 W, new str frt, kitchen, toilets & fixtures, stairs, sidewalk lift in 5-sty bk str & furnished room; \$2,500; (o) Romax Realty Co., 228 W 52; (a) Louis B. Santangelo, 2364 8 av (1218).

55TH ST. 19-21 E, raise basement & 1st floor, new elevator, pent house, ext, rearrange plbg fixtures in 2-5-sty bk dwg & offices; \$30,000; (o) Est. Fanny R. G. Ely, 5th av & 44th st, (t) The 5th Av. Bank of N Y; (a) Jos. C. Schaeffer, 11 E 56 (1241).

57TH ST. 17 W, new fire-escape on 5-sty bk str, work & sales rooms; \$900; (o) Mrs. Frank P. Frazier, Sea Gull Cottage, Palm Beach, Fla.; (o) Geo. A. Schoenwald, G. C. Term (1211).

65TH ST. 116 E, new window, beams, change bath room in 5-sty bk dwg; \$600; (o) Mrs. Chas. J. Welch, 116 E 65th; (a) Wm. Shary, 41 Union sq (1144).

66TH ST. 126-128 W, remove windows, new stores in 5-sty bk restaurant, store & tnt; \$500; (o) Empire Sq. Rlty. Co., 1947 Bway; (a) Vertner W. Tandy, 1919 Bway (1233).

68TH ST. 240 E, remove stoop, new add sty, plumbing, ash hoist, dumbwaiter, bulkhead, re-

build stairs, alter partitions, reface front on 4-sty bk dwg; \$35,000; (o) Leonie A. Daufouts, 7 W 47th; (a) E. D. Litchfield & Rogers, 477 5 av (1172).

68TH ST. 125 W, new framing, elevator & pit in 1-sty bk office & stock room; \$1,000; (o) Rhineland R. E. Co., 31 Nassau; (a) H. L. Kenvin, 101 Park av (1091).

86TH ST. 346 E, remove steps, new room, new partitions in 3-sty bk dwg; \$800; (o) Geo. Krauker, 346 E 86th; (a) Fredk. Gerber, 101 E 87th (1178).

86TH ST. 215 E, new partitions, toilet, plumbing in 5-sty bk store & tnt; \$1,000; (o) Emanuel Ornstein, 1592 Av A; (a) De Rose & Cavaliere, 370 E 149th st (1079).

91ST ST. 151 E, remove steps, entrance, new bathrooms, partitions, skylight, vent duct, alter stairs in 3-sty bk tnt; \$4,500; (o) Mrs. Mariama K. Weleke, 159 E 71st; (a) Karl W. J. Seifert, 153 E 40th (1131).

97TH ST. 183 W, new balcony, lower rear of str in 5-sty bk str & tnt; \$5,000; (o) Jos. Schirackson, 200 W 89th; (a) Louis E. Santangelo, 2364 8 av (1134).

100TH ST. 235 E, new office, stairs, beams, toilet, plumbing in 2-sty bk dairy & office; \$1,800; (o) Brooklyn Creamery Products Co., 215 E 100th st; (a) De Rose & Cavaliere, 370 E 149th st (1080).

104TH ST. 68 E, remove wall, new girder, steps, ceiling in 3-sty bk dwg & office; \$800; (o) Louis Hutter, 68 E 104; (a) Bruno W. Berger & Son, 121 Bible House (1221).

107TH ST. 303, remove stairs, fixtures, new partitions in 4-sty bk dwg; \$3,000; (o) Carlos L. Hendriquez, 229 W 97th; (a) B. H. & C. N. Whinston, 2 Columbus Circle (1100).

116TH ST. 56 E, remove partitions, vent shaft, new str front, stairs in 5-sty bk str & dwg; \$5,000; (o) Solomon S. Rauch, 80 E 116th; (a) L. A. Abramson, 48 W 46th (1199).

116TH ST. 424 W, new partitions, plumbing, store room, ext on 2-sty bk studio & apts; \$1,200; (o) Manhattan Heights Imp. Co., 261 Bway; (a) Frank J. Schefcik, 4168 Park av (1124).

135TH ST. 19-21 W, new add on 4-sty bk transient hotel; \$7,000; (o) Jos. H. Press, 19 W 135th; (a) Richard Kyle, 583 Riverside dr (1141).

145TH ST. 414 W, new ext on 3-sty bk dwg; \$4,000; (o) Dr. David A. Schwick, 414 W 145th; (a) A. J. Simberg, 1133 Bway (1159).

155TH ST. 609 W, remove partitions, new wall, partitions, toilets, book lift in 3-sty bk museum & library; \$3,000; (o) The Hispanic Soc. of America, 155th st, w of Bway; (a) Henry B. Price, 1187 Lexington av (1179).

155TH ST. 505-7 W, new auditorium, gallery, trusses, walls, roof, floor in 1-sty bk church; \$45,000; (o) The Welsh Calvinistic Methodist Church, 505-7 W 155th; (a) Wm. M. Farrar, 201 W 33d st (1074).

AV A. 85, remove columns, new columns, beams, store fronts on 4-sty bk store & tnt; \$1,000; (o) Dora Bierman, 75 Av A; (a) Jacob Fisher, 25 Av A (1073).

BROADWAY, 1412, remove str frt, new mezzanine gallery, str frt in 8-sty bk str & office bldg; \$1,000; (o) Lee Schubert, 225 W 44; (a) Geo. Alexander, Jr., 3402 Av K, Bklyn (1071).

BROADWAY, 274 E, new add sty on ext on 3-sty bk club house; \$1,000; (o) The New Era Club, 274 E Bway; (a) John H. Scheir, 236 W 55 (1238).

BROADWAY, 4191-4199, new balcony in 6-sty bk str & apts; \$600; (o) John Schreiner, 315 W 104; (a) Jobst Hoffman, 188 St Nicholas av (1240).

BROADWAY, 2139-57, new partitions, mezzanine in 8 & 12-sty bk str & apts; \$1,200; (o) Wm. W. Astor, London, Eng.; (a) Jas. J. F. Gavigan, G. C. Terminal (1108).

BROADWAY, 2503-9, new str front, ext, skylight, lower floor in 1-sty bk str; \$20,000; (o) Eugene Higgins Co., 50 Union sq; (a) Morgan M. O'Brien, 49 E 90th (1110).

BWAY, 1411-29, fire retard partitions in 2-5 and 7-sty bk opera house, stores, apts; \$1,500; (o) Metropolitan Opera & R. E. Co.; (a) Guy W. Culin, 141 Washington pl (734).

BWAY, 1687, remove columns, new columns, stores, show windows in 3-sty bk stores and offices; \$1,500; (o) Mary T. Yourell, 30 E 42d st, care Edgar Learycraft Co.; (a) Jos. Kleinberger, 20 W 43d st (788).

BWAY, 260 W, new toilets, windows, chutes, stairs, floor, elev shafts, alter partitions in 11-sty bk office and storage; \$30,000; (o) Wool Exchange Rlty. Co., 260 W Bway; (a) F. P. Platt & Bro., 680 5th av (820).

LEXINGTON AV. 1079-81, remove stairs, new stairs, doors, toilets, show windows, cornice on 2-4-sty bk str, offices & apts; \$6,000; (o) Mucklon Holdg. Co., 1072 Lexington av; (a) Goldner & Goldner, 47 W 42d (1158).

LEXINGTON AV. 792, new ext on 4-sty bk dwg; \$500; (o) Abraham L. Wolbarst, 792 Lexington av; (a) Arthur Lobo, 8 W 33d (1170).

LEXINGTON AV. 653, new extensions, plumbing in 4-sty bk store, offices & apart; \$12,000; (o) Est Henry Morse, 277 Bway; (a) Samuel Cohen, 32 Union sq (1086).

LEXINGTON AV. 1184, new girders, columns in 5-sty bk str & tnt; \$4,000; (o) Louis Roth, 137 E 73; (a) Geo. M. McCabe, 96 5 av (1223).

PARK AV. 1706, rearrange partitions, new bath room in 5-sty bk str & tnt; \$350; (o) Jacob Levinstine, 1706 Park av; (a) Henry Z. Harrison, 1787 Madison av (1194).

PARK AV. 42, remove stoop, partitions, new steam heating, bath rooms, partitions in 5-sty bk dwg; \$15,000; (o) Herbert L. Satterlee, 37 E 36th; (a) Hutton & Buys, 103 Park av (1092).

6TH AV. 482, remove wall, change entrance, new partitions, entrance in 5-sty bk str & factory; \$10,000; (o) Jos. W. Donegan, 12 E 49th; (a) Saml. Caruer, 118 E 28th (675).

6TH AV. 940, enlarge windows, new lntels, remove partitions in 4-sty bk str, loft & apt; \$3,000; (o) Wm. J. Bowe, 59 W 53d; (a) Rouse & Goldstone, 512 5 av (1200).

7TH AV. 478, remove wall, new stairs, plers, show windows in 4-sty bk str & dwg; \$1,000; (o) Geo. Kellsy, 1540 Bway; (a) Geo. H. Van Auken, 480 W 44th (1156).

7TH AV. 146, remove str front, plers, new column in 3-sty bk str & offices; \$5,000; (o) Edw. C. Betzig, 146 7 av; (a) Henry Harrie, Jr., 3194 Perry av, Bronx (1219).

8TH AV. 486, new columns, girders, plers, str frt, stairs in 4-sty bk str & office; \$3,500; (o) Solomon & Gustave Gross, 486 8 av; (a) Sidney F. Oppenheim, 110 E 31 (1056).

8TH AV. 2330, enlarge bank space in 4-sty bk bank, store & offices; \$25,000; (o) David M. Bishop, 2330 8 av; (a) C. B. French, 19 W 44 (963).

8TH AV. 825, new stairs, doors, partitions in 3-sty bk office bldg; \$1,500; (o) 8th Av. R. R. Co., 825 8 av; (a) Jos. D. Kent, 825 8 av (1038).

8TH AV. 815 to 823, remove front, windows, new partitions, beams, metal or plaster ceiling, doors in 4-sty bk str & restaurant; \$20,000; (o) 8th Av. R. R. Co., 825 8 av; (a) Jos. D. Kent, 825 8 av (1162).

8TH AV. 355, remove partitions, new partitions in 4-sty bk str & apts; \$500; (o) Morris Svitow, 355 8 av; (a) Saml. Pelton, 58 E 13 (1214).

8TH AV. 685, remove str front, new str front, stairs, partitions, toilets in 4-sty bk str & apts; \$600; (o) Jas. & Frank Goodman, 303 W 44th; (a) Henry Z. Harrison, 1787 Madison av (1195).

8TH AV. 2640-42, remove wall, new partitions, str, beams in 7-sty bk str & hotel; \$3,500; (o) Hotel Braddock Co., Inc., 282 W 126th; (a) John Brandt, 271 W 125th (1188).

Bronx

161ST ST. n e c 3d av, new stairs, new store fronts and new partitions to 5-sty bk store and tnt; \$1,200; (o) Paul G. Decker, 193d st and Grand Concourse; (a) Chas. Schaefer, Jr., 394 E 150th st (302).

188TH ST. 607 E, 1-sty bk extension, 22x5, new store fronts and new partitions to 2-sty fr store and dwg; \$2,500; (o) Alfonso Massucci, 612 8th av; (a) M. W. Dul Gandio, 158 W 45th st (299).

236TH ST. e s, 87.9 E Martha av, 1-sty fr extension, 9x20, new windows, new partitions to 2-sty fr dwg; \$4,000; (o) Henry J. Smith, 165 Bway; (a) Frank H. Bissell, 157 E 44th st (300).

COURTLANDT AV. 583, new plumbing, new partitions to 3-sty fr tnt; \$1,500; (o) Adolph G. Stahl, 579 Courtlandt av; (a) P. G. Stadler, 1225 Taylor av (303).

CRESCENT AV. 657-61, build 1-sty rf fr upon 1-sty fr extension of 2-sty fr dwg; \$1,000; (o) Domenick Bartoli, on prem; (a) M. W. Dul Gandio, 158 W 45th st (298).

DAVIDSON AV. 2506, 1-sty bk extension, 29.9x56.3, to 3-sty bk dwg and clubhouse; \$10,000; (o) Bronx Women's Club, 190th st and Jerome av; (a) Hutton & Buys, 103 Park av (297).

WALES AV. 561, 1-sty fr extension, 2x15, new plumbing to 1 1/2-sty fr dwg; \$2,500; (o) Mary Ernst, 587 Concord av; (a) L. M. Meres, 7 E 42d st (305).

Brooklyn

FULTON ST. 502-6, s s 40 e Bond st, int & pl 7-sty bk factory & store; \$50,000; (o) Mrs. J. S. Bailey, Springfield, Mass.; (a) Magnuson & Kleintert, 52 Vanderbilt av, N. Y. (6626).

FULTON ST. 1840, s s, 205 e Rochester av, repair fire damage in 2-sty fr str & 2 fam dwg; \$2,500; (o) Morris Silverman, prem; (a) Hans Petersen, 1631 Atlantic av (6286).

FULTON ST. 1108, s s, 518.4 e Classon av, ext 3-sty bk str & 2-fam dwg; \$3,000; (o) John Mantell, prem.; (a) Montrose Morris Sons, 533 Nostrand av (7004).

HANCOCK ST. 172, s s, 260 e Nostrand av, int alts & plumbing in 3 1/2-sty bk 3 fam dwg; \$2,500; (o) Evelyn Macedonia, 270 Carroll; (a) John Brandt, 271 W 125th, Manhattan (7231).

JORALEMON ST. 209-45, n e c Court, int 5-sty bk borough hall; \$10,000; (o) City of New York; (a) Wm. P. Hennessy, 2707 Newkirk av (7044).

PACIFIC ST. 220, s s, 179.9 e Court, ext & plbg 3-sty fr shop & 2-fam dwg; \$1,500; (o) Frank McKee, premises; (a) Magnuson & Kleintert, 52 Vanderbilt av, N Y (6978).

PRESIDENT ST, 566, s s, 200 w 4 av, ext & walls & int 3-sty fr storage & 2 family dwg; \$6,000; (o) Anna Libretti, President st & 4 av; (a) Salvati & Le Quornik, 369 Fulton st (7456).

SMITH ST, 55, n e c Schermerhorn, ext on 3-sty bk str & 2 fam dwg; \$8,000; (o) Peronah Realty Corp., 26 Beaver, Manhattan; (a) Chas. L. Calhoun, 16 E 33d, Manhattan (7239).

WINTHROP ST, 87, n s, 718 e Flatbush av, int and pl 3-sty fr 2-fam dwg; \$3,000; (o) Charlotte A. Locke, prem; (a) Chas. A. Locke prem (4666).

BAY 13TH ST, 138 w s, 250 n Bath av, ext and porch, 2-sty fr 2-fam dwg; \$4,000; (o) Marie G. Longobardi, on prem; (a) Vincent M. Capano, 239 Bleeker st (6019).

BAY 14TH ST, 56-66, w s, 150 n Benson av, ext porch, 2-sty fr 2-fam dwg; \$2,000; (o) Anthony Antonucci, 1669 83d st; (a) John C. Wandell Co., 425 86th st (4499).

15TH ST, 125-31, n s, 165 w 4 av, ext & int plbg 2-3-sty fr str & 2-fam dwg; \$7,000; (o) Barney Cohen Realty Co., Inc., 91 Sherman; (a) Allen A. Blaustein, 432 15th (6993).

18TH ST, 185 n s, 100 e 4th av, ext 2-sty fr 2-fam dwg; \$2,000; (o) Jos. Saferella, on prem; (a) Ferd Savignano, 6005 14th av (5844).

W 20TH ST, 2007, w s, 85 n Surf av, int & roof 1-sty fr dance hall; \$2,000; (o) Sixti Bussoni et al, lessees, 307 Bway, N Y; (a) Hy. Auerbach, 1443 E 9th st (7453).

55TH ST, 101-23, n e c, 1st av, ext, int and plmbg, 3-sty bk shop, office and 2-fam dwg; \$2,000; (o) The Permutet Co., 440 4th av, N Y; (a) Norman E. Brice, 2822 Av K (5990).

55TH ST, 1560, s s, 180 w 16 av, ext to 2½-sty fr 2 fam dwg; \$4,000; (o) Wm. Picker, 1550 55th; (a) M. A. Cantor, 373 Fulton (6050).

61ST ST, 1063, n s, 160 w 11 av, raise 1-sty str & cellar, 2-sty conc bottle house & 1 fam; \$4,000; (o) Dominico Abuse, premises; (a) Jos. J. Fricano, 8 McFarland av, Arrochor, S. I. (6311).

BEDFORD AV, 967-9, n e c DeKalb av, str fronts, exterior & int alts in 3-sty bk bank & factory; \$15,000; (o) Mechanics Bank, Court & Montague; (a) Shampam & Shampam, 50 Court (6304).

BROADWAY, 1506-8, w s, 119.4 s Jefferson av, str fronts, exterior & int alts to 3-sty fr str, office & 1 fam; \$2,000; (o) Richd. Goodman, prem; (a) Laspia & Samenfeld, 525 Grand (5265).

BROADWAY, 594, s w c Walton, str fronts, int alts & plumbing in 2-sty fr str & shop; \$3,000; (o) Jacob Sapperstein, 477 Monroe; (a) Glucroft & Glucroft, 729 Flushing av (8036).

BUSHWICK AV, 325-47, e s, bet McKibben & Leight sts, plbg in 4-sty bk school; \$2,200; (o) City of N. Y., City Hall, N. Y.; (a) A. W. Ross, 131 Livingston (6904).

BUSHWICK AV, 781, n s, 125 w DeKalb av, windows, int alts & plumbing in 2½-sty bk dwg; \$3,500; (o) Catherine T. Bent, prem; (a) Louis W. Feldman, 28 Van Buren (5255).

BUSHWICK AV, 58-62, w s, 75 s Ainslie st, ext, int & plbg 2-sty bk 1-fam dwg; \$3,700; (o) Adeline L. Pfeiffer, 33 Orient av; (a) Louis Berger & Co., 1696 Myrtle av (6930).

CATON AV, 1412, s s, 50 e E 14th st, int and pl. 2½-sty fr 2-fam dwg; \$3,500; (o) Herman Sframman, 16-22 Hudson st; (a) Benj. Duesle, 153 Remsen st (4511).

CENTRAL AV, 472, s w c Putnam av, walls, int and pl 3-sty bk laboratory and 4-fam dwg; \$3,000; (o) Frances Sparacino, 1063 Willoughby av; (a) Chas. P. Connelly, 1163 Herkimer st (3650).

DE KALB AV, 928, s s, 375 w Lewis av, ext on 2-sty bk synagogue; \$5,000; (o) Cong. Joseph, prem; (a) Gilbert I. Prowler, 367 Fulton (7170).

EVERGREEN AV, 698, n w c Covert, exterior & int alts & plumbing in 3-sty fr str & 4 fam dwg; \$5,000; (o) Herman Engre, 126 Covert; (a) Glucroft & Glucroft, 729 Flushing av (8271).

FLATBUSH AV, 1280-82, w s, 18.3½ n Bedford av, int & pl 2-sty bk stores; \$3,000; (o) H. C. Bohack, Kew Gardens, Queens; (a) John N. Linn, 371 Fulton st (6669).

Queens

ARVERNE.—Boulevard, s e c Beach 74th, int alts to provide for str; \$1,500; (o) Philip Hartenstein, prem (1670).

COLLEGE POINT.—13th st, s w c 7 av, raise bldg, add 1 str, new flat rf, alts to dwg; \$2,500; (o) Frank Niraglia, 1 S 13th, College Point (1707).

COLLEGE POINT.—5th av, s e c 13th, 1-sty fr ext, 24x12, rear, tar & slag rf, int alts to dwg & str; \$1,200; (o) David Seppel, 560 4 av, College Point; (a) Peter Schreimer, 34 Causeway, College Point (1665).

EAST ELMHURST.—37th st, w s, 100 s Schurz av, 1-sty fr ext, 22x24, rear, tar & gravel rf; \$1,000; (o) Jos. Manion, prem (1708).

FAR ROCKAWAY.—Central av, w s, opp Lockwood av, move bldg, new foundation, repairs to dwg; \$2,500; (o) Y. Z. Realty Co., Inc., Far Rockaway (1716).

JAMAICA.—Rockaway rd, 167, elevator; \$2,000; (o) Gottlieb & Seiff, 167 Rockaway rd, Jamaica (1686).

L. I. CITY.—Crescent st, 154, elevator; \$2,700; (o) Hope Hampton Production, Inc., prem (1659).

L. I. CITY.—12th av, e s, 410 s Wilson av, 2-sty fr ext, 20x13, front, tin rf, to dwg; \$2,500; (o) Philip Kneer, 84 14 av, L. I. City (1684).

L. I. CITY.—Wilbur av, n w c Sunswick, 3-sty conc blk ext, 10x35, to factory; \$2,000; (o) Queensboro Bridge Loft Corp., 4840 Van Alst av, L. I. City; (a) H. S. Korp, 4840 Van Alst av, L. I. City (1711).

MASPETH.—Grand st, n s, 126 w Lexington av, raise rf of fr ext 1 sty, int alts to str & dwg; \$9,000; (o) D. Vianullo, prem (1701).

RICHMOND HILL.—101st st, s w c Park Lane S, support for water tank; \$2,250; (o) Wm. Demuth Co., prem (1656).

MECHANICS' AND SATISFIED LIENS RECORDED IN MANHATTAN AND BRONX

MECHANICS' LIENS

Manhattan.

JUNE 1.

GRAND ST, 356; Chas E Dowdall, Inc—Liberty Piano Co, Inc, & Tax Exempt Constn Co, Inc (2)..... 820.00

42D ST, 233-9 W; H F Electric Co—233-239 West 42d St Corp & Woodward Constn Co, Inc (3)..... 535.34

LEXINGTON AV, 1338; H F Electric Co—Heilner & Wolf, Inc, Fred W Marks & Woodward Constn Co, Inc (4)..... 120.00

MADISON AV, 1493; Harry Resnicow—Lillian B Vogel et al & Kathryn G Siegelstein (1)..... 325.00

JUNE 2.

102D ST, 310 W; Bernhard Saultz—Jas B Nimmons & Sophie A Striebeck Von Reyn (5)..... 108.00

LEXINGTON AV, sec 90th, 100.8x120; Southern Hardwood Flooring Corp—Rhinelander Real Estate Co & Jos G Siegel, Inc (6)..... 3,050.00

JUNE 3.

LIBERTY ST, 136; Chas Jacobson—Liberty Washington Cedar St Corp; Cohen & Shansky (7)..... 136.00

MADISON AV, 145; Saml Cohn—Est of Geo H Warren, Morris Olenik & Madison Lunch, Inc (8)..... 125.00

GREENWICH ST, 160; Israel Crystal—Henry Bartel & Thoen's, Inc (9)..... 3,000.00

55TH ST, 26 E; Benj Rose et al—L W Newlin & Levin Constn Co (10)..... 462.00

JUNE 5.

17TH ST, 213 W; James M Simpson Co—H B Chakmakjian (11)..... 1,239.67

65TH ST, 20-32 W; Garfield Electric Supply Co—West Side Holding Co; Middlestate Electric Co (12)..... 283.64

AMSTERDAM AV, 1720; Frederick Aldhouse—Frederick H Walker; Emil & Harry Engle (13)..... 253.50

JUNE 6.

15TH ST, 340 E; Edw C Lampe—M Goodman (14)..... 30.25

62D ST, ss, 105 e 3 av, 18.9x100.5; Henry K Tully Mason & Builders, Inc—Mary Meehan (renewal) (15)..... 2,576.60

26TH ST, 123 W; M I Constn Co—Walter H Calhoun, exr, 185 Greenwich Corp, Isidor Glantz & Morris Reinis (16)..... 2,670.00

45TH ST, 133 W; David Israel—J H Kramer & Santa Lucia Co (17)..... 2,240.50

JUNE 7.

26TH ST, 339 E; R Edw Pritz—Sev Realty Corp; Sol Bloom (18)..... 1,960.00

37TH ST, 238 E; Otis Elevator Co—Jacob Barnett; Weinberg & Farber & Weinberg & Terkildson (19)..... 71.27

209TH ST, 422 W; Roman Zych—Miriam Brettschneider; Louis Knaris (20)..... 355.00

45TH ST, 108 W; City Kalamein Co—Mary A Mahon; Frank Barba (21)..... 174.27

53D ST, 315 E; George Byrne—Consuetta Totora; Alfred Totora (22)..... 460.00

Bronx.

JUNE 1.

FAILE ST, 812; Smith & Stone Contr Co—Temple Beth Elohim, Inc..... 5,355.84

BRIGGS AV, 2685; Gaspar Molnar—Jane L Lynde & Ernest A Lynde... 425.72

JUNE 2.

LIVINGSTON AV, 55; N Y Marble & Tile Works & E G Leehr..... 180.89

RIDGEWOOD.—Woodblue st, n s, 105 w Prospect av, 2-sty fr ext to provide for additional family, alts & repair; \$1,000; (o) Frank Loeffler, 2341 Woodbine, Ridgewood (1710).

ROCKAWAY BEACH.—Boulevard, n s, 160 w 84th, 1-sty fr ext, 36x56, int alts & repairs to dwg; \$3,000; (o) Cohen & Rashbaum, 135 Clinton av, Manhattan (1669).

WINFIELD.—Fisk av, w s, 25 s Henry, 2-sty fr ext, 12x5, side, set back on new foundation, int alts to dwg; \$2,000; (o) Clinton Harris, 108 Hyatt av, Winfield (1664).

WOODHAVEN.—Chichester av, s s, 80 w Woodhaven av, plumbing in dwg; \$40; (o) M. Burgess, prem (1529).

WOODHAVEN.—Emerald st, 1124, plumbing in dwg; \$50; (o) W. Goldstein, prem (1495).

WOODHAVEN.—110 76th st, e s, 400 s Jamaica av, plumbing in dwg; \$30; (o) Geo. Rodenbrocker, prem (1552).

KINGSBRIDGE RD, ws, 75 n Kingsbridge ter, 350x131; Carmine Ceffi—Michael Herman, Inc..... 10,100.00

178TH ST E, sec 3 av, 250x250; Glasser & Son—Joseph Block, Louis Weiner & Jos Block..... 1,725.61

229TH ST E, ns, 250 e Barnes av, 100x125; Thos J Yoche—Thos Duff Co, Thos D Malcolm & Thos Malcolm... 1,500.00

JUNE 3.

MORRIS AV, ws, 100 s 181st, 100x111; Domenick Salvate—Cecelia King & King Winter Corp..... 5,500.00

JUNE 5.

SOUTHERN BLVD, 1216; Abraham Fagin et al—Johanna Fischer..... 850.00

JUNE 6.

HOBART AV, 1913; Harvey Deane—Alfred W Zucker..... 250.00

SATISFIED MECHANICS' LIENS

Manhattan.

JUNE 1.

83D ST, 46-56 W; Kertscher & Co—Hennessy Realty Co et al; Feb14'12. 2,500.00

JUNE 2.

54TH ST, 22 W; Wm G Quick—Margaret Marshall et al; Mar21'22 (cancelled)..... 411.75

34TH ST, 115 E; Corrigan & Shear, Inc—John H Henshaw et al; Feb23'21..... 2,193.73

35TH ST, 26 E; Acme Iron Works—26 East 35th St Corp et al; Dec27'21... 159.00

WADSWORTH AV, 140; Morris Milkowsky—J & L Holding Co, Inc, et al; Feb23'22..... 370.00

AUDUBON AV, 105; Morris Milkowsky—S Steinberg et al; Feb23'22..... 111.00

SAME PROP; Morris Milkowsky—Jos Lesser et al; Jan24'22..... 111.00

WADSWORTH AV, 140; Morris Milkowsky—Jos Lesser et al; Jan24'22. 370.00

130TH ST, 606 W; Muran Concrete Constn Co—Sinclair & Valentine Co et al; May2'22..... 4,547.65

JUNE 5.

PRESCOTT AV, 67; Simon P Saxe—Charles Fairburn et al; Dec27'21... 200.00

ELIZABETH ST, 163; Dominick Mangialetti et al—Salvatore C Fenelli et al; Mar15'22..... 3,736.00

18TH ST, 144-50 W; American Elevator & Machine Corp—S & N Realty, Inc, et al; Oct27'21..... 719.84

VESEY ST, 41-43; Wm L Rouse et al—Frank Pindyck et al; June1'21.. 667.00

JUNE 6.

45TH ST, 108 W; Jos Paganessi—Mary A Mahon et al; May25'22..... 4,191.85

7TH AV, 141-5; Chas J Adams & Sons, Inc—Geo C Flint et al; Apr19'22... 814.22

JUNE 7.

No Satisfied Mechanics Liens filed this day.

Bronx.

JUNE 1.

WEBSTER AV, 2290-6; W Weinraub—Glick Constn Co et al; May17'22... 1,050.00

3D AV, 2954; Patk Murphy, Inc—Jos Sobel et al; Dec17'21..... 10,079.14

JUNE 5.

BRONXDALE AV, 1863; Abr Monk—Jane Kitchen et al; Aug21'21... 202.47

JUNE 6.

146TH ST E, swc St Anns av, 25x90; Dean Dunning—Pasuale Greco et al; Apr12'22..... 205.50

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; E. S. DODGE, Vice-President; W. P. TIENKEN, Vice-President; J. W. FRANK, Secretary-Treasurer

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

Copyright, 1922, by The Record and Guide Company,

119 West 40th Street, New York (Telephone: Bryant 4800)

VOL. CIX
No. 24 (2831)

NEW YORK, JUNE 17, 1922

25c. A COPY
\$12.00 A YEAR

Advertising Index	Page
A. B. See Electric Elevator	4th Cover
Ackerly, Orville B., & Son	753
Acme Foundry	763
Adams & Co.	752
Adler, Ernest N.	753
American Bureau of R. E.	2d Cover
American Enameled Brick & Tile Co.	761
Ames & Co.	746
Amy, A. V., & Co.	746
Anderson Brick & Supply Co.	4th Cover
Anderson, James S., & Co.	746
Armstrong & Armstrong	753
Ashforth & Co.	746
Athens Brick, Lime & Cement Co.	4th Cover
Automatic Fire Alarm Co.	762
Balter, Alexander	752
Bauer, Milbank & Molloy	746
Bechman, A. G.	754
Bell, H. W., Co.	762
Benenson Realty Co.	2d Cover
Boyd, James	748
Boylan, John J.	746
Brener, Samuel	2d Cover
Brett & Goode Co.	Front Cover
Brooks & Momand	748
Brown, Frederick	2d Cover
Brown, J. Romaine Co.	Front Cover
Bulkley & Horton Co.	754
Burling & McCurdy	754
Busher, Eugene J., & Co.	746
Butler & Baldwin	Front Cover
Cahn, Harry	2d Cover
Cammann, Voorhees & Floyd	746
Carpenter, Leonard J.	746
Chauncey Real Estate	746
City Investing Co.	740
Classified Advertising	751
Coburn, Alfred P.	752
Corth, George H., & Co.	753
Cross & Brown	Front Cover
Cruikshank Co.	Front Cover
Cruikshank's, Wm., Sons	Front Cover
Cudner, R. E., Co.	746
Cusack Company	752
Cushman & Wakefield	752
Cutler, Arthur, & Co.	746
Cutner, Harry B.	746
Davenport Real Estate Co.	754
Davies, J. Clarence	748
Day, Joseph P.	746
Dike, O. D. & H. V.	746
Dodge, F. W., Co.	758
Dowd, James A.	753
Dubois, Chas. A.	752
Duffy, J. P., Co.	4th Cover
Dunlap & Lloyd	752
Duross Co.	746
Edwards, Charles G., Co.	746
Edwards, Dowdney & Richart	740
Elliman, Douglas L., Co.	748
Ely, Horace S., & Co.	Front Cover
Empire Brick & Supply Co.	4th Cover
English, J. B.	746
Finch, Chas. H., & Co.	764
Finkelstein, Jacob, & Son	753
Fischer, J. Arthur	746
Fisher, James B.	754
Fox, Fredk., & Co.	746

TABLE OF CONTENTS

Editorials	741
Astor Holdings in East Bronx Bring Good Prices at Auction	743
Marble Hill Enters an Era of Interesting Development	744
Rapid Progress on Large Office Building for Attorneys	745
Review of Real Estate Market for the Current Week	747
Private Sales of the Week	747
Statistical Table of the Week	754
Crisis in Brick Supply for Metropolis Has Been Averted	755
Weekly Building Figures Show Slight Drop in Local Activity	759
Personal and Trade Notes	759
Trade and Technical Society Events	759
Building Material Market	760
Current Building Operations	760
Contemplated Construction	762
Plans Filed for New Construction	765

Page	Page
Frey, William J.	754
Goodwin & Goodwin	746
Gulden, Royal Scott	752
Hecla Iron Works	764
Hess, M. & L., Inc.	Front Cover
Holmes Elec. Protective	4th Cover
Holt & Merrill, Inc.	753
Home Title Insurance Co.	740
Hubbard, C. Bertram	746
J. & E. Realty Corp.	753
Jackson, Daniel H.	748
Johnson, Jere, Jr., Co.	750
Kane, John P., Co.	4th Cover
Keller, Charles G.	752
Kelley, T. H.	752
Kelly, Albert E.	752
Hygrade Builders' Supply Co.	4th Cover
Kempner & Son, Inc.	Front Cover
Kewanee Boiler Co.	Title Page
Kilpatrick, Wm. D.	740
Kissling, J. P. & L. A.	753
Kloes, F. J.	764
Kohler, Chas. S.	740
Kopp, H. C., & Co.	746
Kraslow, Walter	2d Cover
Kurz, Wm. F. A., Co.	754
Lackman, Otto	754
Ladd & Nichols	740
Lawrence, Blake & Jewell	740
Lawrence Cement Co.	4th Cover
Lawyers Mortgage Co.	2d Cover
Lawyers Title & Trust Co.	751
Leaycraft, J. E., & Co.	Front Cover
Leist, Henry G.	746
Lesch & Johnson	765
Livers, Robert	752
Losere, L. G.	754
Marietta Hollow-Ware & Enameling Co.	760
Martin, Samuel H.	746
May, Lewis H., Co.	746
McMahon, Joseph T.	2d Cover
Milner, Joseph	752
Mississippi Wire Glass	4th Cover
Monell, F. Bronson	746
Moore, John Constable	753
Moors, J. K.	746

Advertising Index	Page
Morgan, Leonard, Co.	753
Muhliker, Arthur G.	753
Murtha & Schmohl	4th Cover
Nail & Parker	740
Nassoit & Lanning	746
Natauson, Max N.	2d Cover
Nehring Bros.	746
New York Edison Co., The	763
New York Title & Mortgage Co.	740
Nieuwenhous Co., Inc.	764
Noyes, Charles F., Co.	Front Cover
Ogden & Clarkson Corp.	746
O'Hare, Geo. L.	740
Oppenheimer, Fred	753
O'Reilly & Dahn	746
Payton, Jr., Philip A.	2d Cover
Pease & Elliman	Front Cover
Pell, S. Osgood, & Co.	763
Pencoyd Steel & Iron Co.	761
Pendergast, John F., Jr.	754
Pfomm, F. & G.	Front Cover
Phelps, Albert D.	754
Pomeroy, S. H., Co., Inc.	762
Porter & Co.	Front Cover
Prudence Company, Inc.	2d Cover
Quell & Quell	754
Read, Geo. R., & Co.	Front Cover
Realty Co. of America	740
Rinaldo, Hiram	752
Rose, J., & Co.	764
Runk, Geo. S.	752
Ryan, George J.	746
Saffir, Abraham	753
Sansone, F. P., Co.	753
Schindler & Liebler	752
Schweibert, Henry	754
Seaman & Pendergast	752
Shaw, Arthur L.	753
Shaw, Rockwell & Sanford	752
Sherman & Kirschner	753
Smith, Malcolm E., Inc.	746
Spear & Co.	752
Speyers, Inc., James B.	753
Spotts & Starr	746
Sterling Mortgage Co.	2d Cover
Straus, S. W., & Co.	766
Tabolt, Jacob J.	752
Tankos, Smith & Co.	753
Title Guarantee & Trust Co.	740
Tuoti, G., & Co.	2d Cover
Tyng, Stephen H., Jr., & Co.	740
Union Stove Works	765
United Elec. L. & P. Co.	749
U. S. Gas Range Corp.	762
U. S. Title Guaranty Co.	751
Van Valen, Chas. B.	2d Cover
Vorndrans, Christian, Sons	765
Wacht, Samuel	748
Walden, James P.	752
Walsh, J. Irving	746
Warren Trading Corp.	751
Watson Elev. Co., Inc.	4th Cover
Weill, H. M., Co.	2d Cover
Wells Architectural Iron Co.	764
Wells Sons, James N.	746
White, Wm. A., & Son	Front Cover
Whiting, Wm. H., & Co.	Front Cover
Whitney-Foster Corp.	753
Williams-Dexter Co.	753
Winter, Benjamin	2d Cover
Wood-Dolson Co.	Front Cover
Wyckoff, Walter C.	746
Zittel, Fredk., & Sons	746



Safe Against
Breaks and Leaks

Economic maintenance of a **KEWANEE** Steel Fire-box heating boiler is the basis of its low insurance rate.

Kewanees are insurable at one-quarter the premium charged for sectional boilers.

KEWANEE BOILER COMPANY INC.

47 WEST 42nd STREET, NEW YORK

Longacre 8170

PROGRESS

We take this occasion to thank our friends for the co-operation which has made possible this Company's steady growth.

NEW YORK TITLE AND MORTGAGE COMPANY

Manhattan	-	-	-	135 Broadway
Brooklyn	-	-	-	203 Montague St.
Jamaica	-	-	-	375 Fulton St.
L. I. City	-	-	-	Bridge Plaza
Staten Island	-	-	-	24 Bay St.
White Plains	-	-	-	163 Main St.

EDWARDS, DOWDNEY & RICHART REAL ESTATE AND MORTGAGE LOANS

156 Broadway, New York

Tel. Cortland 1571-1572
Member Real Estate Board, N. Y.

STEPHEN H. TYNG H. OAKLEY HALL

Stephen H. Tyng, Jr., & Co.

Incorporated

Member Real Estate Board, N. Y.

REAL ESTATE MANAGEMENT OF BUSINESS PROPERTY

41 Union Square West

22 EAST 17TH STREET
Telephone: Stuyvesant 4000

*Why You Should Come to Us
To Borrow on Your Real Estate—
No. 7*

Facility of Renewal

When your mortgage becomes due, will it be extended and how much will it cost you?

Most of our loans are sold to investors guaranteed as to principal and interest by the Bond & Mortgage Guarantee Company.

If the same lender will keep the loan, our renewal fees are very moderate. If we have to seek a new one for you, our charges are low and you can expect a renewal at a proper amount and at a proper rate of interest.

We do not call loans unnecessarily.

TITLE GUARANTEE & TRUST CO

Capital \$7,500,000—Surplus \$11,000,000

176 Broadway, N. Y. 175 Remsen St., Bklyn.
350 Fulton St., Jamaica.

Established 1887
CHAS. S. KOHLER, Inc.

Real Estate Insurance

Broker and Manager of
Estates

MAIN OFFICE:
901 Columbus Ave.—Corner 104th St.
BRANCH OFFICE:
1428 St. Nicholas Ave.—Near 181st St.
NEW YORK

Lawrence, Blake & Jewell

Mortgage Loans

115 Broadway

Tel. 4080 Rector

Member Real Estate Board, N. Y.

GEORGE L. O'HARE

MEMBER REAL ESTATE BOARD OF N. Y.

REAL ESTATE

EXCEPTIONAL INVESTMENTS

SELLING—RENTING—BUSINESS AND
APARTMENT BUILDINGS

SPECIALIZING IN LEASEHOLDS

MORTGAGE LOANS

FULL EQUIPPED DEPT. FOR EXCHANGING

489 FIFTH AVE.

TEL. VANDERBILT 5092-6441

Specialists in Harlem

and
Colored Tenement
Properties

NAIL & PARKER REAL ESTATE

145 West 135th Street
New York City

JOHN E. NAIL
HENRY C. PARKER

Telephone } 7683
Morningside } 7683

William D. Kilpatrick

REAL ESTATE OPERATOR

149 BROADWAY

SAMUEL KILPATRICK

City and Country
Property—Management

LADD & NICHOLS INC

Real Estate Brokers

9 EAST 46th STREET

S. E. Brewster
C. J. Coe J. C. Peet
Tel. Murray Hill 1392-8382

The Realty Company of America

FRANKLIN PETTIT
President

TRANSACTS A GEN-
ERAL BUSINESS IN
THE PURCHASE AND
SALE OF NEW YORK
CITY REAL ESTATE

2 WALL STREET, NEW YORK CITY
Rector 0275-0276

HOME TITLE INSURANCE CO.

HENRY J. DAVENPORT, President

Insures Titles Makes Loans
Sells Guaranteed Mortgages

Capital and Surplus over \$1,500,000

51 Willoughby Street
Brooklyn

Post Office Building
Jamaica

City Investing Company

61 Broadway, New York
Telephone: Bowling Green 8530

Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

One of the Nation's Greatest Assets

Now that the cornerstone of the New York Federal Reserve Bank's new building has been laid with appropriate ceremonies and the superstructure is under way, it is to be hoped that the campaign of misrepresentation directed mainly against this branch of the Federal Reserve System—largely by self-constituted friends of the Western farmers and the cotton growers of the South—will cease. The diatribes of these agitators have been supercharged with false statements as to the cost of the New York bank's new building and the necessity for it, as well as the salaries paid its officials and the use made of its money.

The reason for these attacks is to be found in the desire of so-called "friends" of wheat and corn and cotton growers to bolster up the falling prices of their products by borrowing government money at a low rate of interest with which to carry them until prices return to war levels. Misconception of the purposes of and restrictions upon the operations of the Regional Federal Reserve Banks, and the system itself, led to the assertions that the officials of the New York bank were discriminating against the farmers by withholding from them the money they wanted and of favoring Wall Street with it. Naturally the next step was to fulminate against the misuse of "Government funds" for the purpose of constructing an extravagant bank building on "Wall Street," and the payment of excessive salaries to officials.

"Wall Street" may have much to account for, but it certainly was not responsible for the creation of the Federal Reserve Bank System, which, while provided for by Congressional action, is not capitalized with government funds. As pointed out by Senator Glass in his recent defense of the Federal Reserve System, the regional banks are owned and capitalized by the stockholding member banks in each of the twelve regions and, instead of being financed by the government, they pay into the National Treasury each year \$60,000,000 in franchise fees. They cannot loan a dollar to John D. Rockefeller nor to any other person. The latest practical illustration of the effectiveness of the working of the system is in the condition of the money market throughout the country on June 15, when the Government paid out and took in \$1,300,000,000 without disturbance of business, a thing impossible before the Federal Reserve System began its operations.

The New York Federal Reserve Bank naturally is the most important one in the system. The plan of its managers to assemble its various activities under one roof reflects their good judgment. The New York branch, once it is permanently housed in the fine new structure now being built on Nassau Street, between Liberty Street and Maiden Lane, will be equipped for even greater service to the entire country than is possible under present conditions, with various bureaus scattered in downtown buildings. The New York branch has a staff of 36 officers and 2,715 clerks, who handle a tremendous volume of business every year. Its operations for the year 1920, as shown in a recent report, were on a scale not easy of comprehension. Discounts and advances involved 180,462 items, aggregating \$50,539,428,847; accep-

tances purchased for New York and other Federal Reserve Banks involved 106,237 items, aggregating \$2,428,000,000; Federal Reserve notes and other paper money handled and counted involved 558,397,400 pieces, aggregating \$2,291,785,688; checks collected numbered 87,036,424 items, aggregating \$55,325,112,827. More than \$17,000,000,000 was involved in transfers of funds by telegraph, and \$48,840,900,000 of balances were settled through the gold settlement fund. During the year the New York branch handled in custody for the United States Treasury and member banks securities of the value of \$100,759,404,785.

These statistics emphasize the necessity of an adequate home for such a super-institution as the Federal Reserve Bank of New York. Instead of finding fault, it would come with much better grace for critics in other parts of the country to give thanks that the New York branch of the Federal system is so capably managed as to be able to erect at its own expense the splendid new structure now under way,—a structure which not only will be a fine architectural addition to New York's financial district but one which will add so greatly to the facilities of the metropolis for continued helpfulness to the rest of the United States.

Proposed Center of Art and Progress

The announcement of preliminary plans for the creation of a great municipal art center, where the best in music, the drama and other cultural arts will be fostered and developed, has raised high hopes among those New Yorkers whose interest lies in aesthetic progress. Even those who have not been so fortunate as to have had the advantages of extensive training in the arts recognize the potential value of the idea as outlined, and desire to witness its fruition for the pleasure and culture of many thousands in this city.

An enterprise such as described by those responsible for its inception must become of inestimable value to the community. The leading city of the United States now has altogether too few such temples to art and progress. New York sadly needs additional facilities for the development of a community appreciation for the best in literature, art and civics. The Metropolis, in relation to its population, has far less to be proud of in the way of art museums and other great centers of culture than many smaller cities and towns. True, we have here the Metropolitan Museum of Art, the Brooklyn Institute of Arts and Sciences, a variety of schools and some of the most noteworthy structures in the country when considered from an architectural viewpoint. But the rapid growth of our population requires that we constantly provide additional facilities for learning and culture, so that all who desire may enjoy their privileges.

No question has been raised about the value of this imposing structure to the community. The building alone will be an inspiration if it follows the preliminary plans as outlined, to say nothing of the opportunities which are scheduled for its various uses. Architecturally it should and undoubtedly would become the masterpiece of the architect selected for its design. If constructed the building is

destined to become one of the leading attractions of the Metropolis.

In recognizing the aesthetic value of the project, however, many of its proponents have not considered the severely practical side of the enterprise. There is already a sharp controversy over its location, whether or not it should be erected because of an unstabilized economic situation and some doubt as to how it should be operated and managed. These matters are all subject to close scrutiny and investigation by the proper authorities before the building is actually

started. The structure should not be erected unless the public will assume part of the responsibility for its cost and maintenance as a monument to the community's civic pride. Where or when it will be constructed is something to be decided after the most thorough investigations have been made.

Just now the idea is the thing. It is good. Its consummation into something tangible will add to the greatness of the Metropolis and make life here more enjoyable and more profitable to all who take advantage of its facilities.

Loose Talk About Hudson Brick Situation Refuted

STATEMENTS to the effect that Hudson River brick manufacturers have restricted production in order to create a shortage and higher prices in the New York market are resented and refuted by the Common Brick Manufacturing Association of America. This organization, which has its headquarters in Cleveland, discusses in its June Bulletin the statements of the Lockwood Committee's chief counsel, Samuel Untermeyer, and declares:

"The true situation is that the brick manufacturers of the Hudson River are putting forth their utmost effort to get brick into the New York market to meet the demand. Untermeyer has been most successful in keeping the public well stirred up regarding the building situation. He has done more to discourage and retard building, in our humble opinion, than all the trusts and combinations in the country.

"The Common Brick Manufacturers' Association of America holds no brief for the manufacturers of the Hudson River particularly. Very few of them, in fact, are members or ever have been members of this association. A good many of the Hudson River manufacturers are of the old school; they are making brick by antiquated methods, and they are not quick to accept any new ideas for the promotion of their product and the extending of their market.

"However, we know these men and they are as honest as the men in any line of business in America. They are much more conscientious in their dealing with other men than some political investigators are in making sensational statements calculated to

tear down the fortunes of honest men in order to build up their political prestige.

"New York could not stock brick while the Hudson River was closed with ice, nor do brick plants run in the winter in northern climates. Building operations took on an abnormal volume even before the river opened. There has been a shortage which no man or group of men was responsible for.

"Talk about importing brick is as foolish as some of the other statements coming out of the New York situation, when the facts are known. Brick is selling at a lower price in the principal markets in America today than in any of the English markets. The average price of common brick in England today is \$15 a thousand. The price of brick delivered on the job in Chicago is \$12 a thousand. To the price of brick delivered in New York City always must be added the exorbitant transportation charge which now exists, plus a dealer's profit, and local delivery charge. New York is one of the very few markets in America which buys its common brick through a dealer. In every other large city, almost without exception, the brick are produced within a short haul of the city and sold directly by the manufacturer.

"The situation in New York is a perfectly natural one. The same condition exists in many cities today. Philadelphia, which, almost since the founding of the city, has been a brick producing centre, is today experiencing a shortage in brick. The great plants of Chicago, capable of producing a billion brick a year, are approaching full capacity to meet the demands in that city."

New Art and Music Centre Will Cost Millions

Editor of THE RECORD AND GUIDE:

The scheme of Messrs. Berolzheimer & Haag for the establishment of a new musical and art centre is impracticable for many reasons, one of which is that New York cannot afford it, and the point should be brought home to the tax payers and every rent payer, for the rent payers are the ones who ultimately bear the tax burden.

The assessed value of the parts of the blocks between 57th Street and 59th Street and Seventh and Sixth Avenues which it is proposed to condemn, is \$10,000,000 and of the blocks between 57th and 59th Streets and Seventh Avenue and Broadway (practically all of which is included in the scheme) is over \$18,400,000. Assuming that the city would have to pay only the assessed values, the cost therefore would be \$28,400,000.

The income to the city this year from taxes on the property is \$781,000, and that is an income not to be given up without some study as to how it may be replaced. The income at 5 per cent. on the money the city would have to provide for buying the land, assuming it could be bought for the assessed value, is \$1,420,000. This, with the lost taxes, shows a cost to the city of \$2,201,000, per annum, and it is easy to understand that the city would be called upon for hundreds of thousands each year for upkeep.

A proper entrance for an opera house could not be arranged on 59th Street without the putting underground of the present surface car tracks, and that, even if possible, on account of the existing subway would be another enormous expense.

There has been in the past years much talk of the need of another avenue between Sixth and Fifth Avenues to relieve the serious congestion in these streets, but that has always

been considered impossible of fulfillment on account of the great cost of acquiring the land. The area of land required for the Berolzheimer scheme is equivalent to that of a 60-foot street running from 26th Street to 59th Street, and such a street would be worth much more to the City of New York than the proposed Berolzheimer music and art centre.

In starting this letter I had intended to mention but one of the many objections to this Berolzheimer scheme, the extravagance of the thing; but the subject of congestion having come up I can't help calling attention to the further trouble which would result in ending Seventh Avenue at 57th Street.

I think that this whole uneconomic and impractical idea should be squelched, and I hope that you and the readers of THE RECORD AND GUIDE will take steps toward that end.

JOHN CONSTABLE MOORE.

New York, June 8, 1922.

IN Greater New York only one family in eight is owner of its home, according to a statement issued by the Real Estate Board. Pennsylvania has the highest percentage of home owners of any State in the Union. The population of this State in 1920 was 8,700,000. As the average family in the United States consists of 4 3/10 persons, this would mean that there were 2,200,000 families in the State of Pennsylvania. Of these 1,730,000 own their own homes.

Ohio ranks second in the list of home owning States. With a population of 5,800,000 or 1,370,000 families, 1,216,542 own their own homes. Of the 25,000,000 families in the United States 11,400,000 are home owners.

REAL ESTATE SECTION

Astor Holdings in East Bronx Bring Good Prices at Auction

Messrs. Day and Davies Conduct Disposal Sale of 1,669 Lots on Order of Trustees of Estate of the Late Viscount

SITUATED in the heart of a rapidly developing section of the city, with adequate transportation facilities, it was a foregone conclusion that the disposal sale of 1,669 lots of the estate of the late Viscount William Waldorf Astor, begun last Wednesday, would be characterized with rapid bidding and that satisfactory prices would be secured for residential and business plots in this well located tract in the Bronx. The sale, conducted by J. Clarence Davies and Joseph P. Day, drew a large and representative crowd at the Astor Hotel where, in the ball room, the auction was held. There were many women in the crowd, which was composed principally of builders, operators, investors and individuals intent on picking up homesite bargains.

That the latter class were not disappointed in their expectations was shown as the sale advanced, for they proved to be the most active bidders and buyers at the sale.

The Astors have owned this land for many years and held on to it notwithstanding many flattering offers made for all or part of it. It is located in the eastern section of the borough adjacent to the East 180th Street subway station, Westchester and surrounding avenues and is now surrounded by modern five and six story apartment houses.

The tract, which has been cut up into 1,669 building lots, has been for years a serious barrier to the development of the section.

About twenty-five years ago William Waldorf Astor, great grandfather of John Jacob Astor, became a British subject and settled permanently in England, where he died. He was raised to the peerage as Baron Astor. Later he was made a Viscount.

At his death his estate faced large inheritance and income tax levies, in both the United States and England. Disposal of some of the larger holdings was decided on in view of this fact and the sale was ordered by the trustees.

The Astor lots, generally speaking, are bounded by East 172d and East 180th streets, and Westchester, Tremont, Morris Park, Morris and St. Lawrence avenues.

In the last three years the Astors have been disposing of their properties in New York city. The returns, which have been large, have been invested in tax exempt securities.

The first lot sold is at the southwest corner of Metcalf and 172d street. The first bid for that parcel, 25x100 feet, was \$200. In rapid succession the bids were raised until it was knocked down for \$2,000 to Frank Grass, a leather dealer. In less than three minutes the same buyer took the southeast corner of 172d street and Harrod avenue for \$1,600 and the six intervening inside lots, each 25x100, for \$1,200 each. The crowd cheered Mr. Grass during the breathing spell at the conclusion of this first transaction.

D. J. Convisser, who conducts a clothing store in Brooklyn, paid the highest price obtained for a single lot at the sale. He paid \$12,500 for the northeast corner of Westchester and Morrison avenues, a parcel directly across from a subway station. For the adjoining property on Westchester Avenue over to Harrod Avenue he paid \$47,900.

Felix Isman stirred up the bidders by taking the entire block between 172d and 174th streets, Croes and Noble avenues, sixty lots, for which he paid \$650 each. When he told the auctioneer he wanted the block bidders were heard to remark that Isman had something interesting up his sleeve. Those who had

shown an inclination to hold back jumped into the bidding, particularly for nearby lots.

Lewis Cohen was another of the early buyers. He bought a plot of eight lots on Morrison and Harrod avenues for \$9,600 and two lots adjoining for \$1,800.

A corner lot at Morrison Avenue and 172d Street was purchased by H. Abend for \$1,625, who gave \$1,150 for an abutting inside lot.

F. N. Peroff bought a block of eight lots on Metcalf Avenue through to Harrod Avenue for \$12,300, and later added the Metcalf Avenue corner at \$2,425 and the Harrod Avenue corner at \$2,225 to his purchases.

Among the buyers were two Philadelphia operators, Thomas Morch and Edward M. Solomon, who purchased 120 lots on Morris Park and East Tremont avenues for \$150,000, or an average of \$800 a lot. Ten lots on Westchester, St. Lawrence and Beach avenues, near the St. Lawrence avenue station of the Pelham Bay Parkway branch of the subway, were sold to Philip Goldberg for \$55,000, or an average of \$5,500 a lot.

The first day's sale reached 678 lots, which brought \$860,000. The prices obtained were considered conservative in view of the location of the property and the great possibilities of its immediate development. William B. Cadoza, vice-president of the Farmers Loan and Trust Company, one of the trustees of the estate, said that he believed that the public had fared well at the opening day of the sale as lots, especially those close to subway and local transit lines, were sold for less than their market value.

Buyers at this sale were advised by Messrs. Day and Davies, the auctioneers, to consider the remarkable development of the Bronx, which has been marvellous. In 1890 the population was 60,000; in 1895, 100,000; in 1900, 200,000; in 1910, 400,000; in 1920, 800,000, and today it is close to a million. It is practically doubling every ten years.

Its building growth has been greatly retarded from 1913, over the war period, and this part of the Bronx is really, today, ten years underbuilt, and property in this vicinity is ten years behind its actual value. This fact will soon be recognized and within the next two, three or five years this property should make up for the past fifteen years' stagnation, so that as a matter of fact it has now a tremendous speculative possibility, to say nothing of the building that will probably be commenced at once on the opening of a tract of this kind, surrounded as it is by a populated district and served by a number of transit lines with stations at the property.

The main thoroughfares through this district are Westchester Avenue, running northeast and southwest, on which the Subway runs, with two stations on the property; East 177th Street, running east and west; East Tremont Avenue, also running northeast and southwest; and Morris Park Avenue, running in the same direction.

All these thoroughfares are great business arteries at the present time and run through or past this property, and when the district is built up, they are destined to be great business thoroughfares as they are to the South and West where they run through a populous section. They are all fully improved streets.

Under the Zoning system, a large part of the property is restricted for dwelling purposes, other portions for business, while on still other streets the property is unrestricted.

Marble Hill Enters on Era of Interesting Development

Manhattan's Most Northerly Section Losing Its Suburban Character with the Erection of Apartments and Attached Dwellings Along Subway

LYING dormant for a long time, property on Marble Hill, northerly extremity of Manhattan, has undergone within the last few months a real estate movement that presages a building movement of considerable proportions later on. Some large plots have been bought for improvement with 6-story apartment houses. None of these buildings will contain stores except those on and east of Broadway. Broadway is the business thoroughfare of Marble Hill, while the level part of the Hill east of Broadway to Harlem River is given over primarily to industrial plants of various kinds.

Marble Hill is unique in one respect. It is the only part of Manhattan where the building of small private houses is going on. Some 3-story brick dwellings were recently completed on Van Corlear Place and on West 227th Street, so when one again hears the oft-repeated remark that medium-priced dwellings are a thing of the past in Manhattan he need but think of Marble Hill. This part of Manhattan is a real estate anomaly. Modern apartments there are renting at \$18 to \$20 a room a month, and with modern transit facilities close by. There is a rapid-transit station at 225 Street and Broadway, on the Hill. Modern brick private dwellings there are selling at \$14,000 and slightly upward.

There is no business section west of Broadway. Before the Harlem Ship Canal was cut through and divided Marble Hill from the Dyckman section the Hill formed a bold northern promontory of Manhattan. Subsequently, and before Spuyten Duyvil Creek was filled in and eliminated, Marble Hill was an island surrounded by the creek, the Harlem River and the Ship Canal. Now it is a detached hill belonging to Manhattan. Many have an erroneous idea that it is part of the Bronx.

Because of the lay of the land many of the lots on Marble Hill are terraced and high above the grade of the streets. The streets are built like steps, some lower than others. All municipal improvements, including sewers, have been made in most of the thoroughfares. There are about 115 private dwellings, mainly in the center and along the western slope. The highest-priced residential lots are on Adrian Avenue, along the western slope, and commanding an unobstructed scenic view of Spuyten Duyvil and Riverdale. Nothing will ever obstruct this outlook. Lots here are worth \$3,600 and upward, according to the particular location. Values on this avenue will take a strong upward trend if a contemplated bridge across the Harlem Ship Canal from the south end of it, on Marble Hill, to Seaman Avenue in the Dyckman section is built. The proposition is now before the Local Board of Washington Heights. That body favors the structure and eventually it will come before the Board of Estimate. If the bridge is built it will make a direct vehicular thoroughfare from the region north of Marble Hill to the northern end of Riverside Drive at Dyckman Street.

Marble Hill Avenue penetrates the crest of Marble Hill. From it is an unobstructed view of Isham Park and Spuyten Duyvil to the south, the western ridge of the Bronx to the east and Westchester to the north. Lots here are worth about \$3,500 each. On the peak of the crest are Van Corlear Place and Fort Charles Place, which form a horseshoe and join Jacobus Place on the south and West 227th Street on the north. Marble Hill Avenue is more directly accessible to the rapid-transit station than any other residential street on the Hill. Apartment houses will be built there more quickly than elsewhere on this knob of Manhattan, in all likelihood. Just across the Harlem Ship Canal and on the northern extremity of the Dyckman section is the immense site for the new stadium of Columbia University which was given by George F. Baker. Many residents of Marble Hill can look straight down on the stadium.

Some duplex houses were recently built on Fort Charles Place opposite the site of the Revolutionary fort of that name, thus showing Marble Hill as the only part of Manhattan where

two-family houses also abound. Lots on Van Corlear Place and on Fort Charles Place range in value from \$3,200 to \$3,400 each, as they do also on West 227th Street, which overlooks the territory north of Marble Hill. Lots on Jacobus Place are held at from \$2,800 to \$3,000 each. On Fort Charles Place is an apartment house known as Alexander Court, named in honor of the late Richard Alexander, pioneer developer of Marble Hill and who had much to do with laying out its street system. There is a viaduct and bridge across the Harlem River connecting 225th Street, Marble Hill, with Kingsbridge Road in the West Bronx.

The penetration of Marble Hill by the rapid transit system will show redounding benefit to fee values there as time goes on. It brought that section within the five-cent-fare zone, whereas previously the Putnam Division of the New York & Harlem Railroad served it. The railroad lost a number of commuters and Manhattan lost its suburban part to urban growth. Rapid transit has added to Marble Hill numerous apartment houses with stores, whereas previous thereto residents had few stores to serve them. Broadway, there, is built almost solid with 5-story apartment houses, with store on the ground floors. The estate of George F. Johnson owns some large vacant plots in that vicinity.

There are apartment houses on Terrace View Avenue and a 6-story apartment house with stores, covering a large plot at Marble Hill Avenue and 225th Street. Five-story-and-basement apartment houses cover the large plot at Marble Hill Avenue and 228th Street. The tendency is to improve with apartment houses large plots on streets on the eastern slope of the Hill. This section of Manhattan is covered by one block number on the city map. There is a post-office station on Broadway.

Broadway is restricted against public garages on the theory that such structures impair the trade character of a good shopping street. A large service station for automobiles is being built at the southeast corner of 230th and Exterior Streets, close to Broadway. There are four blocks of Broadway on Marble Hill. The level area below the northern end of the Hill and which formerly skirted Spuyten Duyvil Creek will be gradually utilized for garages and industrial plants of various kinds. It is more suitable for such uses than for anything else.

The largest single vacant tract on Marble Hill is in the level area bounded by Exterior Street, Broadway, 225th and 227th Streets. Owned by Frank Farrell, it comprises 260 lots. There are no definite plans for its use. It was originally bought as the site for the American League Baseball Park, but that was established elsewhere. Henry Morgenthau sixteen years ago bought the vacant plot, 125-100, at the northeast corner of Broadway and 225th Street, right at the rapid-transit station. The most recent sales of Broadway lots were at \$6,000 each. The Morgenthau holding, being a corner parcel and right at the subway station, may be worth considerably more. Just now Mr. Morgenthau is watching Marble Hill grow.

Recently the estate of Emil Roth sold to the Fort Charles Development Company, J. H. Brundage, president, the vacant plot 42 Fort Charles Place, 53x65 irregular. Plans have been prepared to improve the site with duplex houses. A 6-story apartment house was recently built on the eastern slope of Marble Hill and overlooking Broadway. It is amid detached private dwellings. The likelihood is that all of the adjacent dwellings will eventually give way to apartment houses.

Marble Hill is so named because it abounds in soft marble. Previous to the filling in of Spuyten Duyvil creek the New York Central circled the Hill. Now it runs along its south side close to the Harlem Ship Canal. As fee values advance on Marble Hill many of the old frame detached dwellings there are destined to make way for more fireproof buildings. The section is bound to pull stronger than the Bronx from the fact that it is part of Manhattan.

Rapid Progress on Large Office Building for Attorneys

Handsome Structure, Adjoining Bar Association Headquarters, Designed by Severance & Van Alen Especially for Use of Legal Profession

BUILDINGS devoted to the uses of special professions, trades or arts, have invariably proven a great success from the standpoint of tenant and landlord alike. The Architects' Building, at 101 Park Avenue, is a notable example of the buildings specially designed to house a profession or craft and there are several other well-known structures which have been equally successful in obtaining tenants who are representative of their respective lines.

For several years past there has been considerable agitation amongst members of the New York Bar for a modern office building devoted to the special use of attorneys. This demand is being met by the construction of the Bar Building, which is being erected on property controlled by the Association of the Bar of the City of New York, adjacent to and connected with its present house. The Bar Association will occupy two floors in the new structure for the extension of its library and additional consultation rooms.

The site selected for this building is ideal in every respect. It is in the heart of the rapidly growing mid-town business section, close to the theatres and clubs and convenient to the section which is steadily becoming recognized as an up-town banking center. The building will extend through the block from 37 West Forty-third Street to 36 West Forty-fourth Street. A grand concourse serves as a pedestrian passage throughout its length. Forty-fourth Street is recognized as the most important and highly developed crosstown thoroughfare between Forty-second and Forty-seventh Streets.

Within a radius of two blocks is a station for every rapid transit line which serves every part of New York City and its suburbs, six surface lines, an elevated railway and various bus lines. The site of the structure is only a few minutes' distant from the Pennsylvania Station and less than two minutes' walk from the Grand Central Terminal. Its convenience to these railroad terminals offers an especial advantage to those living in the suburbs.

The building has been designed by Severance & Van Alen, architects, along classical lines to harmonize with the stately character of the Bar Association Building proper. The structure will be fourteen stories in height. There are 9,330 square feet on each floor. A marble entrance hall extends from street to street. The architects have made an exhaustive study of the requirements of the members of the Bar and, as a result, have designed a building at once practical and highly artistic in effect.

In addition to the superior features already suggested and of peculiar significance to attorneys, is the fact that the Bar Building offices will enjoy unobstructed light and air on all four sides. There is no lost space, no dark corner and no poor ventilation.

The Bar Building will be completed and ready for occupancy on October 1, 1922, and will be under the personal management



Severance & Van Alen, Architects.

BAR BUILDING AND ASSOCIATION HEADQUARTERS

of an operating corporation of which Burton Thompson is managing director. The highest standard of service will be maintained in every particular involving the comfort and convenience of tenants.

Estate of Clinton W. Sweet Sold at Auction for \$112,000

THE old homestead of the late Clinton W. Sweet, comprising forty acres of land in the Dunwoodie section of Yonkers, was sold at auction last Saturday, together with 23 quarter- and half-acre plots and 251 lots into which the estate had been subdivided. All the pieces were disposed of readily, the total amount received for the 275 parcels aggregating \$112,000.

Interest centered in the large house which had been unoccupied since the death of Mr. Sweet. This was sold to Fred Harling, who paid \$8,300 for the homestead including three lots, and \$750 for an additional lot, making a total of \$9,050. Other successful bidders were the J. Diehl Construction Company and Jacob Harris. Prices of single lots ranged from \$150 to \$750.

The property at the corner of Jerome and Yonkers Avenues was sold for \$1,100. Lots overlooking the valley, four hundred feet from Jerome Avenue, were sold for \$100. The whole of Block G sold for \$16,375; Block F, fifty-one lots, brought \$17,765, not including the little one, an average of \$350 a lot; Block H, solid rock 12 feet high, brought the sum of \$1,400; the rest of Block H was sold for \$14,165, while Block E, consisting of 53 lots, was sold for \$12,750.

Prices brought for the various parcels in this plot indicate a very good demand for building sites in the outskirts of the city and prove to builders that there will continue to be a strong demand for construction work for the rest of the season, which may be a record one.

MEMBERS REAL ESTATE BOARD OF NEW YORK

Established 1881
AMES & COMPANY
 REAL ESTATE

26 WEST 31ST ST. Tel. 4810 Longacre

A. V. AMY & CO.

ECONOMICAL AND EFFICIENT
 MANAGEMENT OF PROPERTY

160 WEST 72ND ST. Phone 5809-6810 Columbus

JAMES S. ANDERSON & CO.
 REAL ESTATE

Management—Leasing—Rentals—Insurance
 Over twenty-five years' experience in
 the management of property.

Offices: 82-84 NASSAU STREET
 John 0079

Established 1852
ASHFORTH & CO.

Incorporated

REAL ESTATE
 Agents—Brokers

501 FIFTH AVE., AT 42nd ST.
 Murray Hill 0142-0143

BAUER, MILBANK & MOLLOY, INC.

REAL ESTATE

51 East 42nd Street Murray Hill 1936

JOHN J. BOYLAN

Real Estate Agent, Broker and Appraiser

492 WEST 51ST STREET - - - Circle 1756
 377 BROADWAY - - - - - Worth 1833

EUGENE J. BUSHAR CO.
 INCORPORATED

Real Estate — Insurance

Mortgages Appraising Management

Northwest Corner East 149th Street and
 Courtlandt Avenue, Bronx

Phone: Mott Haven 1210 Established 1895

**CAMMANN, VOORHEES
 & FLOYD**

MANAGEMENT OF ESTATES

84 WILLIAM STREET NEW YORK
 BROKERS, APPRAISERS, AGENTS

FIRM OF

LEONARD J. CARPENTER
 Agents Brokers Appraisers

75 MAIDEN LANE

Branch: Corner Third Ave. and 68th St.

Entire Charge of Property

D. Y. Swainson A. H. Carpenter C. L. Carpenter

**THE CHAUNCEY
 REAL ESTATE CO., Ltd.**

BROOKLYN'S OLDEST
 REAL ESTATE OFFICE

187 MONTAGUE ST. BROOKLYN
 Appraisers—Auctioneers—Brokers

CUDNER REAL ESTATE CO.
 BROKERS and MANAGERS

254 WEST 23RD ST Tel. Chelsea 1276

ARTHUR CUTLER & CO.

Real Estate

176 WEST 72D ST. AT BROADWAY
 Columbus 4278-9

HARRY B. CUTNER

REAL ESTATE

1181 BROADWAY, AT 28TH ST.

Telephone: Watkins 4585-6

Joseph Day

Auctioneer

67 LIBERTY ST.
 N. Y. CITY

Telephone:
 Cort. 0744

O. D. & H. V. DIKE

Specialists in the
 Management of Income-Producing
 PROPERTIES

CANDLER BUILDING
 220 WEST 42ND STREET
 BRANCH: 271 WEST 23RD STREET

DUROSS COMPANY

Real Estate

155 WEST 14TH ST. 261 BROADWAY

CHARLES G. EDWARDS CO.

Real Estate—Insurance

Specialist in Downtown Dry Goods District

321-323 BROADWAY

Phone: Worth 8420

Uptown Office: 425 FIFTH AVENUE

J. B. ENGLISH

REAL ESTATE BROKER

INSURANCE 1531-7 Broadway
 ESTATES MANAGED N. W. corner 45th St.
 RENT COLLECTED Astor Theatre Building
 HOUSES FOR SALE Phone: Bryant 4773
 AND TO LET

J. ARTHUR FISCHER

Real Estate and Mortgages

Longacre 7176-7-8 690 SIXTH AVE., near 40th St.

FRED'K FOX & CO., Inc.

Business Building Brokers

297 MADISON AVENUE
 Southeast Corner 41st Street
 Vanderbilt 0540

793 BROADWAY
 Near 11th Street
 Stuyvesant 2510

GOODWIN & GOODWIN

REAL ESTATE and INSURANCE
 Management of Estates a Specialty

148 WEST 57TH STREET
 Near Carnegie Hall Telephone: Circle 6095

260 LENOX AVENUE

N. E. Cor. 123rd Street Telephone: Harlem 6500

C. BERTRAM HUBBARD

INCORPORATED

REAL ESTATE—INSURANCE
 MANAGEMENT

489 FIFTH AVENUE

Tel. Murray Hill 458-3339

H. C. KOPP & COMPANY

Specialists in Retail Store Locations
 MANAGEMENT and BROKERAGE
 402 Madison Avenue Vanderbilt 4900

SAMUEL H. MARTIN

Real Estate and Insurance
 Management Specialist

1974 BROADWAY Phone: Columbus 0896

HENRY G. LEIST

REAL ESTATE—INSURANCE

APPRAISER—ESTATES MANAGED

204 East 86th Street Established 1887

LEWIS H. MAY CO.

SPECIALIZING

23rd to 34th St., Lexington to Seventh Ave.
 18 WEST 27TH ST. Phone: Watkins 3126

F. BRONSON MONELL

Real Estate—Insurance

MANAGEMENT SPECIALIST

71-73 NASSAU ST. Phone: Cortlandt 0001

Circle 9800-1-2

J. K. MOORS

315 WEST 57' STREET

NASSOIT & LANNING

REAL ESTATE INVESTMENTS

APPRAISALS—MANAGEMENT
 BROADWAY AT 89th ST. Riverside 8380

NEHRING BROTHERS

INCORPORATED

Real Estate—Insurance

ST. NICHOLAS AVE. AND 182D STREET

OGDEN & CLARKSON

Corporation

Real Estate and Insurance

One East 49th St. Plaza 6955

O'REILLY & DAHN

Real Estate—Management

YORKVILLE SECTION

124 EAST 86th ST. Phone: Lenox 3901

GEO. J. RYAN

Queens Borough Real Estate

AGENT BROKER APPRAISER

Member Real Estate Board of New York

46 Jackson Avenue, Long Island City

Telephone: Hunters Point 3451-3

MALCOLM E. SMITH, INC.

Real Estate Agents and Brokers

185 MADISON AVE. Vanderbilt 7393

SPOTTS & STARR, Inc.

Real Estate—Insurance

Management

TIMES BUILDING

Phone Bryant 4000

J. IRVING WALSH

SPECIALIST

Washington Square and Greenwich Village
 73 WEST 11TH STREET

JAMES N. WELLS' SONS

(James P. Eadie)

Real Estate and Insurance

Since 1835 at No. 191 NINTH AVENUE
 Established 1819 Phone: Chelsea 5266

WALTER C. WYCKOFF

Real Estate—Insurance

Management

403 MADISON AVENUE

FRED'K ZITTEL & SONS

Real Estate and Insurance

BROADWAY at 79TH STREET

THE APTHORP

Schuyler 9700

Established 1868

Review of Real Estate Market for the Current Week

Large Apartment Houses, a Site for New Garment Centre Building and a Purchase by Macy Loomed Among Many Interesting Deals

THE week was one of varied and interesting dealing in large properties, both in selling and leasing. Distinguished among them was the sale of the 13-story and basement apartment hotel 12-14 East 60th Street to a prominent hotel owner, at a figure in the neighborhood of \$1,500,000. Some fine dwellings near the fine residential part of Fifth Avenue were sold. That co-operative apartment houses are still popular was evidenced by the sale of a large one on Park Avenue. A group of five old buildings on West 30th Street, between Seventh and Eighth Avenues, were sold to a fur firm who will reimprove the site with a large building for the manufacture of fur garments. The aggregate cost of this job will be close to \$1,000,000. Third Avenue and Lexington Avenue are still good contributors to the market's business. A tenant on the lower East side bought an 8-story building. R. H. Macy & Company added another parcel to the site of their new building now being built at the rear of their main structure. A lower

Sixth Avenue corner was sold to an investor who will occupy it.

Washington Heights was the most active part of the city in large apartment house dealing. Leading the dealing there were two 5-story multi-family buildings covering a plot 250x140, the price of which was about \$700,000. There was strong buying in Harlem, among the purchases being a Madison Avenue corner parcel. The Bronx seemed to renew its activity of last winter in the sale of numerous large vacant plots for improvement, among them several block fronts. A business building near the Bronx County Court House also changed hands. Max Natanson added interest to a busy week by selling the 12-story loft building 117-119 East 24th Street, near Fourth Avenue.

Numerous good corner buildings throughout town were leased for long terms. Conspicuous among the largest leases was that of a store in the National City building on East 42d Street and running through to East 43d Street, to a prominent chain candy firm.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 75, as against 124 last week and 105 a year ago. The number of sales south of 59th st was 18, as compared with 38 last week and 34 a year ago.

The number of sales north of 59th st was 57, as compared with 86 last week and 71 a year ago.

From the Bronx 33 sales at private contract were reported, as against 41 last week and 30 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 754.

R. E. Board Plays Golf

The spring golf tournament of the Real Estate Board was held June 7 at the Woodway Country Club, Stamford. There was a good attendance and many cards were turned in. The results follow:

CLASS "A."

Low gross, A. M., won by J. Larocque Anderson, 84; low net, A. M., won by Edgar A. Levy, 88, 14, 74.

Low gross, P. M., won by H. C. Richards, 83; low net, P. M., won by C. H. Hart, 87, 11, 76.

N. Y. Title & Mortgage Co.'s cup to be won twice. Best selected 18 hole net. Tie between J. Larocque Anderson, 77, S. 69, and Edgar A. Levy, 83, 14, 69.

CLASS "B."

Low gross, A. M., won by George W. Gallinger, 93; low net, A. M., won by Ephraim Bass, 95, 19, 76.

Low gross, P. M., won by A. L. Trunk, 96; low net, P. M., won by Herbert R. Rice, 102, 22, 80.

H. C. Richard's cub, 36 hole net, Ephraim Bass, 197, 38, 159.

CLASS "C."

Low gross, A. M., won by R. W. Murray, 107; low net, A. M., won by D. W. Kempner, 117, 30, 87.

Low gross, P. M., won by B. H. Weisker, 107; low net, P. M., won by Leroy Amy, 114, 30, 84.

McManus cup, 36 hole net, won by R. W. Murray, 216, 50, 166.

GUEST PRIZES.

Low net, A. M., won by D. E. Smith, 99, 25, 74. Low net, P. M., won by Langdon Storm, 106, 28, 78.

\$700,000 Deal On the Heights

The 615 West 164th Street Corporation, which includes Abraham Bricken, I. Freidman, Theodore Klein and Leo Schloss, sold to the Stadler Realty Co. two 5-story apartment houses, which are being completed on the north side of 164th st, between Broadway and Fort Washington av. The buildings are 125x140 each, and accommodate 120 families. They show a rental of about \$125,000 and were held at \$700,000. The broker was Joseph Levin.

Big Co-operative Deal

A syndicate of co-operative owners purchased the 13-story apartment house at 876 Park av, southwest corner of 78th st, from Edgar A. Levy and Samuel A. Herzog. Among the buyers are Clifton H. Crane, president of the St. Joseph's Lead Co.; Nelson C. Holland, Guy W. Renyx, Irving H. Cornell, Louis Berizzi and

Miss Martha A. McDowell, each of whom will own and reside in his own apartment. Several of them are already living in the house. The balance of the building will be rented. The property was held at \$1,000,000. Pease & Elliman were the brokers and they have been appointed managing agents.

The property is arranged for two apartments on a floor. It was erected in 1917 and has been fully rented since it was opened. This is the sixth large East Side apartment house which has been sold to co-operative syndicates by Pease & Elliman in the last two years.

Macy Enlarges' New Site

R. H. Macy & Co. have added another 35th st parcel to their large holdings lying to the west of their store. The purchase affects the 4-story building on lot 18x61.8 at 164, which was acquired from Mary Keuhne. The property is separated by three 18-foot houses from the westerly end of the large plot extending through to 34th st, where R. H. Macy & Co. are building an addition of 19 stories above ground and two below, estimated to cost \$5,000,000. The combined Macy buildings will front 200 feet on Broadway, 531 feet on 34th st, and 505 feet on 35th st, providing an aggregate floor space of 1,500,000 square feet. The sale is recorded.

Bell Estate Sells Harlem Parcels

Horace S. Ely & Co. sold for James W. Bell 2089 to 2097 Fifth av and 2 to 8 East 129th st, 75 feet on Fifth av and 150 feet on 129th st. On the east end of the plot is a 3-story and basement frame dwelling with a 1-story frame stable at the rear. No. 6 East 129th st is a 3-story and basement dwelling. The property was purchased by Mr. Bell's father in 1865 and it has remained in the family since. The purchaser was represented by Samuel Cowen.

Tenant Buys 8-Story Building

David Blank, a tenant in the 8-story store and loft building, 21x127x irregular, at 25 East 4th st, purchased the property from the Lebertan Corporation. The sale is recorded.

Operator Buys Newman's Studio

Another old Lexington av landmark, known as Newman's Studio, at 1029 and 1031, two 4-story buildings, 34x98.9, has been purchased by Gustavus L. Lawrence, the operator and builder, from Samuel Newman, who has owned them since 1912. Mr. Lawrence will reimprove the site with a 14-story apartment house. The sale is recorded.

Natanson Resells Big Parcel

Max N. Natanson resold through C. E. Deppeler to J. Christopher G. Hupfel Co., Inc., 117 to 119 East 24th st, a 12-story loft building, 46x98.9. The building is rented at more than \$60,000 a year. It was held at \$400,000, and the transaction was on an all cash basis.

Resells Madison Avenue Corner

Samuel Brenner resold to a client of L. S. Altmyer the southwest corner of Madison av and 85th st, containing an area of about 5,700 square feet. The immediate corner is vacant, a 3-story building occupying the adjoining lot on the street. The combined site has a frontage of 122 feet on the avenue and 95 feet on the street, with a westerly line of 102.2 feet. Mr. Brenner bought the property 3 weeks ago from Mrs. Julia E. Cameron, who acquired the corner in 1871 and the adjoining piece in 1899.

The site is opposite the old car barn block, plans for the improvement of which with a

15-story apartment hotel by I. Fluegelman and associates have been filed with the Building Department.

Garment Zone Extending South

The five old buildings, 5, 6 and 7 stories, at 224-232 West 30th st, covering a plot 117x98.9, between Seventh and Eighth avs, has been sold by Harry B. Cutner, broker, for Oscar Mayer, to Joseph Ullmann, Inc., fur importers. The purchaser contemplates the erection of a fire-proof fur storage warehouse within the near future for its own occupancy, the entire operation involving over \$800,000.

Resells Seven Tenement Houses

M. R. Stang resold for a client of Stanley S. Isaacs, attorney, the seven 5-story and basement brick tenement houses with stores, each on a lot 25x103.3 at 407-411 ad 417-423 East 14th st, part of a row of nine houses at that point purchased by the seller from the William Waldorf Astor estate a few months ago. They stand on lots each 25x100. The purchasers are: No. 407, I. Hillis; 409, P. Wolfhardt 411, I. Buscher; 417, A. Jarowitz; 419 and 421, estate of B. Arman, and 423, Mrs. P. Kalise.

Dowling Acquires Astor Court

Title passed last Saturday to the block on Broadway from 89th to 90th sts and Broadway to Amsterdam av, on which the Astor Court apartment stands. This property, which has been held by the Astor family for more than 60 years, now becomes the property of the Wall and Nassau Streets Corporation, Robert E. Dowling, president. The sale was negotiated in the early part of April by Spear & Co. at a price of \$3,000,000.

A mortgage of \$2,500,000 has been taken on the property by the Metropolitan Life Insurance Co. for a long term of years.

Buys a Lower Sixth Avenue Corner

George H. Chivvis sold for the Orphan Asylum Society of New York, 151 Sixth av, northwest corner of 11th st, a 4-story brick flat with store, on a lot 25.3x60.

Hotel Man Buys Apartment Hotel

Rice & Hill sold for the Alpha Realty Co., F. B. Keech, president, to C. Morton Bellak, president of the Bellak System of Hotels, the 13-story and basement elevator apartment hotel 12-14 East 60th st, on a plot 112x100.5, adjoining the southwest corner of Madison av and the Harmonie Club on the east. The building contains 320 rooms in addition to the dining room, lobby, offices, etc. It was held at \$1,500,000. The present lessees, Eager & Babcock, will operate the property until the expiration of their lease. The new owner operates 4 hotels in this city.

Old Parcels on 125th Street Sold

George Bretton & Son and James Henry sold for Mrs. George F. Hewitt and Mrs. A. L. Rip-ton two 4-story stone single flats, each on a lot 18.9x100.11, at 346 and 348 East 125th st. The sale is the first of the property in more than 30 years.

Building of Large Suites Sold

N. A. Perwin & Co. sold for Eliot Cross to Edward B. Corey, for investment, 135 West 58th st, a 9-story fire-proof elevator apartment house on a plot 50x100.5. There is one apartment of 12 rooms and 1 bath on each floor. It was held at \$400,000.

Abutting Owner Buys in West 56th St.

The 140 West 57th Street Co., Frederick Culver, president, bought 131 West 56th st, a 5-sty and basement stone apartment house, on a lot 20.10x100.10. The seller is Minnie J. Day. The buyer owns the 12-sty apartment house abutting in West 57th st, known as the Duplex Studios. The buyer also owns 133-135 West 56th st, adjoining the parcel just bought, and it has a long lease on 137.

Cash Sale of Garage

Cross & Brown Co., in conjunction with Frederick Fox & Co., sold for the Singer Sewing Machine Co., 116-118 West 50th st, a 2-sty brick garage, on a plot 51x100.5. The seller had long owned and used the property.

Choice Bronx Corner Bought

The B. R. B. Building Corporation (Bloom, Rubin & Berkowitz) sold the newly completed Court Square Building at the northeast corner of 161st st and Brook av, valued at \$200,000, to the Garstaff Building Co. The structure is opposite the Bronx court house and fronts 160 feet on 161st st and 28 feet on Brook av, with a rear line of 50 feet. It contains 7 stores and

numerous offices, one of the tenants being the Metropolitan Life Insurance Co. The annual rental aggregates \$28,000. The sellers purchased the site a year ago and erected the building.

Rene Apartments in New Hands

Eugene S. Van Riper, of Wood, Dolson Co., Inc., in conjunction with Moore, Schutte & Co., sold for the estate of John J. Long 458-460 West 143d st, a 5-sty and basement apartment house, known as the Rene, on a plot 45x99.11, adjoining the southwest corner of Convent av.

Sale Close to Penn Station

The newly formed 431 Seventh Avenue Corporation, with L. Golieb S. Dumont and H. G. Miller as directors, purchased from the Scott estate the 4-sty brick store building, 24.8x100, at that address, south of 34th st.

Tenant Buys East Side Parcel

Aymar Embury 2d, who recently leased for a term of years from Ann Phillips the 4-sty and basement stone dwelling, 150 East 61st st, on a lot 19x100.5, through Harris, Vought & Co., has obtained a contract of purchase from the owner at \$39,000. He plans to convert the house into small suites.

Large Bronx Plot Sold

Harry Sussman sold the vacant block of 24 lots on the north side of Lafayette av, between Thieriot and Leland avs, in the Clason Point section of the Bronx.

Church Buys at Kingsbridge

Eugene L. Larkin, broker, sold the plot of 11 lots at the northeast corner of Godwin terrace and Kimberly pl in the Kingsbridge section to the Roman Catholic Church of St. John as a site for a new school. The property, which was bought from Elsie Boves, Charles C. Grautin and John T. Regan, fronts 200 feet on Godwin terrace, 150 feet on Kimberly pl and extends back 125 feet at one point. It was valued at \$35,000, and was acquired by sellers at the Godwin estate auction sale, held 5 years ago.

Contract for Post Office Annex Awarded

Jacob Kulp & Co., of Chicago, are the successful bidders for the new post office annex building over the tracks of the Pennsylvania Railroad on Ninth av, between 32d and 33d sts. The building will cover 815,966 square feet, and will be leased to the government for twenty years, the contract price being \$19,245,695, or about \$1.175 per square foot. The bid gives the government option to purchase at the end of three, five, ten, fifteen or twenty years, or renewal of the lease for ten years.

Postal officials expect that the building will be ready for occupancy in about a year. A similar building is contemplated for the Grand Central Terminal section.

Resell Big Bronx Plot

Charles F. Noyes Co. resold for the United States Realty & Improvement Co. to Daniel Meehan the vacant plot, 178.1x100x120.9, on the east side of Timpson pl, adjoining the southeast corner of 147th st, Bronx. The plot was taken in the recent \$4,250,000 deal by the selling company.

This is the second resale of properties taken by the U. S. Realty & Improvement Company in the William F. Kenny trade, and it is stated that negotiations are practically closed for several of the other parcels.

Brener Buys Bronx Plot

Samuel Brener bought from the Cedarlands Realty & Operating Co., Thomas Walker, president, the block front on the south side of Tremont av, between Walton and Jerome avs, fronting 200 feet on Tremont av, 107 feet on Jerome av and 92.6 on Walton av. One-half the plot is improved with 1 and 2-sty taxpayer buildings, and the other half is vacant. Hall J. Hows was the broker.

New Firm Opens Its Offices

The new real estate firm of Thoens & Flaunlacher, Inc., have opened their offices in the ground floor of 25 West 33d st, Astor Court, adjoining the Waldorf-Astoria. The principals of the new concern are Harry Thoens and Lewis W. Flaunlacher, both of whom were formerly with the firm of M. & L. Hess.

J. P. & L. A. Kissling, as brokers, placed a mortgage of \$17,000 on 123 Tenth av; \$30,000 on 920 Eighth av; \$30,000 on 944 Eighth av, and \$22,000 on the southwest corner of Amsterdam av and 60th st.

Charles B. Van Valen, Inc., in conjunction with Robert H. Jones, obtained from the Title Guarantee & Trust Co. a loan of \$660,000, on 471-477 Park av. The building, on a plot 120.5x12x irregular, is 13 stories and basement. It was erected originally as a co-operative apartment and is divided into simplex, duplex and triplex apartments with 61 servants' rooms.

Lawrence, Blake & Jewell placed for the Bonta Narragansett Realty Corporation, Joseph G. Abramson, president, a first mortgage of \$465,000, at 5½ per cent per annum, for 5 years, on the southeast corner of 94th st and Broadway, 7 and 12-sty apartment hotels, on a plot 146.5x146x irregular. The property is assessed by the city at \$1,000,000.

Lawrence, Blake & Jewell and John B. Hibbard placed with Snow & Snow a first mortgage of \$60,000, at 6 per cent per annum on 49-51 Park pl, for the Dodge Building Corporation. The same brokers recently placed a loan of \$850,000 on the Dodge building, 49-59 West Broadway, a 12 sty office structure, partly occupied by the Dodge Manufacturing Co., of Indiana, the largest manufacturers of transmission machinery in the world.

Slawson & Hobbs placed mortgage loans on 24 2-family houses on Newbold av, Bronx, for the Castle Hill Realty Corporation, aggregating \$192,000; \$72,000 on a 4-sty apartment house to be erected on a plot 77x116, southwest corner of Hollywood av and Main st, East Orange, N. J., for the Chelfonte Realty Co.; \$9,000 each on 2 dwellings on the north side of 260th st, 80 feet west of Huxley av, Bronx, for R. Martera.

Title Guarantee & Trust Co. loaned to 471 Park Avenue, Inc., \$660,000 on the southeast corner of Park av and 58th st, a 14-sty fire-proof apartment house, on a plot 92x120.5. The term is 3 years.

Charles B. Van Valen, Inc., negotiated for the Lloyd Realty Co. a loan of \$300,000 on the two 4-sty buildings at the southeast corner of Broadway and 47th st.

Loans on bond and mortgage amounting to over \$10,000,000 were authorized on June 9 by the Metropolitan Life Insurance Co. Of this amount more than \$6,000,000 were for housing, these including a loan to the new Statler Hotel, in Buffalo, for \$3,000,000, and one for a new hotel in Syracuse for \$1,500,000. Loans amounting to about \$1,000,000 were made on 259 dwellings outside of greater New York to accommodate 319 families; \$725,000 on 32 apartment houses outside of greater New York to accommodate 339 families. A little over \$200,000 were authorized on 28 dwellings in New York city to accommodate 54 families. Excluding the two hotels in Buffalo and Syracuse the total number of families thus provided for is 715.

Loans were authorized on 21 business buildings amounting to \$2,500,000. The largest of these was on the First National Bank building, in Jersey City. Other business buildings were in Toronto and various cities in the South and West. Farm loans amounting to \$1,500,000 were authorized in the southern and western states, the largest of which were in Tennessee for a little over \$250,000; in Iowa for \$200,000; Indiana, \$150,000; Kansas, \$83,000; Illinois, \$66,000, and Missouri, \$6,000.

James S. Anderson & Co. negotiated for Effie Price Gladding a first-mortgage loan of \$42,000 on the 5-sty apartment house, 2601 Jerome av, Bronx.

Leon S. Altmayer negotiated a mortgage of \$12,000 on the 5-sty apartment house, 406 West 39th st, on a lot 25x98.9.

The Herald Square Press Building Corporation obtained from the New York Trust Co. a loan of \$275,000 on the property, 100x98.9, at 313 to 321 West 37th st, an 8-sty loft building.

J. Clarence Davies and the Wood-Dolson Co., Inc., placed a mortgage of \$10,500 on 2862 Marion av, Bronx, for a client.

Charles F. Noyes Co. obtained for Boernie Loerburger a loan of \$14,000 on 52 Light st, an old 2½-sty and basement brick building, on a lot 25x70.

MORTGAGE LOANS

Samuel Kronsby, Inc., recently closed mortgage loans as follows: West side St. Nicholas av, 21.3 feet north of 121st st, \$100,000; southwest corner 180th st and Audubon av, \$150,000; 20-26 West 36th st, \$310,000; west side Sheridan av, 75 feet north of 167th st, \$285,000; 2116-2124 Harrison av, \$140,000; 450 Audubon av, \$180,000; 953-957 Anderson av, \$98,000; southwest corner of Jefferson pl and Boston rd, \$50,000; southwest corner Myrtle av and Summerfield st, \$45,000; 450 Audubon, \$180,000; 829-831 Beech st, \$45,000; northeast corner Tremont and Walton avs, \$42,000.

MANHATTAN SALES**South of 59th Street**

JONES ST.—Pepe & Bro sold for a client to Morris Strunsky, 21 Jones st, a 3-sty and basement brick tenement house and a 4-sty and basement brick tenement house, both on a lot 25x100. The buyer will make extensive alterations.

11TH ST.—Pease & Elliman sold for James D. Livingston, trustee, a 3-sty and basement brick dwelling, on a lot 21.8x94.10, at 36 West 11th st. The property was held at \$35,000.

Douglas L. Elliman & Co.**Real Estate Brokers**

Fifth and Park Avenue Districts

Efficient Property Management

Plaza, 9200

15 East 49th St.

\$500,000

LOANABLE

SECOND MORTGAGES
RENT LOANS AND
BUILDING LOANS
BROKERS PROTECTED

SAMUEL WACHT

PRINCIPAL

135 BROADWAY RECTOR 7967-7968

DANIEL H. JACKSON**REAL ESTATE OPERATOR**

OFFERINGS INVITED

135 BROADWAY

Rector 3569

JAMES BOYD

Member Real Estate Board, N. Y.

Real Estate—Mortgage Loans

135 BROADWAY

Phone: Rector 8658-8659

BROOKS & MOMAND

Member of Real Estate Board

Real Estate Mortgages

115 BROADWAY

Phones 2207

Rector 2208

J. CLARENCE DAVIES

Incorporated

Member Real Estate Board, N. Y.

BRONX REAL ESTATE

AUCTIONEER—BROKER
APPRaiser—MORTGAGE LOANS

Main Office: 149th St. and Third Ave.

BRANCHES:

32 Nassau Street

51 East 42nd Street

Phone Connections

29TH ST.—Daniel H. Jackson resold 306 East 29th st, two doors east of Second av, a 6-sty brick tenement house, containing 33 apartments and 3 stores, on a plot 41.8x98.9.

29TH ST.—Daniel H. Jackson resold 308-310 East 29th st, a 6-sty brick tenement house with stores, on a plot 41.8x98.9. It contains 33 apartments and 3 stores.

30TH ST.—H. Hausmann sold to Harry Kunet, 212 East 30th st, a 3-sty and basement stone dwelling, on a lot 18.9x98.9.

30TH ST.—Estate of F. Meyer sold to J. Finley, 246 East 30th st, a 4-sty stone dwelling, on a lot 17.5x88.5.

38TH ST.—Douglas L. Elliman & Co. sold for Allan A. Robbins to a buyer, for occupancy, 160 East 38th st, a 4-sty and basement stone dwelling, on a lot 13x80. The buyer will remodel.

40TH ST.—Joseph P. Day, Inc., sold for Mrs. Carlon Bornn, 313 West 40th st, a 5-sty and basement brick tenement house with stores, on a lot 25x98.9. The property has been in the family for many years and was held at \$60,000. The buyer is Charles I. Taylor.

49TH ST.—Alvan W. Perry sold 46 East 49th st, a 4-sty and basement stone dwelling, on a lot 21x100.5. It was long owned and occupied by Abner Harper, of Harper & Bros., publishers.

53D ST.—Mandel-Ehrich Corporation, composed of Henry Mandel and Seward W. Ehrich, purchased from the 55 West 53d Street Corporation, the 5-sty apartment house, 55 West 53d st, on a lot 21.6x100.5.

54TH ST.—John H. Naughton sold 126 East 54th st, a 2-sty brick garage, on a lot 25x100.5. The new owner will remodel it into small apartments.

59TH ST.—Tankoos, Smith & Co. sold for a client 244 East 59th st, adjoining the southwest corner of Second av, a 4-sty loft and store building, on a lot 20x100.5. The Schulte Cigar Stores Co. is the buyer and will remodel the structure.

North of 59th Street

73D ST.—Cusack Co. sold for William J. Byrnes 255 West 73d st, a 4-sty and basement brick dwelling, on a lot 18x102.2.

75TH ST.—Douglas L. Elliman & Co. sold for I. N. Phelps Stokes to Mrs. David Chester Noyes, for occupancy, 19 East 75th st, a 4-sty and basement stone dwelling, on a lot 31x27.2.

82D ST.—The Houghton Co., in conjunction with John H. Day sold for Clare L. Smith and others the 4-sty and basement dwelling 22 West 82d st, on a lot 22x102.2, to a client, for occupancy. This house was bought by the sellers direct from the builders, Livingston & Stone, in 1895.

83D ST.—Duross Co. sold for Charles E. Heyman to Adolph & Aaron Weiss, 4 West 83d st, a 3-sty and basement stone dwelling, on a lot 18x102.2, adjoining the south corner of Central Park West.

87TH ST.—John Leedom sold for Annette L. Harding to A. E. Rittwagen 336 West 87th st, a 3-sty and basement stone dwelling, on a lot 20x100.8½.

91ST ST.—George S. Runk sold for Charles Lang to Dr. Emil Singer 52 East 91st st, a 3-sty and basement brick dwelling, on a lot 18.4x100.8½. The buyer will remodel and occupy the premises.

93D ST.—Sol Feinberg sold for Max Burger and Henry H. Klein the 3-sty and basement brick dwelling, on a lot 16.10x100.8½, at 156 East 93d st, to E. Schafer, who has resold the property to a client of Otterbourg, Steindler & Houston, which owns the property adjoining at the southeast corner of Lexington av and 93d st, making a plot of 86.10x100. The purchaser intends to tear down the buildings now on the plot and erect an apartment house.

96TH ST.—Leon S. Altmayer sold for Mrs. Julia Schwarz to the New York Guild for the Jewish Blind, 172 East 96th st, a 4-sty stone apartment house, on a plot 30x100.8½.

97TH ST.—E. K. Van Winkle resold for a client 138 West 97th st, a 3-sty and basement stone dwelling remodeled into stores and apartments, on a lot 16.8x100.11.

100TH ST.—R. H. Hines Realty Co. sold for the Ritebilt Realty Corporation to Adele E. Walsh 14-16 West 100th st, a 6-sty brick apartment house, on a plot 40x100.11, adjoining the south corner of Central Park West. It contains 27 apartments and 3 stores.

102D ST.—Henry G. Leist sold for John Bopp 9 West 102d st, a 5-sty brick apartment house, on a lot 19x100.11.

103D ST.—Frank Sullivan sold for the American Female Guardian Society, 243 East 103d st, a 3-sty brick building, on a lot 25x100.11, adjoining the northeast corner of Second av.

103D ST.—Slawson & Hobbs sold for Blanche Wesendonck 311 West 103d st, a 3-sty and basement stone dwelling, on a lot 20x100.11. The buyer will occupy.

109TH ST.—Ralph Russo sold for a client to Eugenio Russo, 156 East 109th st, a 4-sty brick single flat, on a lot 19x100.11, adjoining the southeast corner of Lexington av.

113TH ST.—O'Reilly & Dahn sold for Dr. D. Murphy to the College Holding Co., Joseph Shenk, president, 617 West 113th st, an 8-sty

brick elevator apartment house, on a plot 50x100.11.

118TH ST.—Harlem Realty Co. sold to Rocco Vilardi, 157 East 118th st, a 5-sty stone tenement house, on a lot 25x100.11.

118TH ST.—Fortunato Gallo, director of the San Carlo Opera Co., and his cousin, A. Gallo, with H. R. Travis, purchased as a personal investment the 6-sty brick tenement house with stores, on a plot 49.6x100.11, at 411 to 415 East 118th st. Through their attorneys, Siegel & Co., they have formed the Verdi Realty Co. for the purpose of acquiring title to the property, which was disposed of by Louis Hershowitz.

119TH ST.—J. J. Totten sold for the estate of Alexander Tofts, a 4-sty stone flat, on a lot 19.3x100.11, at 305 East 119th st, to a client who will make extensive alterations.

121ST ST.—Goodwin & Goodwin sold for Dr. Nathan B. Stang to a buyer, for occupancy, 120 West 121st st, a 4-sty and basement stone dwelling, on a lot 20x100.11.

124TH ST.—Alexander Henschel sold for D. Palazzo the 3-sty and basement stone 3-family house, on a lot 18.9x100.11, at 310 East 124th st, held at \$15,000.

131ST ST.—Dr. H. D. Burnham sold to Isidore Brown the two 3-sty and basement stone dwellings, 71 to 73 West 131st st, on a plot

33.4x90.11, adjoining the northeast corner of Lenox av. They were held at \$23,000.

137TH ST.—Harry Sugarman sold for Enos Samuel Rainsford to James H. Cruikshank 312 West 137th st, a 3-sty and basement brick dwelling on a lot 16x99.11.

137TH ST.—James H. Cruikshank resold through Louis George to Marie Wayne 312 West 137th st, a 3-sty and basement brick dwelling, on a lot 16x99.11.

147TH ST.—Perry Sperling sold to Price Bros., 290-294 West 147th st, two 5-sty brick apartment houses, each on a plot 37.6x99.11, adjoining the southeast corner of Eighth av, and held at \$95,000.

156TH ST.—Jacob Kragower sold for the Salina Realty Co. to Felman & Lederer the 5-sty and basement brick apartment house, 535 West 156th st, on a plot 39.3x99.11. It was held at \$70,000. Moses N. Krakower represented the purchasers.

156TH ST.—Artisan Realty Co. sold to Louis Goldstein the 5-sty apartment house, on a plot 50x99.11, at 516 and 518 West 156th st.

AMSTERDAM AV.—Abraham Saffir sold for the estate of Mary H. Lester 2402-2404 Amsterdam av, two 5-sty brick apartment houses with stores, each on a lot 25x100, adjoining the north-

United Electric Service is supplied to the



WESTERN ELECTRIC BUILDING
395 HUDSON STREET

An eleven story building covering an entire block used as New York headquarters of the world's largest manufacturer of telephone apparatus and distributor of electric supplies.

The owners are the Western Electric Company; the architects, McKenzie, Voorhees & Gmelin; the builders, Turner Construction Company; the consulting engineers, Meyer Strong & Jones, Inc., and the electrical contractors, J. P. Hall-Smith Company.

When in need of Electric Light or Power Service, call Stuyvesant 4980. Your requirements, whether large or small, will receive the prompt attention of our Commercial Department representatives.

The United Electric Light and Power Co.

130 East 15th St., New York.

west corner of 179th st. overlooking High Bridge Park.

AUDUBON AV.—The two 5-sty brick apartment houses, with stores, on a plot 100x85, at 261-267 Audubon av, northeast corner of 178th st. have been sold by the Ardmore Estates, Inc., to the newly formed Transom Realty Co., Harry Lachman, Mollie E. Phillips, Joseph W. Umans and Leonard Mook, directors.

EDGEcombe AV.—Louis Schrag and Samuel A. Kelsey sold for Henry Kreuter, 34 Edgecombe av, a 3-sty and basement brick dwelling, on a lot 17.6x90, to Thomas H. Duckett.

EDGEcombe AV.—Williams & Niemeyer sold for Thomas Scholes to Henry Gerke, 142 Edgecombe av, southeast corner 142d st, a 5-sty brick flat with 3 stores, on a lot 25.1x71.3.

MADISON AV.—Mulvihill & Co. sold for Herbert O. Hibbard to Elizabeth A. Hooton, 2036 Madison av, adjoining the northwest corner of 129th st, a 3-sty and basement stone dwelling, on a lot 16.5x75.

RIVERSIDE DR.—The Benjamin School for Girls has acquired, in addition to its present building at 144 Riverside dr, the adjoining club house at 145 Riverside dr, giving it a frontage of 64 feet and the use of 10 floors.

THIRD AV.—Harlem Realty Co. resold for Harris Sussman to Lodi Dennis, 2094-2096 Third av, two 5-sty stone tenement houses, each on a plot 31.8x100.

WEST END AV.—Max N. Natanson sold to the newly formed 180 West End Avenue Corporation (E. Gershenson, J. B. Karrell and L. D. Schwartz) the 5-sty flat, 25.5x100, at the northeast corner of West End av and 68th st, containing 5 stores and 13 apartments.

BRONX SALES

135TH ST.—L. & M. Ernst sold through the Harlem Realty Co. to J. Sponos, 306 East 135th st, a 5-sty and basement brick flat, on a lot 25x100.

135TH ST.—Blackner & Goldner sold for the Hesu Realty Co. the 5-sty brick double apartment house with 3 stores at 383 East 135th st, northwest corner of Willis av, 25x100, held at \$44,000, to an investor.

149TH ST.—Blackner & Goldner sold for the Benenson Realty Co., 532 East 149th st, a 5-sty brick apartment house, with stores, on a plot 40x100, arranged for 5 families on a floor, returning a rental of \$9,400, and held at \$60,000, to an investor.

154TH ST.—Eugene J. Busher Co., in con-

junction with Wetmore & Magill, sold for the Aitken Realty & Construction Co. to the Denwood Realty Co., 313-315 East 154th st, a 5-sty and basement brick apartment house, on a plot 50x100.

155TH ST.—Arthur Eckstein resold for Mrs. Emma Hockler, 773-775 East 155th st, northwest corner of Tinton av, a 4-sty brick apartment house with stores, on a lot 25.5x100. It will be again sold.

170TH ST.—Richard Dickson sold for John B. Marbach 414-416 East 170th st, two 3-sty and basement frame 3-family houses, on a plot 32.5x100, adjoining the southwest corner of Brook av.

174TH ST.—Harry Cahn resold 104 West 174th st, a 5-sty and basement brick apartment house, on a plot 50x100.

175TH ST.—Jacob Cohen bought through Edward Polak, 640 East 175th st, a 2-sty and basement frame detached 2-family house, on a plot 50x149.4, adjoining the southeast corner of Crotona Park North; and Dr. David Felberbaum sold through the same broker to Jacob Lehrer, 744 East 175th st, a 2-sty and basement brick dwelling, with garage, on a lot 27x111.

188TH ST.—William F. Kurz Co., in conjunction with David Kraus, sold for a client the vacant block front, 200x95, on the south side of East 188th st, between Cambreleng and Belmont avs.

191ST ST.—F. & G. Calderelli bought from the Denwood Realty Co., Benjamin Benenson, president, the southwest corner of 191st and Hoffman sts, a 5-sty apartment house, on a plot 50x100. G. Tuoti was the broker.

219TH ST.—Hugo Wabst sold for J. Cimino, 764 East 219th st, a 2-sty frame detached dwelling, on a plot 51x114.3.

226TH ST.—Daniel Houlihan & Sons sold to Mrs. Lena Stors a 2-sty and basement frame 2-family house 631 East 226th st, and to Mrs. Mary Arra a similar property at 633 East 226th st.

233D ST.—Daniel Houlihan bought from the American Realty Co. the northeast corner of 233d st and White Plains av, 114x100, to be improved with stores. It was held at \$45,000.

236TH ST.—William J. Sherry sold for Charles Deverman to F. Terordisa, for occupancy, 263 East 236th st, a 3-sty and basement frame 2-family house, on a lot 25x100.

241ST ST.—H. Witthohn bought from Daniel Houlihan, 310 East 241st st, a 2-sty dwelling, on a lot 20x100; also, sold to M. Junker, 320 East 241st st, and to Florian Papp, 314 East 241st st, both similar dwellings, all near Van Cortlandt Park.

ANDREWS AV.—Phillip Miller sold to Dr. Charles J. Goeller, 2190 Andrews av, a 2½-sty and basement stone detached dwelling, on a plot 50x100, adjoining the northeast corner of West 181st st.

BOSCobel AV.—The plot, 32x32.7x63x63, at the northwest corner of Boscobel and Nelson avs, purchased for \$12,000 two months ago by Antonio Guadoni, has been resold by him through Douglas-Gettell.

BOSTON RD.—Arnold Realty Co. bought from the I. & M. Holding Corporation, 1501-1505 Boston rd, northeast corner of Wilkins av, a 6-sty brick apartment house with stores, on a plot 141x100, and a 5-sty and basement brick apartment house, on a plot 34.9x155, respectively.

BRYANT AV.—Alexander Selkin and Samuel Hochstein sold for Ida Kay Realty Corporation 1021 Bryant av, a 5-sty and basement brick apartment house, on a plot 42x100.

CLINTON AV.—William P. Jones and Joseph Rossi sold for Anna M. Engelsen to an investor, the vacant plot, 50x100, on the west side of Clinton av, 25 feet north of East 179th st.

CLINTON AV.—Edward Polak sold for M. Szarvitch, 1800 Clinton av, a 2-sty and basement brick dwelling, on a lot 27x84, adjoining the southwest corner of 175th st.

CONCOURSE.—Albert D. Phelps and H. J. Rogers sold for the G. & E. Improvement Co. to Samuel Roseff the northwest corner of Grand Boulevard and Concourse and Clark pl, a plot 100x160. The buyer will improve with a 5-sty apartment house.

CONCOURSE.—Richard H. Scobie sold for Francis Keil to James Ryan, for cash, 2615 Grand Boulevard and Concourse, a 2½-sty and basement stone and brick detached dwelling, on a plot 100x112, adjoining the southwest corner of East 193d st. It was held at \$70,000.

CRESTON AV.—Schwab & Co. sold for Mrs. Ray Maranz the northwest corner of Creston av and 198th st, a 3-sty brick business building, on a lot 25x106. It contains 5 stores and 4 apartments.

CRESTON AV.—Arnold Realty Co., Inc., operators, purchased from the J. L. Holding Co., 1975 Creston av, a 5-sty and basement brick tax exempt apartment house, on a plot 102.6x100, showing a rental of \$43,000 annually. The property was held at \$240,000.

DAVIDSON AV.—E. Osborne Smith, Inc., sold for Harriet E. De Voe and Sarah H. Hodson the vacant plot, 50x100, on the west side of Davidson av, 100 feet south of 192d st, to Louis Sheinberg, who will improve the site.

DECATUR AV.—Henry A. Gleason sold to Morris L. Kaplan the 2½-sty detached dwelling, on plot 37.6x110, on the west side of Decatur av, 130 feet south of 201st st.

FORDHAM RD.—Ryan & Co. resold for Harry T. Flynn, 626 East Fordham rd, southeast corner of Hughes av, four 3-sty frame flats with stores, on a plot 76x128x irregular.

FRANKLIN AV.—Walter E. Brown sold for Letitia M. Steiger and others 1004 Franklin av, a 3-sty and basement frame dwelling, on a lot 20x115.

FRANKLIN AV.—Richard Dickson sold for Arthur M. Thompson 1310 Franklin av, a 2½-sty and basement frame dwelling, on a lot 25x120.

FRANKLIN AV.—Schwab & Co. resold for Rudolph Laubenheimer, 1373-1375 Franklin av, a 5-sty and basement brick apartment house, on a plot 40.6x207.5.

HARRISON AV.—Brensam Realty Corporation sold to the Arnold Realty Co. the vacant plot, 55x153, on the west side of Harrison av, 90 feet north of Burnside av.

HOLLAND AV.—William J. Gabel sold for Rogg Bros. the plot, 50x100, on the west side of Holland av, 375 feet south of Astor av, which is two blocks from the Pelham Parkway subway station.

JEROME AV.—Shaw, Rockwell & Sanford sold for Judge G. W. McAdam 1 East 167th st, northeast corner of Jerome av, a 5-sty brick apartment house with stores, on a plot 27.8x121x 25x109.

KINGSBRIDGE RD.—McLernon Bros. sold for a client to the Hira Realty Co. the 3-sty and basement brick dwelling, 20 East Kingsbridge rd, on a lot 16x80. The new owner will make alterations for business purposes.

MONROE AV.—The vacant plot, 95x95, at the northeast corner of Monroe av and 153d st, has been sold for the Rex Holding Corporation to Leon Goldberg, who will improve it. Barton Chapin was the broker.

MORRIS AV.—Oscar Kramer bought 2029 Morris av, a 3-sty and basement brick 3-family house, on a lot 21.2x100.

MORRIS AV.—Samuel Brenner sold to a client of Philip Shapiro the two 5-sty and basement brick apartment houses, each on a plot 50x106.7, at 2301-2307 Morris av, which, together with the adjoining northwest corner of 183d st, were recently acquired by him. S. Jaffe was the broker.

MOSHOLU PARKWAY.—Daniel Houlihan purchased from M. Wolff the vacant plot, 75x100, on the north side of Mosholu Parkway, 100 feet east of Jerome av.

THIRD AV.—Cahn & Cahn, operators, bought 2997 Third av, through to 696 Elton av, a 6-sty building, 25x100, with store on Third av

PUBLIC AUCTION

By Order of

IRVING T. BUSH, Esq.

The Creator of the Bush Terminal

WEDNESDAY NIGHT, JUNE 21st

At 8 o'Clock, in the Brooklyn Real Estate Exchange, 189 Montague Street

122

**BUSINESS OR
RESIDENTIAL**

LOTS

All in an Unrestricted Area

**COURT, CLINTON, HENRY,
HICKS STS., HAMILTON AVE.**

And Lorraine, Bush, Center, Mill and Creamer Sts., Adjoining or Close to

Classification Yard and Barge Terminal

An Ideal Location for

**FACTORIES OR MANUFACTURING PLANTS
PUBLIC GARAGES, STORAGE AND THE LIKE**

Most of the lots are also suitable for tenements and two and one family houses. Reached by several trolley lines and within walking distance of 4th Ave. Subway.

66 2/3% May Remain on Mortgage

All titles insured to purchasers without expense to them by the

TITLE GUARANTEE & TRUST CO.

Send for Illustrated Map

ALSO AT SAME TIME AND PLACE—5 SINGLE UNRESTRICTED LOTS

41st ST., BET. 1st AND 2d AVES.

DIRECTLY OPPOSITE THE GREAT BUSH TERMINAL

In the midst of big business. Just the thing and just the place for shop or small factory. Also desirable for residential purposes. Reached by subway, elevated and trolley. Send for diagram.
JERE JOHNSON JR. CO., 193 Montague Street, Brooklyn. Telephone Main 1239.



and 15 apartments. This is the first sale of the property in 25 years. The brokers were Eugene J. Busher Co., Inc., and William H. Mehlich.

THIRD AV.—The newly formed Association Realty Corporation, P. Cantanzara, J. F. Zingale and J. Digiovanna, directors, purchased 3475 Third av, a 2-sty brick store building, 25x125x24.9. L. Lindauer, attorney, represents the new company.

THIRD AV.—The newly formed Heram Realty Corporation, represented by Breitbart & Breitbart, attorneys, and having for directors Rachel and Gertrude Uram, Celia Schwebel and Benjamin Dach, purchased from the John Allen Realty Co. the 6-sty brick apartment house with stores, at 3781 Third av. The property was held at \$85,000 and rents for \$14,000 annually.

TRINITY AV.—Charles F. Kastenhuber sold to the Sandmar Holding Corporation the vacant plot, 90x100.6, at the northwest corner of Trinity av and 156th st.

UNIVERSITY AV.—Schwab & Co. sold for the Fusion Realty & Construction Co., 2522 University av, a 5-sty apartment house, containing 52 apartments. It was held at \$275,000, and the sale was for all cash.

VALENTINE AV.—Peter Costa and Fred Oppenheimer sold for Jennie Burstein to Albert Mathias the 5-sty and basement brick apartment house, on a plot 40.4x71.6, at 2662 Valentine av.

WASHINGTON AV.—Leader, Bloom & Silverman sold the 6-sty brick apartment house, on a plot 50x160.7, at 1480 Washington av, renting for more than \$10,000 yearly and valued at \$68,000. The buyer of the house, which contains 4 stores and 6 apartments on each upper floor, is Minnie Berkowitz.

WEBSTER AV.—Lowenfeld & Prager purchased from the Morrisania Realty Corporation 1526-1528 Webster av, a 5-sty apartment house containing 20 apartments, on a plot 37.6x113. Arthur Cutler & Co. were the brokers.

WEBSTER AV.—McLernon Bros. sold for the Grimley estate, 2871-2873 Webster av, northwest corner of Bedford Park boulevard, two 3-sty frame flats, on a plot 50x95. The new owner will modernize.

WEBSTER AV.—Schwab & Co. sold for Mrs. J. Hartjen to a buyer, for part occupancy, 3126 Webster av, a 2½-sty brick and frame 2-family house, on a lot 25x173.4.

WHITE PLAINS RD.—Daniel Houlihan bought from the American Realty Co. the northeast corner of 233d st and White Plains rd, 114x100, to be improved with stores. This parcel was held at \$45,000.

WOODYCREST AV.—Ryan & Co. sold for Robert W. Young to Winifred Fay, for occupancy, 1040 Woodycrest av, a 3-sty and basement frame dwelling, on a lot 20.6x100.

BROOKLYN SALES

DEAN ST.—Bulkley & Horton Co. sold for the Cropsey estate to a buyer, for occupancy, 980 Dean st, a 2-sty and basement frame dwelling.

DEAN ST.—Bulkley & Horton Co. sold for Mrs. E. T. Caldwell to a buyer, for occupancy, 1409 Dean st, a 4-sty American basement brownstone dwelling, on a lot 20x100.

HICKS ST.—Christopher C. Eckhoff sold to Julius Segal, 235 Hicks st, a 4-sty and basement brownstone dwelling.

PACIFIC ST.—Bulkley & Horton Co. sold 1517 Pacific st, a 2-sty brownstone house, on a lot 20x100, for Mrs. C. Dexheimer.

PIERREPONT ST.—United Chain Stores Co. sold to Bessie Heilwell, 20 Pierrepont st, an apartment house.

PRESIDENT ST.—J. M. Hoffman Co. sold for Morris Bloom to Leo Weinstein the vacant plot, 50x125, on President st, adjoining the southeast corner of Brooklyn av. The buyer will improve it with a detached 12-room dwelling, to cost \$35,000. The plot was held at \$16,000.

SULLIVAN ST.—Realty Associates sold to W. D. M. Simons the new dwelling at the southwest corner of Rogers av and Sullivan st, one of a row of 30 recently completed by them on Sullivan st, between Bedford and Rogers avs. Realty Associates is now constructing a number of 2-family semi-detached brick houses on the north side of Sullivan st, between Rogers and Bedford avs, some of which will be ready for occupancy within a few days.

43D ST.—Edward C. Cerny sold for Ole J. Olsen to a buyer, for occupancy, 745 43d st, a 2-sty 2-family house, on a lot 20x100.

99TH ST.—Frank A. Seaver & Co. sold the plot of 7 lots on the north side of 99th st, 290 feet west of Third av, Fort Hamilton, for M. E. Ward.

EAST 18TH ST.—A. Mishkin sold for the South Side Realty Corporation to Mrs. Rose Danzinger 1208 East 18th st, a new brick and stucco dwelling with garage.

EAST 18TH ST.—Herbert C. Comstock & Son sold for A. B. Oeland to a buyer, for occupancy, 127 East 18th st, Flatbush, a 2½-sty frame detached dwelling, on a plot 50x100.

AV L.—Samuel Galitzka sold for the L. & C. Building Co. to A. J. Weinstein, the 2-family

house at the northwest corner of Av L and East 12th st.

BROOKLYN AV.—Bulkley & Horton Co., in conjunction with J. Howard Ashfield, Inc., sold for Alfred D. Olena to a buyer, for occupancy, 116 Brooklyn av, a 2-sty and basement brownstone dwelling, on a lot 16.8x100.

CANARSIE.—Realty Associates sold a number of 8-room and bath bungalows at East 89th st and Av L, in the Canarsie section, to the following purchasers: 2 Beach pl to L. Prussner; 1168 East 89th st to D. Goldberg; 1159 East 88th st to F. Mahr; 1162 East 89th st to M. Gurlanick; 5 Beach pl to M. Triano; 1 Beach pl to C. Lopez; 4 Beach pl to E. Presley.

CATON AV.—Cruikshank Co. sold for Mrs. Lillian Hillyer Adams to a buyer, for occupancy, 1709 Caton av, a 2½-sty frame detached dwelling on a plot 50x140. The new owner will make alterations.

CONEY ISLAND.—Realty Associates sold plot 60x101.71 on the east side of Stillwell av, 740

INSURANCE BROKER

Experienced all lines desires connection with progressive real estate concern.

BOX 915, Record & Guide

Partnership

A young man, now associated with largest Real Estate Firm, wants to join partnership of an established office. Box 916, Record & Guide.

A Winning Association

IN the warfare of keen competition, an association with a progressive and powerful Trust Company is a real factor for strength to depositors.

Thirty-five years of successful experience makes this Trust Company a safe place to deposit your money, as well as a valuable ally to look to for advice in problems affecting your business.

LAWYERS TITLE & TRUST CO.

188 Montague Street, Brooklyn
160 Broadway, New York
44 Court Street, Brooklyn

367 Fulton Street, Jamaica, N. Y.
383 East 149th Street, New York
1354 Broadway, Brooklyn

160 Main Street, White Plains, N. Y.

MONEY TO LEND

ON SECOND MORTGAGES BUILDING LOANS

BROOKLYN REALTY PREFERRED

BROKERS PROTECTED

WARREN TRADING CORPORATION

165 BROADWAY, N. Y. CITY

Tel. Cortland 2556

Apply to us for Mortgages on Real Estate

United States Title Guaranty Company

32 Court St., Brooklyn, N. Y.

346 Fulton St., Jamaica, N. Y.

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 25c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

PROPOSAL

PROPOSALS will be received by the Treasury Department at U. S. Coast Guard Headquarters, Darby Building, Washington, D. C., until 2 p. m., June 21, 1922, and publicly opened immediately thereafter for the construction of a well type boathouse at Coast Guard Station No. 232, Oswego, N. Y. Blank proposals, specifications, plans and other information will be furnished upon application to the Superintendent, Tenth District, U. S. Coast Guard, Buffalo, N. Y.; Field Assistant Geo. J. Krnell, C. and R. U. S. Coast Guard, 403 Federal Building, Detroit, Michigan, or to U. S. Coast Guard Headquarters, Washington, D. C. Proposals should be enclosed in sealed envelope and marked "Proposals for boathouse at Coast Guard Station No. 232, to be opened 2 p. m., Wednesday, June 21, 1922," addressed to the "Commandant, U. S. Coast Guard, Washington, D. C." J. M. Moore, Acting Commandant.

COUNTRY BOARD

The M. R. Goldsmith House is now open for boarders at New Suffolk, L. I.
O. W. SINCLAIR.

SITUATIONS WANTED

INSURANCE MAN thoroughly familiar with all branches of insurance desires connection with high-class suburban connections, desires opportunity. Box 911, Record & Guide.

MAN, 35, pleasing personality, 12 years with attorney supervising city real estate, 2 years high-class suburban connections, desires opportunity. Box 912, Record & Guide.

WANTS AND OFFER

ARCHITECTS, builders, contractors can have brick from Germany at cost. Grier, 506 W 145th st.

feet north of Neptune av, Coney Island, to Allen Guinan. The broker was A. Abate.

CORTELYOU RD.—McInerney-Klinck Realty Co. sold for Emil Gennerich the southwest corner of Cortelyou rd and East 15th st, Flat-bush, a 4-sty brick and stone apartment house containing 8 apartments and 4 stores, on a lot 25x110.

FORT GREENE PL.—Harry M. Lewis sold for Adolphine Welsh to Marie Matthes, for occupancy, 50 Fort Greene pl, a 3-sty and basement brick dwelling, on a lot 20x100.

GATES AV.—The directors of the Home for Friendless Women and Children at 80 Concord st. have purchased the home of the Long Island Automobile Club, 218 Gates av, formerly the Gibb Mansion, which the club purchased in May, 1921, for \$50,000. It is a large detached and 3-sty brick and stone mansard roof house which was long owned and occupied by the late Lewis Gibb, of Mills & Gibb.

PROSPECT PL.—Samuel Heintz sold through the Bulkley & Horton Co. to a buyer, for occupancy, 783 Prospect pl, a 2-sty and basement limestone 2-family house, on a lot 20x100.

MONROE PL.—Joseph Parascandola sold to Ellen Riley 1 Monroe pl, a 4-sty and basement brick dwelling.

NINTH AV.—Meister Builders, Inc., bought from B. Charat the southwest corner of Ninth av and 47th st, a vacant plot of 9 lots.

WILLOUGHBY AV.—Bulkley & Horton Co. sold for John W. Herbert to Giuseppe Chiu-sanno, 204 Willoughby av, southeast corner of Grand av, a 4-sty single flat, on a lot 20x100.

QUEENS SALES

FAR ROCKAWAY.—The Lewis H. May Co. resold for Julius Levy a plot of 7 lots fronting on Central av and adjoining the Russell Sage Memorial Church, at Far Rockaway, to Philip Liberman, who will improve with a modern elevator apartment house.

JAMAICA.—Adolph Schulz resold for Nettie Schulz 14 lots in the Country Club District of Jamaica which she purchased at the auction sale of the M. Morgenthau, Jr., Co., on May 30. These lots are located on Central av and on 173d and 174th sts, just south of Central av. The buyers will improve with dwellings.

LONG ISLAND CITY.—Judson A. Harrington sold to a speculator the gasoline station plot, 81x56, at the northwest corner of Diagonal st (Queens Blvd) and Van Dam st, Long Island City. The corner is near the Packard Building.

LONG ISLAND CITY.—Representatives of Bishop Thomas E. Molloy of the Brooklyn diocese purchased the property owned by Miss Freida Hettinger at Broadway and Seventh av, Astoria, as a site for a new Roman Catholic Church which is being established in the Astoria section of Long Island City by the Rev. Edward Holran. The property was known as Hettinger's Hall. In addition to this plot the church has purchased two adjacent parcels, giving a frontage of 200 feet on Broadway. The price of the combined parcels was reported to have been about \$125,000.

LONG ISLAND CITY.—A 6-sty concrete warehouse is to be erected by the Wheeling Corrugating Co. on the south side of Nelson av, between School and Van Dam sts. The concern has just purchased a site for the structure a plot 180x300 at that point from the Degnon Realty & Improvement Co. and the Mespat Land & Equipment Corporation, a holding company for the Manhattan & Queens Traction Co. The plot is served by a siding of the Degnon Terminal Railroad. Plans for the building are being drawn by William Higginson. The building will measure 120x140. The site is in the vicinity of such large industrial plants as the Packard Motor Co., White Automobile Co., American Chicle and Loose-Wiles Biscuit Co., and is opposite the immense plot just purchased by James Butler, Inc., for a central warehouse and bakery. Judson A. Harrington was the broker for the sellers and Holt & Merrill represented the buyers.

RECENT LEASES.

Goody Shops Lease on Broadway

The Goody Shops, controlled by Costis Takis, leased through F. W. Sharp and Henry Shapiro & Co. the 6-sty building 53 Broadway, running through to Trinity pl, containing approximately 5,000 square feet on a floor, and will occupy 3 floors of the building as a confectionery shop and tea room, 2 of the floors being store floors, one on a level with Broadway and one on a level with Trinity pl. The lease is for a term of 21 years at a rental in excess of \$1,000,000. The premises will be extensively altered and modernized, and the balance of the building offered for rent for office purposes. F. W. Sharp and Henry Shapiro have been appointed renting agents of the building.

Long Term Lease Made From 1931

The store and basement at 106-8 West 32d st has been leased for a long term of years, commencing from 1931, for the 106-8 West 32d

St. Corporation, Irving Cohen, treasurer. The lessee's anticipation of the improvement of this block prompted a negotiation of this lease, to take effect in about 10 years, at an increased rental. The lease involves an aggregate rental of \$200,000. Rosenberg-Colt Co. were the brokers.

Numerous Mercantile Leases

M. Rosenthal Company leased to New York Sport Co., 3rd floor in 134-136 West 25th st; to J. Nelson, 3rd floor in 120 West 20th st; to A. Goldschmidt & Son, 5th floor in 127-131 West 25th st; to Samuel Edelman, 4th floor at 135-139 West 26th st; to Levine Shapiro & Pitkin, 5th floor at 134-136 West 25th st; for J. Gilbert, 11th floor in 11-13 East 26th st, through to 10-12 East 27th st, for a long term of years, at an aggregate rental of \$60,000, to Fischer Jelenko & Posner; for Magola Construction Co., 1st loft in 162 Madison av, to Weintraus & Liberman; to Bruck & Schlesinger, store and basement in 268 Seventh av; to Bloom Bros., the 1st loft in 141-143 West 24th st; to S. L. B. Cloak Co., a loft at 134-140 West 26th st; to Feldman & Heller, loft at 301 West 29th st, corner Eighth av; to M. Lichtenstein & Co., for a long term of years, at an aggregate rental of \$60,000, 9th floor at 236-238 Fifth av.

Strategic Corner Leased

William H. Whiting & Co. leased for a client to the Trom Corporation, controlled by J. C. & M. G. Mayer, 636 Eighth av, southeast corner of 41st st, old buildings, on a lot 24.9x58.6, for a term of 21 years, from August 1, 1922. The aggregate rent is more than \$250,000, and carries with it a renewal privilege.

This corner will in all probability be the junction point between the proposed Eighth av subway and the extension of the subway. It is expected that the lessee will erect a new building on the plot at the expiration of the present leases.

College Club Leases Dwelling

Douglas Gibbons & Co. leased for William Barclay Parsons and the estate of Mrs. S. A. Reed respectively to the University of Pennsylvania Club, 35-37 East 50th st, two 5-sty brick American basement dwellings covering a plot 45x100.5, for a term of 21 years, at an aggregate rental of more than \$325,000.

The leasing club will alter the houses into a clubhouse for their own use. The architect has not yet been chosen, but the Club expects to obtain possession of the properties within a few months and to begin alterations at once. The property is directly opposite Sherry's.

MEMBERS REAL ESTATE BOARD OF NEW YORK

ADAMS & CO., INC.

Real Estate
170 5TH AVE. Tel. Gramercy 1092
SPECIALIST IN BUSINESS PROPERTY

ALEX. BALTER, INC.

REAL ESTATE & INSURANCE
Management of Property a Specialty
152 W. 42nd St., Knickerbocker Bldg. Bryant 2042-3

CUSHMAN & WAKEFIELD, INC.

RENTING AND MANAGEMENT OF
BUSINESS BUILDINGS
50 EAST 42d ST. Murray Hill 7820

ALFRED P. COBURN

Real Estate—Appraisals—Insurance
Management of Estate a Specialty
159 W. 72nd ST. Phone: Columbus 4354-2548

CUSACK COMPANY

Real Estate and Insurance Brokers
Specialists in West Side Properties
176 WEST 72nd STREET
Telephones: Columbus 6947-8179

CHAS. A. DUBOIS

REAL ESTATE
3551 BROADWAY
At 146th St. Established 1894

DUNLAP & LLOYD

Incorporated
Real Estate—Insurance
80 GROVE STREET Phone: Spring 5518

ROYAL SCOTT GULDEN

REAL ESTATE, FIFTH AVE. SECTION
680 FIFTH AVENUE Phone: Circle 8315

CHARLES G. KELLER

Real Estate and Insurance
113 WEST 23rd STREET
Watkins 5336

ALBERT E. KELLY

Successor to Fredk. A. Booth
REAL ESTATE AND INSURANCE
50 Union Square Tel. Stuyvesant 1125

T. H. KELLEY

Specialist in Fordham Heights Property
158 East 188th St., at Grand Concourse
Phone: Fordham 2509

J. P. & L. A. KISSLING

Sales—Management—Appraisals
896 8TH AVE., NEAR 54TH ST.
Established 1870 Circle 0591 to 5

ROBERT LEVERS

Real Estate—Insurance
THE KNICKERBOCKER, 152 West 42d Street
Phone Bryant 7945

JOSEPH MILNER CO., Inc.

Real Estate
505 FIFTH AVE., NEW YORK
Vanderbilt 3607

HIRAM RINALDO

Specializing in the Sale and Leasing of
East Side Property
230 GRAND ST. Bowery Bank Bldg.

GEORGE S. RUNK

REAL ESTATE BROKER
Mortgage Loans—Management
1252 LEXINGTON, AVENUE

SCHINDLER & LIEBLER

Real Estate and Insurance
1393 THIRD AVE., at 79th St.

SEAMAN & PENDERGAST

RENTALS—SALES—MANAGEMENT

RESIDENTIAL PROPERTIES

542 FIFTH AVENUE Vanderbilt 1309

Manhattan Office 1 WEST 125TH STREET Tel. Harlem 8400

Bronx Office 1972 JEROME AVENUE Bingham 2700

SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE

Successors to

SHAW & CO.

COMMERCIAL PROPERTY MANAGEMENT

Rentals—Sales—Appraisals—Insurance
Industrial Locations



840 BROADWAY 1261 BROADWAY
Stuyvesant 0627

JACOB J. TABOLT

REAL ESTATE
670 EIGHTH AVE. Phone
Above 42d St. Bryant 7081

JAMES P. WALDEN

REAL ESTATE
Specialist in West Side Dwellings
200 West 72nd St. Columbus 9006

Lane Bryant Enlarges Space

Pease & Elliman leased for William de Lancey Cunningham and Miss Elizabeth de Lancey Cunningham to Albert Malsin, president of Lane Bryant, Inc., the entire 5-sty elevator loft building, 30 West 39th st. for a term of 21 years with renewals, and the aggregate net rental for the first 21 years is about \$200,000. The same tenant recently acquired through Pease & Elliman, 28 West 39th st, which will be improved with a new building to harmonize with the adjoining property. The lease of this plot gives Lane Bryant control of an area of about 18,000 square feet, facing 85 feet on 39th st and 90 feet on 38th st, covering the property 24-30 West 39th st and 19-25 West 38th st.

Long Lease in East 53d Street

Pease & Elliman leased for a long term of years for the estate of John J. LaGrave to the Brown-Brand Realty Co., Inc., of which Charles Brown is president and Herman Brand secretary and treasurer, the 4-sty building, 25x100, at 17 East 53d st, between Fifth and Madison avs, which the new lessee will improve with a 6-sty elevator store and loft building from plans by George & Edward Blum. It will be ready for occupancy on October 1 next. Negotiations are now pending for subleasing the store and basement to a well-known Fifth av concern.

Lease West 34th Street Store

Ruland & Benjamin, Inc., subleased for Morris Glaser the store in 142 West 34th st, for a long term of years, at an aggregate rental of more than \$200,000. After the building has been completely remodelled the store will be occupied by the La Louise Waist Stores.

Lunch Company Acquires Dwellings

The former dwellings at 9 and 11 East 41st st, have been leased by the 9 and 11 East 41st Street Co., represented by Coudert Bros., for 21 years at a net annual rental of \$25,000 to the C. & L. Lunch Co., which has been operating for several years in the abutting property, at 20 East 42d st, also held under a long lease.

New Building on a Leasehold

A 6-sty office building, costing approximately \$75,000, is to be erected at 28 West 32d st, which site has just been leased by the newly formed 28 West 32d Street Realty Corporation, Samuel Hoffman president, for a term of 21 years at an aggregate rental of \$200,000. The parcel, which was leased from the Felix Isman Corporation through M. J. Greene, is improved with a 4-sty building, on a lot 22.6x98.9.

Schrafft's Lease Near Grand Central

Anton L. Trunk leased for the National City Co. to the Frank G. Shattuck Co., operator of the Schrafft chain of confectionery stores, the entire basement, store, 2d and 3d floors of the National City Annex at 13 East 42d st through to 16-18 East 43d st, for a term of 25 years. It has been held at an annual rental of \$120,000. It fronts 22 feet on 42d st, and 48 feet on 43d st.

There is an aggregate floor area of 28,000 square feet with an additional mezzanine floor area of 5,000 square feet. Extensive alterations and decorations will be made to be completed by Christmas.

Leases Site For Building

P. M. Clear & Co. leased for the Margaret Holding Co., 28 West 32nd st, to Samuel Greenstein, who will erect a new commercial building on the site. The lease is for a term of 21 years, and the aggregate rental is about \$200,000.

Lease Big Corner Spaces

Forced by the growth of its business to forsake its present quarters the Manhattan Shirt Co. has leased the 11th floor and part of the 12th floor in the building now being erected at the southeast corner of Madison av and 47th st. The lease is for a term of 10 years, at an aggregate rental of about \$500,000. The space will be used by the lessees for private offices, directors' rooms and showrooms.

The lessors were the 385 Madison Avenue Corporation (Webb & Knapp), N. A. Berwin & Co., Cushman & Wakefield and William A. White & Sons were the brokers. Practically the entire building, comprising 230,000 square feet of rentable space, has been leased from plans to Aitken, Son and Co.; Judkins & McCormick & Co., Cross & Cross, architects, and the Bigelow, Hartford Carpet Co.

Large Madison Ave. Store Leased

John Robertson, operating under the name of the Robertson & Stewart Restaurant Co., leased from Max Engelman the street floor and basement of 73 and 75 Madison av for approximately 18 years and 4 months at an annual rental of from \$9,800 to \$11,800.

Store in a Theatre Leased

Herbert Baum leased for the Occidental Holding Corporation, Nathan Wilson president, to Cushman & Sons, bakers, the corner store in the theatre building now being erected at the northeast corner of Burnside and Walton avs, Bronx, for a term of 5 years, at an aggregate rental of \$17,500.

21-Year Lease of Ninth Ave. Corner

J. P. & L. A. Kissling leased for the estate of Louis Brenner, 578-580 Ninth av and 360-362 West 42d st, southeast corner of the two thoroughfares, three 4-sty business buildings, on a plot 40x82. The term is 21 years from May 1, 1925, at which date the existing lease expires. The new aggregate rental is more than \$300,000. The lessee will make extensive alterations.

Long Lease in Busy Centre

Tankos, Smith & Co. leased to John P. Quinn for a term of 21 years, with option to purchase, the property, 71 East 59th st, adjoining the northwest corner of Park av, a 4-sty and basement brick flat with store, on a lot 20x100.5. The lease calls for a rental aggregating \$150,000.

Broadway Corner Leased

Tankos, Smith & Co. leased to Henry P. Sameth store on the southeast corner of Broadway and Canal st, at an aggregate rental of \$50,000. Upon completion of alterations another branch of the Peter's Shoe Stores will be opened.

An Old Landmark to Pass

The newly formed Broadway and Third Street Co., having for directors Nathan and Harry Schulman and Louis Geratti, leased from Emily de Forest the property at the southwest corner of Broadway and 3d st, for a term of 40 years, at an aggregate rental of about \$300,000. The parcel, now occupied by an ancient 3½-sty brick building with stores, fronts 25 feet on Broadway and 100 feet on the street, will be improved with a 6-sty building costing approximately \$100,000. The old structure was originally a dwelling.

Long Lease of Eighth Ave. Corner

A 21-year lease, containing an option of renewal for two similar periods, has been obtained by Joseph Harris from Mary M. Sherman of the southwest corner of Eighth av and 21st st, two 3-sty frame buildings with stores, on a plot 52.2x100.

New Lease in West 34th Street

The former home of the late Watson Mott, at 142 West 34th st, has been leased for 21 years, with the privilege of a similar renewal, for a total rental calling for more than \$1,000,000. The lease was arranged by Peter Axelrad for the Mott heirs with Morris Glaser, who plans to spend in the neighborhood of \$100,000 in altering the structure, which occupies a lot 25x100, into

MANHATTAN BROKERS

ORVILLE B. ACKERLY & SON
Brokers and Appraisers
LONG ISLAND REAL ESTATE
Phone: Longacre 2280
243 West 34th St., New York City

ERNEST N. ADLER
Upper East Side Property a Specialty

1506 FIRST AVE., at 79th St.

Established 1903 Phone: Rhineland 6125

ARMSTRONG & ARMSTRONG
Real Estate Agents and Brokers
212 ST. NICHOLAS AVE.—Near Eighth Ave. and
121st Street Phone: Morningside 1376

GEORGE H. CORTH & CO.
ECONOMICAL and EFFICIENT
MANAGEMENT OF PROPERTIES
342 MADISON AVENUE, NEW YORK
Telephone: Vanderbilt 9494

JAMES A. DOWD

Real Estate—Insurance
Renting—Management

874 SIXTH AVENUE, above 49th Street

JACOB FINKELSTEIN & SON

Real Estate—Mortgages
Specialists in the Bowery Section

42 BOWERY Phone: Franklin 1810

HOLT & MERRALL, Inc.
Industrial Real Estate

342 MADISON AVE. Tel. Vanderbilt 4699

J. & E. REALTY CORPORATION
SELLING—LEASING—MANAGEMENT
5 COLUMBUS CIRCLE Columbus 7094

LEONARD MORGAN CO.
Real Estate—Insurance—Estates Managed
Gotham Bank Building, Columbus Circle
Suite 504-5 Phone: Columbus 1646

ARTHUR G. MUHLKER
Real Estate—Insurance
1112 PARK AVE., NEAR 90TH ST.
Phone: Lenox 2335

FRED. OPPENHEIMER
Real Estate—Mortgage Loans
540 Bergen Av., at 149th St.
Phone: MELROSE 5907

ABRAHAM SAFFIR
REAL ESTATE
1472 BROADWAY, LONGACRE BLDG.
Phone Bryant 6944

F. P. SANSONE CO.
Real Estate Insurance
Selling Leasing Management
Tel. Vanderbilt 4218
320 EAST 34th STREET, NEW YORK

JOHN CONSTABLE MOORE
REAL ESTATE

15 EAST 40th ST. Vanderbilt 8189

ARTHUR L. SHAW
Washington Heights Specialist
4032 BROADWAY, ABOVE 169TH STREET
Wadsworth 4150-4151

SHERMAN & KIRSCHNER
Real Estate and Insurance

54 E. 109th STREET
NEW YORK
Tel. University 3237-2720

JAMES B. SPEYERS & CO., Inc.
Real Estate
CANADIAN PACIFIC BUILDING
342 Madison Ave. Suite 814-816

TANKOOS, SMITH & CO.
REAL ESTATE
11 JOHN STREET, CORNER BWAY
Cortlandt 6938-2372-1306

WILLIAMS-DEXTER CO., INC.
Greenwich Village Real Estate
Insurance
72 GREENWICH AVE. Chelsea 8096

WHITNEY-FOSTER CORP.
Real Estate Administrator
150 WEST 72nd ST. Columbus 6409

stores, lofts and offices. It is opposite the store of R. H. Macy & Co. The building, which is now used for business, was for many years occupied by the Mott family. The late Mr. Mott was an early member of the New York Stock Exchange.

Good Lease on Eighth Ave.

Ernest T. Bower leased for Frederick G. Reynolds and others, for a term of 21 years, the four buildings known as 345-347 Eighth av., and 305-307 West 27th st., forming an "L" around the northwest corner of 27th st and Eighth av., at a net rental aggregating about \$175,000. H. M. Weill Co. represented the lessee, who plans to make extensive alterations.

Large Sixth Ave. Space Leased

Brett & Goode Co. leased for clients, a floor containing approximately 20,000 square feet in the former Simpson Crawford building, southwest corner of 20th st and Sixth av. to J. Eisner & Co., men's clothing, for a term of years. Also, leased a floor at 129-35 Lafayette st., to the Simplex Ticket Co., in conjunction with the Duross Co., and subleased for the

General Motors Corporation, space on the 13th floor of the Wuritzer building, 120 West 42nd st., to Fischer & Deimel, lawyers, for a term of years.

Long Lease on West Street

Ruland & Benjamin, Inc., leased for the estate of Morris Hermann, the 6-sty building, 256-257 West st., for a long term of years to the J. S. Woodhouse Co., at an aggregate rental of about \$100,000.

Lease Store on the Plans

Heil & Stern leased for 303 Fourth Avenue Corporation a store in the new building, 303 Fourth av., that is now being erected at the northeast corner of 23d st., to Karnell & Meissner, Inc. The lease is for a term of 10 years, at a total rental of about \$60,000.

Schulte Gets Option with Lease

The Schulte Realty Co. leased from George R. Branson the 4-sty building, 20x100.5, at 71 East 59th st., for a term of 21 years at an annual net rental of \$5,750. An option to purchase the property for \$85,000 prior to May 1, 1929, is included in the lease.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922 June 7 to June 13	1921 June 8 to June 14	1922 June 7 to June 13	1921 June 8 to June 14	1922 June 6 to June 10	1921 June 5 to June 13
Total No.....	213	172	243	190	1,062	918
Assessed Value.....	\$16,350,450	\$7,968,800	.....	.....	.....	.....
No. with consideration	22	27	11	17	36	32
Consideration	\$1,275,015	\$1,072,450	\$163,300	\$98,750	\$476,475	\$273,486
Assessed Value.....	\$1,227,000	\$1,104,000	.....	.....	.....	.....
	Jan. 1 to June 13	Jan. 1 to June 14	Jan. 1 to June 13	Jan. 1 to June 14	Jan. 1 to June 10	Jan. 1 to June 13
Total No.....	5,540	4,998	5,559	3,902	18,258	16,177
Assessed Value.....	\$385,545,200	\$282,017,099	.....	.....	.....	.....
No. with consideration	532	538	524	262	753	901
Consideration	\$26,724,860	\$28,747,171	\$4,573,113	\$2,911,592	\$10,942,654	\$10,743,526
Assessed Value.....	\$26,230,150	\$24,815,500	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 June 7 to June 13	1921 June 8 to June 14	1922 June 7 to June 13	1921 June 8 to June 14	1922 June 6 to June 10	1921 June 5 to June 13
Total No.....	203	156	206	131	1,262	663
Amount	\$8,783,122	\$4,375,614	\$2,457,652	\$1,267,834	\$6,945,488	\$3,533,063
To Banks & Ins. Co.	47	30	39	13	316	124
Amount	\$3,900,750	\$1,575,650	\$543,800	\$88,500	\$2,673,920	\$836,050
No. at 6%	166	125	183	110	1,201	641
Amount	\$7,146,060	\$2,989,219	\$2,311,092	\$1,164,194	\$6,537,333	\$3,453,663
No. at 5 1/2%	4	2	1	5	44	18
Amount	\$52,000	\$20,500	\$7,500	\$40,140	\$350,200	\$69,900
No. at 5%	3	2	1	3	3	3
Amount	\$1,007,500	\$7,500	\$3,000	\$6,850	\$23,900	\$9,000
No. at 4 1/2% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
Unusual Rates.....	1	2	.....	2	4	1
Amount	\$3,750	\$470,000	.....	\$2,600	\$5,530	\$500
Interest not given...	29	25	21	11	10	.....
Amount	\$573,812	\$888,395	\$136,060	\$54,050	\$28,525	.....
	Jan. 1 to June 13	Jan. 1 to June 14	Jan. 1 to June 13	Jan. 1 to June 14	Jan. 1 to June 10	Jan. 1 to June 13
Total No.....	4,562	3,780	4,486	2,396	19,292	13,129
Amount	\$158,096,048	\$113,596,479	\$49,715,000	\$18,464,888	\$108,886,399	\$71,079,489
To Banks & Ins. Co.	679	635	399	152	3,913	1,934
Amount	\$47,526,458	\$44,693,162	\$7,819,180	\$2,801,545	\$31,659,953	\$18,777,221

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922 June 7 to June 13	1921 June 8 to June 14	1922 June 7 to June 13	1921 June 8 to June 14
Total No.....	83	38	15	19
Amount	\$1,153,000	\$4,725,050	\$383,200	\$316,300
To Banks & Ins. Companies...	64	20	8	8
Amount	\$3,388,500	\$4,112,000	\$180,700	\$167,500
	Jan. 1 to June 13	Jan. 1 to June 14	Jan. 1 to June 13	Jan. 1 to June 14
Total No.....	1,359	1,077	439	351
Amount	\$90,131,823	\$88,334,109	\$13,038,700	\$8,140,921
To Banks & Ins. Companies...	899	666	263	181
Amount	\$68,651,756	\$74,915,207	\$8,268,300	\$4,867,625

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 June 7 to June 13	1921 June 8 to June 14	1922 June 7 to June 13	1921 June 8 to June 14	1922 June 7 to June 13	1921 June 8 to June 14	1922 June 7 to June 13	1921 June 8 to June 14	1922 June 7 to June 13	1921 June 8 to June 14
New Buildings...	62	24	54	72	125	252	307	360	60	57
Cost	\$2,559,260	\$1,714,500	\$862,900	\$1,866,100	\$1,924,600	\$3,387,910	\$1,356,395	\$1,818,160	\$183,965	\$137,065
Alterations	\$371,816	\$680,230	\$118,300	\$36,850	\$191,000	\$68,765	\$21,165	\$86,260	.....	\$16,430
	Jan. 1 to June 13	Jan. 1 to June 14	Jan. 1 to June 13	Jan. 1 to June 14	Jan. 1 to June 13	Jan. 1 to June 14	Jan. 1 to June 13	Jan. 1 to June 14	Jan. 1 to June 13	Jan. 1 to June 14
New Buildings...	458	365	2,171	942	5,970	3,702	10,023	4,775	1,087	931
Cost	\$66,598,636	\$44,834,355	\$58,248,963	\$23,087,620	\$59,776,925	\$41,577,890	\$62,323,599	\$26,303,523	\$3,451,275	\$2,809,908
Alterations	\$14,133,719	\$12,328,407	\$1,801,465	\$956,019	\$3,151,160	\$3,664,030	\$1,707,862	\$1,491,857	\$152,485	\$176,237

Bronx Brokers

A. G. BECHMANN

Real Estate and Insurance
Tel. Intervale 556 1065 SO. BOULEVARD
One block from Simpson Street Subway Station

WILLIAM J. FREY

Real Estate and Insurance
370 EAST 149th ST.
George J. Frey Mott Haven 5404

WM. F. KURZ CO.

Bronx Real Estate
370 EAST 149th STREET
Established 1897 Phone: Mott Haven 4916-4911

OTTO LACKMAN

Management of Properties my Specialty
2514 Grand Concourse, near Fordham Road
Phone: Fordham 5799

L. G. LOSERE

REAL ESTATE
Entire Charge Taken of Property
871 Brook Ave., at 161st St. Established 1898

JOHN F. PENDERGAST, Jr.

Real Estate—Estates Managed
340 WILLIS AVENUE
Phone Melrose 7223

ALBERT D. PHELPS

BRONX REAL ESTATE
554 Melrose Ave., near 149th St. and 3rd Ave.
PHONE MELROSE 4371

HENRY SCHWIEBERT

Real Estate—Insurance
261 EAST FORDHAM ROAD
Near Valentine Avenue Fordham 9246

Brooklyn Brokers

BROOKLYN PROPERTY MANAGED

During the past 50 years we have built up one of the largest management clienteles in Brooklyn.

BULKLEY & HORTON CO.

"Established Over Half a Century"
585 Nostrand Avenue, near Dean Street
414 Myrtle Avenue, near Clinton Avenue
7520 Third Avenue, near 76th Street
1214 Flatbush Avenue, near Ditmas Avenue
BROOKLYN
Bank of Manhattan Bldg., Jamaica, L. I.

BURLING & McCURDY

Incorporated
Can Sell Your Brooklyn Real Estate
158 REMSEN STREET
Phone Main 5906

Members { Brooklyn Real Estate Board
Real Estate Board of New York

Davenport Real Estate Co.

FULTON & SO. OXFORD STREETS
AND
FLATBUSH & LINDEN AVENUES
Established 1853 Phone Connections

JAMES B. FISHER

Member of Brooklyn Real Estate Board
REAL ESTATE
174 MONTAGUE ST. Main 7267

QUELL & QUELL

REAL ESTATE INVESTMENTS
MANAGEMENT
318 Patchen Avenue Brooklyn, N. Y.
Telephone: Decatur 4981

BUILDING SECTION

Crisis in Brick Supply for Metropolis Has Been Averted

Exhaustive Survey of Hudson Valley Plants Shows Manufacturers Are Producing at Record Rate with Danger of Shortage Now Passed

ARCHITECTS, contractors, prospective builders and others who have feared that the recent scarcity of common brick would continue indefinitely and result in delaying construction in the Metropolitan district—if not altogether preventing hundreds of projects from starting—would feel entirely assured if they could witness the present activity in the brick-making plants located in the Hudson River Valley. Several weeks ago when the shortage was most acute, the manufacturers assured the building industry, through the dealers in masons' materials, that they were exerting every effort to relieve the tension in the brick situation by operating their plants to the full capacity of machines, labor and fuel. The threatened famine was checked and practically all active jobs were kept moving on a day-to-day supply. There is now every reason to believe that common brick from the river plants will be available for all reasonable demands during the remainder of the current building season and that a reserve supply will be created to take care of winter work and allow for the requirements of the early spring of 1923.

In order that the building industry of the Metropolitan District might know the real truth of the common brick situation and to test recent assertions that brick manufacturers were deliberately holding back their product in order to maintain the prevailing high level of prices in the wholesale market, THE RECORD AND GUIDE has made an exhaustive investigation of the manufacturing situation. Prominent manufacturers were visited at their plants and a study made of the problems of manufacturing which have been directly responsible for the recent shortage, the reasons for the prevailing high price levels, the outlook for supplies during the remainder of this season, and the probable trend of common brick prices.

Of paramount importance to the industry, the investigation shows conclusively that the varied claims of the producers' responsibility for the current brick shortage through deliberately withholding shipments from the market so as to maintain high price levels were utterly groundless. From Haverstraw to Coeymans, the region in which the brick for the metropolis is made, is alive with activity, with all manufacturers operating their machines to the capacity of their drying yards and making all haste to get brick moulded, burned and shipped in an earnest effort to relieve the stringency in this city and its environs. Right now there is greater activity in these yards than there has been at any similar period of the season for several years past. The rate of production at present compares favorably with that of the pre-war boom years in the building industry—those seasons in which the producers established their high records for output.

It is unlikely that the total output of the Hudson River yards during 1922 will equal the previous maximum figures, as today there are only about one-half as many yards as were in operation then. But, according to the prevailing rate of progress, the total output for this season will be from 25 to 50 per cent. greater than it was last year, which will assure adequate supplies of brick for all active work as well as all projected operations. Furthermore, there is every indication that there will be sufficient brick made to provide a reserve supply for the coming winter and early spring of 1923.

The major portion of the Hudson River brick industry is located in three well-defined districts. More than a dozen plants

are located on Haverstraw Bay, the district closest to New York City. Next comes the Newburgh Bay district, which includes the yards located at New Windsor and Roseton, on the west bank, and Beacon and Dutchess Junction, on the east. The third of the districts centers around Kingston. These districts are linked up by scattered plants on both sides of the Hudson from Montrose to Coeymans. From one to three plants are located at Catskill, Hudson, Stockport, Athens, Glasco, etc., which makes the industry extend in an almost unbroken line along the Hudson River for a distance of more than seventy-five miles.

Less than fifteen years ago there were 127 brick plants located on the Hudson which contributed their product to the upbuilding of modern New York and its suburbs. Antiquated production methods, decreasing demand in the face of increasing manufacturing costs, and other factors have reduced their present number to sixty-two, less than fifty per cent. These plants are being called upon to supply the most important of the basic building materials for the construction boom now in progress.

There is little doubt of their ability to accomplish this, however, as the surviving plants are today uniformly better equipped and managed than the average during the most active seasons of a decade or so ago, and because the majority of the existing plants have materially increased their capacity. The estimated total production in the Hudson River Valley this year will be somewhere near one billion bricks, almost equal to record years when the season's output was roughly 1,200,000,000.

Generalities are interesting at times but they cannot be depended upon to give clear picture of an actual condition. In order that local building interests might know more definitely what to expect in the way of a future supply of common brick a number of the most prominent manufacturers on the Hudson River were interviewed by a representative of THE RECORD AND GUIDE and the facts and figures about their current season's production indicate that the construction fraternity has little need for continued anxiety as to an adequate supply of common brick.

In the Haverstraw district manufacturers are all operating at a higher production rate than a year ago. The plant of the Malley Brick Company is working six machines and will in all probability turn out approximately 15,000,000 bricks this season. The maximum possible output for this yard is about 18,000,000 bricks, but this figure has never quite been reached. At the yard of the DeNoyelles Brick Company, which is equipped with eleven machines, from seven to nine are in operation every day. This plant has never made more than about 20,000,000 bricks in any season and this year the output will be somewhere near that figure. The owners are taking clay out of their banks for a season's output of 18,000,000 to 20,000,000 brick, but whether this total is reached will be largely dependent upon the fuel supply and the efficiency of the yard labor. At any rate the owners anticipate they will finish this season with the largest output they have had during any of the past seven years.

The Fowler plant, with seven machines and a maximum capacity of 15,000,000 brick, is operating five machines and expect to turn out about 12,000,000 this season. The plant of the Excel-

sior Brick Company has seven machines and is running five, which will give an output of about 12,000,000, or seventy-five per cent. of its maximum. The yard of E. N. Renn will turn out about 10,000,000 brick this season with four machines operating. This plant is equipped with six machines and could possibly do more if pushed. In discussing the brick making situation Mr. Renn stated that in his estimation the Haverstraw district would finish the current season with a total output approximately fifty per cent. above the average for the post-war years.

Morrissey & Company expect to make about 12,000,000 brick this year, which will be equal to the best record this yard has ever made, and the plants of George Archer which combined are operating five machines, will manufacture close to the record output of former years. Reports from the Washburn, Shankey and other yards in this district all indicate that the 1922 season will show a production of approximately 80 per cent. of capacity or better, which is far higher than has been done during the past four or five years.

Conditions in the Newburgh Bay District are very similar to those prevailing at Haverstraw. At New Windsor, just south of Newburgh, the plant of Lahey & Geigenheimer, equipped with four machines, is operating three on full time and anticipates a total production this year of between 7,000,000 and 8,000,000 of brick. This yard has a maximum capacity of 12,000,000 per year, but this total has never been reached, according to its superintendent. The largest plant in the Newburgh Bay District is that controlled by the Roseton Brick Corporation, of which C. C. Bourne is president. This plant is equipped with twenty-four machines and fifteen are in operation at present. The yard is now moulding on an average of 360,000 bricks per day, and will in all probability make approximately 40,000,000 this season, as compared with a total of 20,000,000 last year. Mr. Bourne was very confident that the Hudson River brick manufacturers would produce this commodity in sufficient volume to supply all demands and provide a surplus to tide over the non-manufacturing season.

"There are very decided reservations to this statement, however," said Mr. Bourne, "as at present we manufacturers cannot foretell what our fuel supplies will be nor how we will come out with our labor. Just at present we have what labor we require, but it is inefficient and undependable and there is considerable unrest as to wages. We have been forced to pay higher wages this season than we did last year. Labor costs all along the river are heavier than they were one year ago and we don't know exactly what to expect. Two-thirds of the labor in our yards is colored and we have to send South for the workers each season and pay their railroad expenses. Even then we do not know what we are getting or how long these workers will continue with us. Brick manufacturers have a great many difficulties the consumers know little or nothing about and it is therefore not surprising that we proceed as carefully as possible in order not to make this industry any more speculative than it is already."

The Roseton Brick Corporation is now installing a modern automatic brick-making machine with steam dryers and when this is completed and operating the production of the plant will be increased and considerable doubtful labor eliminated.

The plant of the Jova Brick Works, which adjoins that of the Roseton Company, is admitted to be the most modern of those located along the river. This yard is operating automatic machines and drying the newly-moulded brick in steam chambers. This modern equipment makes it possible for the yard to operate throughout the entire year if desirable, and there is every likelihood that the producing season will be extended to ten months at least this year. This plant turns out 83,000 bricks per day on one of its automatic machines and will probably manufacture a total of about 40,000,000 brick this year. This is considerably better than its record for last year, before the installation of the new automatic machines.

The yards at Beacon and Dutchess Junction, across the river from Newburgh, are generally a reflection of the intense activity which prevails elsewhere in the district. The plants of Martin & Shackel, Nicholson Bros., John Ziegler & Co., William K. Hammond, and others are all making brick which is be-

ing burned and shipped as fast as it can be turned out. All of the producers are handicapped by various labor troubles and the scarcity of fuel for burning, and their inability to obtain coal dust, which is essential to mix with the clay before it is moulded and burned.

"There was no justification for any charges that we brick-makers were deliberately holding back production in order to maintain high prices," said William K. Hammond, in discussing the outlook for the brick-making season. "In your investigation you have witnessed the extreme activity of the plants on the River. You know what the manufacturers have been forced to contend with in the way of labor troubles, strikes for higher wages, fuel shortage and other things which have delayed our season and added greatly to our production costs. How can brick be sold at a much lower figure than at present when our costs are steadily climbing to the war-time levels? What are we going to do for fuel when the little we have been able to obtain is used up? Is the demand for brick going to drop off and leave the manufacturers with millions of new bricks, made under staggering costs, which we will be obliged to hold over until next year and then sell at any price obtainable in order to resume manufacturing operations? The brickmakers could proceed with greater confidence and ability were they given some indication of the probable rate of demand. This seems impossible, but we have been in the past forced to operate our yards blindly, without knowledge of the industry's requirements, and many times we have been caught with large stocks on our hands and no demand. This has been one of the most discouraging features of the brick-making business and in a large measure has been responsible for the current stringency in the supply and the resultant high prices."

Plants in the Kingston district, as well as those north at Catskill, Glasco, Hudson, Stockport, Athens and Coeymans, all indicate the same activity to get brick made and marketed. Producers are speeding operations and are making every possible effort to get new brick into the city as fast as they can be taken from the kilns and loaded.

It is apparent manufacturers along the river realize that changes in the brick-making industry are rapidly coming about. Not much longer will the antiquated production methods suffice. The cost is too heavy and the hazard too great. At best brickmaking is a speculative industry, as producers are forced to go ahead blindly, guess at the requirements of the construction industry and its capacity to absorb the season's output, or make more than can be used and then witness a glutted market react upon prices to a degree that in many seasons has turned an estimated profit into a severe financial loss.

There is now quite a movement under way to make brick according to more up-to-date production methods. Automatic moulding machines have been perfected and several of the yards are now thus equipped and others about to install them. Another real move forward has been the introduction of steam dryers for the preliminary hardening of green brick, after they are moulded and before they are placed in the kiln for final burning. These machines reduce acreage required for the plant, materially increase production on a given acreage, and reduce labor costs.

One of the most important results of the trend toward installing modern machines and steam dryers is that brick making can proceed in almost any weather and practically throughout the year if desirable. In the old-fashioned type of open and pallet yards, which have been most common along the river, the brick-making season was limited to the period from May to October, according to weather. Operations usually started as soon as the frost was out of the ground in spring and continued until the autumn frosts put a stop to activity. Production in these open yards is also frequently halted during the season by severe storms or spells of rain and dampness, which prevent brick from drying. Open and pallet yards need sun as the newly-moulded brick require several days to dry sufficiently to be stacked in the kilns. On the other hand, in dryer yards the brick only requires about ten hours to run through the steam chambers and thus there is a decided saving both in time and yard area required.

The plant of the Jova Brick Works at Roseton, in the Newburgh Bay district, is generally recognized as the most modern of any along the river. This plant, although located on a relatively small acreage, considering the number of machines operating in the yard, is producing a large output of brick. The efficiency of this plant is entirely due to the fact that the owners have installed modern brick-making machines of the automatic type and furthermore have equipped their plants with steam chambers for drying the newly-moulded brick before it is placed in the kilns for the actual burning. This plant is equipped with fourteen brick-making machines, two of which are of the modern automatic type. In the past this yard had a maximum capacity, when running with the old-fashioned machines, of about 35,000,000 brick per season, but now, with the two automatic machines, this plant working about ten months a year will be easily capable of turning out at least 40,000,000 brick and possibly more.

One of these automatic brick-making machines is the regular stock design, moulding six bricks at a time. The other, newer in design, and improved by Mr. Jova, moulds nine bricks at a time at the rate of two hundred a minute. This machine has a capacity of 83,000 bricks per day, a gain of fifty per cent. over the old-style automatic machine. From the automatic moulding machines the brick are sent on gravity conveyors to steam chambers which accommodate about 27,500 bricks each. At the regular speed this machine will fill about three chambers per day. One of the important factors in connection with the use of the automatic moulding machines and steam dryers is the reduction in labor costs. Mr. Jova estimates that the system he employs effects a labor saving of 25 per cent. in the yard and in addition he is able to eliminate the labor turnover caused by seasonal conditions.

The major portion of the brick-yard labor is itinerant. Negroes predominate, although there are some Italians and a sprinkling of Poles and Slavs. One of the chief difficulties in operating brick plants is that of annually getting labor which can only work for a limited season and then is cast adrift for the remainder of the year. In the past it has been the experience of many brick manufacturers that only a relatively small percentage of their workers will be on hand for the opening of a new season, as they do not winter in the localities of the yards, since there is not work to be had during the months the plants are idle because of bad weather conditions.

Plants equipped with steam dryers can operate any part of or throughout the year, entirely independent of weather conditions, whereas the open yards must have clear weather. The old plan of putting thousands of dollars' worth of newly-moulded brick out in the yard to dry and then pray that a thunder shower would not come up to destroy or damage the day's output is both expensive and inefficient. The demand for washed brick has never been urgent.

Recently there has been much discussion about high brick prices. Manufacturers admit that prevailing prices are inflated to some extent, but ask what are they able to do about it? During the recent shortage in common brick, and even today when the supply is manifestly better than it was, prices are holding firmly to their levels of \$20 a thousand alongside dock. It is the law of supply and demand, beyond the control of the producers, which is responsible for the current market stiffness. Then again, only a relatively small part of the brick now coming into the city is being sold at \$20 a thousand. Many of the leading producers are still making brick for which they know they cannot get more than \$15 a thousand, as they are committed on contracts which they made several months ago at this price. It is only the brick which is coming into an open market, with practically all dealers waiting its arrival and competing for its purchase, that is bringing the higher prices.

Although it is probable that common brick prices will decline to some extent after the present buying rush is over, it is extremely unlikely that they will suffer a real slump for a long time to come. The brick market will become stabilized after the new supplies are more regular and in greater volume and the most urgent demands of the industry are satisfied. The new level will probably be lower than that prevailing at pres-

ent, but will not drop to the extent that many New York City builders are hoping for. The prices common brick will bring in the future must be consistent with 1922 manufacturing costs, which are considerably higher than they were one year ago. There is not a manufacturer along the Hudson River who is not burdened with heavier costs this season than last year and there will be no possibility for greatly lowered prices while present conditions continue.

At present the Hudson River yards are full of green brick. Manufacturers cannot burn them fast enough. In order to catch up with the demand from the Metropolitan District the producers have been forced to burn unusually small kilns and ship the brick before the newly-burned product has had sufficient time to cool properly. This is costly from a manufacturing standpoint, particularly when fuel is scarce. Usually a kiln of brick will consist of twenty arches of 50,000 brick to the arch, making a total of about 1,000,000 burned in each kiln fired. During the early weeks of the current season the demand was so great and the manufacturers so desirous of relieving the shortage which was causing construction delays in the city that they fired their brick practically as fast as they were able to mould it, in relatively small kilns, some of which contained not more than 350,000 to 500,000 bricks.

The writer was in one yard at Kingston where a kiln of brick, the fires of which were drawn on Sunday, June 4, was loaded on the barge the following Friday and scheduled to arrive at the New York dock the next Sunday. Speed to this extent in taking down a kiln, loading and shipping, is costly and inefficient. Under ordinary conditions a kiln of brick requires as much time to cool as it did to burn. This will average six days. There have been many instances during the past few weeks, however, when the newly-burned kilns have been taken down so soon after the burning process is completed that the brick-yard laborers, whose hands are thoroughly hardened and calloused, were unable to remove the brick from the kilns and load it on the barges even when protected by gloves. The men refused to work under these conditions, as there is a real hazard involved.

Removing brick from the kilns before it has had time to cool off properly is not only dangerous to the men but it is costly to the manufacturers. The hot brick, if exposed to the air too soon after it has been fired, is subject to checking which makes it unfit to be classified as a first grade product.

Since the opening of the current season brick manufacturers have been confronted with a series of serious problems, all of which have contributed to delays in production and increased manufacturing costs. Flooded yards early last spring held back manufacturing operations from four days to a week and, furthermore, prevented the shipment of brick held over from last year because it was impossible for the barges to come alongside the manufacturers' docks. The difficulties in obtaining fuel were also serious retardants. Brick makers require coal and wood for burning the brick, coal for steam in operating their machines and coal dust for mixing with the clay, which assists materially in the burning process. Labor problems have also been more than ordinarily acute, with the average yard laborer inefficient, independent and difficult to manage and furthermore demanding wages in excess of his actual worth. All along the river wages of yard laborers are at least fifty cents per day higher this season than a year ago and there is no assurance that the end of the demand for higher rates has been reached. At present one of the plants at Glasco is not in operation because the men have walked out on strike and all manufacturers complain of the unrest and inefficiency among their workers.

With all of these factors combining against them, the manufacturers still are willing to assure the industry that common brick will be available for all demands. The brick will be made and shipped as rapidly as is consistent with efficient production, and all the manufacturers ask is that the industry be patient until the producers have had time to work up their production to the maximum speed and then build with this product at a rate that will keep consumption in reasonable relation to production, so that those who make this important material may not suffer loss through over-production.

Covers 27 States

— DODGE REPORT SERVICE — Established January 1, 1892

Successful Sales Control

is possible in the construction market only with detailed up-to-date knowledge of the individual market units—the individual projects, their owners, architects, engineers, contractors, subcontractors and their material and equipment requirements.

Base your sales methods on exact, timely information ; it will increase your business and cut down your sales expense.

Use Dodge Reports.

THE F. W. DODGE COMPANY

Have your stenographer fill out this form and mail to our New York office

WE ARE NOT OBLIGATED BY MAILING THIS FORM

THE F. W. DODGE CO.1922

Gentlemen:—We are interested in learning more about your Daily Construction Report Service for the increasing of sales in our line of business.

We operate in the following states:.....

.....

Name.....

Address.....

Business.....

Offices of

The F. W. Dodge Company

New York	- -	119 West 40th Street
Boston	- -	47 Franklin Street
Buffalo	- -	77 Builders Exch. Bldg.
Philadelphia	- -	1821 Chestnut Street
Pittsburgh	- -	Bessemer Building
Cleveland	-	920 Citizens Bank Building
Cincinnati	-	615 Com. Trib. Building
Detroit	- -	860 Penobscot Building
Chicago	- -	131 No. Franklin Street
St. Louis	-	600 Title Guaranty Building
Minneapolis	-	407 South Fourth Street

Weekly Building Figures Show Slight Drop in Local Activity

Architects and Engineers Slowing Down With Plans for New Operations
According to Statistics Tabulated by F. W. Dodge Company

CONSTRUCTION statistics for the twenty-third week of this year show a slight decline when compared with the two or three weeks immediately preceding, particularly as they apply to local building activity. The serious shortage in certain materials is no doubt responsible for the drop in recent commitments but as the situation is now greatly improved and supplies are available for all needs there will undoubtedly be an increase in commitments reported for the current week.

According to statistics compiled by the F. W. Dodge Company, for the territory including all of New York State and New Jersey, north of Trenton, architects and engineers reported work on plans for 612 new structural projects during the week of June 3 to 9, inclusive. This will require a total expenditure of \$17,128,200. During the same period announcements were made of the award of 429 contracts which represented a total value of about \$16,438,500.

During the week of June 3 to 9 building activity in New York City was confined to plans in progress for 159 new buildings and engineering operations which will involve an outlay of \$7,885,-

600 and 124 contracts awarded at an estimated total valuation of \$6,386,700.

The list of 124 projects reported as planning in New York City was composed of the following groups: 41 business projects such as stores, offices, lofts, commercial garages, etc., \$2,352,000; 4 educational buildings, \$205,500; 3 factory and industrial structures, \$29,000; 1 public building, \$5,000; 8 public works and public utilities, \$194,600; 6 religious and memorial projects, \$270,000; 194 residential operations including apartments, flats and tenements and one- and two-family dwellings, \$4,659,500 and 2 social and recreational buildings, \$170,000.

Among the New York City operations for which contracts were awarded during the twenty-third week of this year were 27 commercial projects of various types, \$2,473,500; 1 educational building, \$5,000; 1 hospital, \$2,000; 4 industrial projects such as factories, warehouses, etc., \$135,000; 1 public building, \$5,000; 11 public works and public utilities, \$515,200; 2 religious and memorial buildings, \$130,000; 76 residential projects including multi-family dwellings and one- and two-family dwellings, \$3,061,000 and 1 social and recreational project, \$60,000.

PERSONAL AND TRADE NOTES.

Herman M. Sohn, architect, recently moved his office to the Winfield Building, 469 Fifth avenue.

Harrie T. Lindeberg, architect, 2 West 47th street, announces the opening of a branch office under the management of his associate, John F. Staub, in the Union National Bank Building, Houston, Texas.

A. P. Sorice, Jr., 363 Fulton street, Jamaica, L. I., who was seriously injured in an automobile accident several weeks ago, has now completely recovered and has returned to his office and practice.

Keiswetter & Hamburger, architects, announce the removal of their offices from 722 Union avenue, the Bronx, to 186 Remsen street, Brooklyn.

Landes Heating Company, heating engineers and contractors, announce their removal from 22 East 105th street to 166 East 110th street.

Guarantee Construction Co., engineers and contractors, 140 Cedar street, announces the retirement of its former vice-president, W. G. Hudson. No other change has been made in the organization of this company.

John J. Crimmin recently resigned as general superintendent of the Chas. R. Hedden Co., Newark, N. J., and has accepted a similar position with Kenneth Mackey & Co., Inc., general contractors, Yonkers, N. Y.

J. Hunter McDonnell and Howard B. Peare announce the establishment of a partnership for the general practice of architecture under the firm name of McDonnell & Peare, with offices in the Architects' Building, 101 Park avenue. This firm desires samples, catalogues and price lists of building materials and specialties.

Jenkins Bros., valve manufacturers, recently gave the workmen in their plant at Bridgeport, Conn., the option of working forty-eight hours a week in the regulation six days or in five days. The men voted for the latter, which gives them two full days for recreation, Saturday and Sunday, each week. The plant commenced the new working schedule on May 22.

Joseph G. Swallow, superintendent of installation and inspection department of the United Electric Light & Power Company, was recently tendered a testimonial dinner at the New York Athletic Club by the staff council of the company.

Frank W. Smith, vice-president and general manager of the company, outlined Mr. Swallow's thirty-one years of loyal service with the company, and appreciative remarks were also made by other executives and heads of departments.

Slag-Concrete Highway Mileage

According to a report issued in January, 1922, by the National Slag Association, there are in service in the United States 132 sections of slag-concrete highway, totaling 212.65 miles in length, with an area of 2,392,899 sq. yd. The largest amount of construction of this type has been performed in Ohio, where 44 sections of slag-concrete highway, with a length of 91.87 miles and an area of 760,312 sq. yd. are in service.

Fostering Better Construction

As a part of a nation-wide campaign designed to foster the use of more permanent materials in building, the Copper and Brass Research Association has announced a contest for school children and others, offering cash prizes for the best photographs showing the relative durability of materials which go into the construction of American homes.

Some idea of the cost to this country of the practice of building for speculative profit rather than for use is evidenced by the result of a statistical study just completed by the Copper and Brass Association. The fire loss on the 21,000,000 American homes, insured as they are for a total of \$91,700,000,000, is about \$35,000,000 a year, based on figures for 1918 to 1920, inclusive. The rust bill, covering the renewal of sheet metal work, principally leaders and gutters, plumbing pipe, hardware, etc., is annually twenty times that sum.

The effort to show the public the wastefulness of the use of materials which need early and frequent replacement, is a part of the present intensive campaign of the Copper and Brass Companies of the country to increase the use of those metals in domestic consumption. The photographic contest is a part of that campaign.

Fourteen prizes ranging from \$150 to \$10 will be awarded for photographs of copper and brass objects of utility or ornamentation which to qualify must have been in use more than 35 years. Included are copper roofs, brass door knockers, old copper cooking utensils, brass plumbing pipe. Fourteen additional prizes of similar amounts are offered for the best photographs showing the results of using substitutes for copper and brass.

TRADE AND TECHNICAL SOCIETY EVENTS.

Refractories Manufacturers' Association will hold its annual convention at Atlantic City, June 28 and 29, inclusive. Headquarters will be at the Hotel Traymore.

National Council of Lighting Fixture Manufacturers will hold its midsummer convention at Cleveland, June 28 and 29 inclusive. The program for this meeting is now being arranged.

American Society for Testing Materials will hold its twenty-fifth annual meeting at the Chalfonte-Haddon Hall Hotel, Atlantic City, June 26 to July 1, inclusive.

National Ornamental Glass Manufacturers' Association will hold its annual convention at Cincinnati, O., June 26 and 27, inclusive.

American Institute of Electrical Engineers will hold its annual convention at the Clifton Hotel, Niagara Falls, June 26 to 30, inclusive.

American Society of Civil Engineers will hold its spring meeting at the Hotel Wentworth, Portsmouth, N. H., June 21 and 22, inclusive.

Associated Manufacturers of Electrical Supplies will hold its annual convention at the Sussex and Essex Hotel, Spring Lake Beach, N. J., June 19 to 24, inclusive.

National Association of Building Owners and Managers will hold its fifteenth annual convention at Bedford Springs, Pa., June 19 to 24, inclusive. A large delegation from the New York Association is preparing to attend this meeting.

New York Building Superintendents' Association will hold its annual picnic and field day at Karatsonyi's, Glenwood Landing, L. I., Thursday, June 29. A large boat has been chartered for the transportation of members, their families and their guests to the park. An excellent dinner will be served, after which there will be a baseball game and an interesting program of field sports. Further details of the program will be announced later.

Illuminating Engineering Society will hold its annual convention in Boston, September 25 to 28 inclusive. This will be the sixteenth annual gathering of the society, and the convention arrangements are in the hands of a committee of which C. L. Edgar, president of the Edison Electric Illuminating Company of Boston, is chairman; H. F. Wallace, vice-chairman, and J. Daniels, secretary.

CURRENT BUILDING OPERATIONS

LOCAL building conditions are greatly improved as compared with those of a few weeks ago when the common brick shortage was holding back considerable construction and other difficulties clouded the outlook for an active season. At present the atmosphere is cleared, supplies are adequate for all demands and labor affairs are slowly straightening out.

According to all accounts the recent general advance in building material prices seems to have halted. During the past week prices have become stabilized to a great extent and although levels are somewhat higher than they were early this spring the impression is general that the peak of the raise has been reached. Although there is every likelihood that prevailing levels will continue for some time building interests anticipate a gradual drop as the demand slacks off toward autumn.

Common Brick—During the past week activity in the New York wholesale market for Hudson River common brick settled into the usual mid-season routine, with brick selling as fast as it comes in. The demand is still as keen as it has been for the past month or six weeks, but larger supplies are now available and practically no work is either halted or even delayed because of inability to secure common brick. All doubts as to the ability of the producers to supply this commodity to the fulfillment of all requirements in the Metropolitan district have now been dispelled as the builders now realize that the manufacturers are exerting their utmost effort to satisfy the demand. Prices are holding very firmly to the \$20 a thousand level and there is little probability of a recession while keen competition continues for every cargo offered for sale in the market. Brick makers would feel far better about the future if they were able to get all of the fuel they require and not pay such excessively high prices for it. The speedy settlement of the coal strike would be of inestimable benefit to the brick-making industry at this time.

Summary—Transactions in the North River brick market for the week ending Thursday, June 15, 1922. Condition of market: Demand keen; prices firm and unchanged. Quotations: Hudson Rivers, \$20 a thousand to dealers in cargo lots along-side dock. Number of cargoes arrived, 55; sales, 55. Distribution: Manhattan, 18; Bronx, 5; Brooklyn, 21; New Jersey points, 7; Astoria, 3; Flushing, 1.

Lumber—The demand for lumber products is steadily growing in intensity

and according to reliable statistics the mills now have on their books the greatest accumulation of unfilled orders the industry has known during the past four years. Wholesale lumber prices have been advancing steadily for the past four or five weeks with the upward trend particularly noticeable in soft woods. During the past week, however, the market has become stabilized to some extent and prices have held firm, but there is no indication of lower levels for some time to come, at least not while the unfilled orders are as heavy as at present.

Structural Steel—Although actual bookings have been light since the first of June there are numerous interesting projects in sight which are likely to be released within a week or so. This work involves both commercial and residential building projects in New York City and the total tonnage will amount to an important figure. Local contractors are generally pleased with both the current business and the outlook for the remainder of the year. The heavy recent demand has slowed down mill shipments to some extent.

BUILDING COMMODITY PRICES

CURRENT prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York.

Note—Price changes are indicated by bold-face type.

Brick (Wholesale, on Dock, N. Y.), per thousand:

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

Hudson River best grades...\$20.00 to —
Raritan — to —
Second-hand brick, per load
of 3,000, delivered.....\$47.00 to —

Face Brick—Delivered on job in New York:

Rough Red.....\$45.00 to —
Smooth Red..... 45.00 to —
Rough Buff 50.00 to —
Smooth Buff 50.00 to —
Rough Gray 53.00 to —
Smooth Gray 53.00 to —
Colonials 45.00 to —

Cement—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Domestic Portland cement, per bbl.. \$3.25
Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd. \$2.75
Bronx deliveries 2.75
¾-in., Manhattan deliveries..... 2.75
Bronx deliveries 2.75

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water front, in which case prices will be slightly higher.

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries \$2.75
Bronx deliveries 2.75

Hollow Tile—

Exterior—Not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring.....\$0.12 per sq. ft
3x12x12 0.12 per sq. ft
4x12x12 0.17 per sq. ft
6x12x12 0.19 per sq. ft.

Note—For deliveries north of 125th st., Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens\$10.50 per 1,000

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Finishing Lime (Standard in 300-lb. barrel)\$4.50 per bbl.

Common Lime (Standard 300-lb. barrel) 3.75 per bbl

Finishing Lime (Standard in Hydrate Finishing, in paper bags 24.00 per ton

Hydrate Common, in paper bags\$19.50 per ton

Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth bags\$21.00 per ton

Brown Mortar, in cloth bags. 18.00 per ton

Lath Mortar, in cloth bags... 18.00 per ton

Finishing Plaster, in cloth bags 24.50 per ton

Rebate for returned bags. 15c. per bag

Finishing Plaster (250-lb. barrel)\$4.00 per bbl

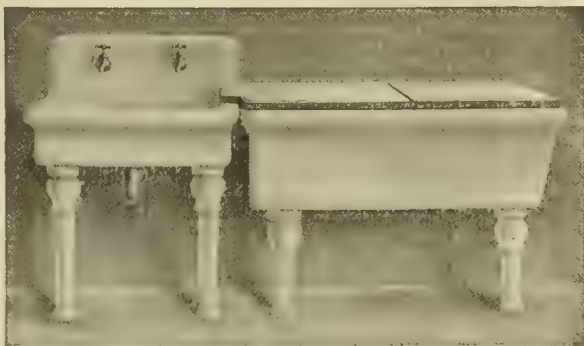
Finishing Plaster (320-lb. barrel) 5.35 per bbl

Plaster Blocks—

2-in. (solid) per sq. ft.....\$0.10½ to \$0.12

3-in. (hollow) per sq. ft... 0.10½ to 0.12

COMBINATION DRAINBOARD and WASH TRAY COVER



Made to fit Porcelain, Soapstone and Cement wash trays. This porcelain enamel steel COMBINATION DRAINBOARD and WASH TRAY COVER will prevent the water from dripping on the floor between the sink and wash trays, when dishes, etc., are being washed. Sanitary, durable and attractive.

For Sale by Plumbing Supply Dealers

MARIETTA HOLLOW-WARE & ENAMELING CO.
MARIETTA, PENNA.

Sash Weights—Sash Chain
Castings and Forgings
Grate Bars
SPECIAL IRON WORK
Pencoyd Steel and Iron Co.
Cort. 1372 206 Broadway, New York

SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



F. J. KLOES

Established 1872
269 Canal St., New York
Telephone: Canal 4072

MATERIALS AND SUPPLIES

Cast Iron Pipe—Manufacturers of cast iron pipe are well satisfied with the demand, although the current buying is largely confined to private interests rather than municipal orders. Several important public jobs are shortly to be released for bids and the bookings for this tonnage will add materially to the activity of the plants which are now practically all working on full time. As a rule the large Eastern plants are booked ahead for several months and the producers complain somewhat of their inability to obtain the right kind of

skilled labor. Prices are firm and unchanged with New York quotations as follows: 6 in. and larger, \$50.80 per net ton; 4 in. and 5 in., \$55.50; 3 in., \$65.80, with \$4 per ton extra for Class A and gas pipe.

Electrical Supplies—Practically no change of conditions has been reported in the electrical trade during the past week. Demand is quite brisk and the majority of the jobbers in the city are inclined to feel that business will continue at its present rate for several months to come as the great volume of active construc-

tion will keep the industry hustling to keep abreast of the requirements. Prices are well sustained in the electrical trade and wire prices are somewhat stiffer than they were due to the increased cost of copper. Stocks are generally in good shape and deliveries from manufacturers are prompt.

Builders' Hardware—Business is excellent and retailers report splendid sales in suburban districts where a large amount of small house building is in progress. The general trade situation is very encouraging, with practically all of the local jobbers enjoying an active demand and manufacturers operating their plants at capacity production. Prices are very firm and slight increases are anticipated due to the growing anxiety about the fuel situation and the increasing prices of metals.

Nails—Demand for nails is fairly brisk and the outlook for the dealers is promising. Building activity is now at the season's height and daily reports show excellent progress on new work. The plans in progress indicate a large volume of new construction to be released in the near future and although there are marked signs of an abatement of speculative construction from its prevailing intensity there is every likelihood that other projects will soon be started to more than make up for any decline in the volume of speculative operations. Prices are steady and unchanged.

Roofing and Building Papers—During the past few weeks the demand for these materials have been steadily increasing due to the large amount of new suburban construction. Prospects for a continuation of activity in this line are excellent. Stocks are adequate and prices are very firm, but no advances are anticipated at the present time.

Window Glass—The tone of the market is quite satisfactory with demand showing signs of improving as a result of the rapid progress being made on local building operations which were started early this spring. Stocks are well assorted and jobbers are in a position to fill all orders promptly. Prices are firm and unchanged.

Linseed Oil—The market is rather slack at present and the recent increase in buying seems to have been only a temporary spurt. Prices are somewhat easier than they have been and the trade opinion is that a firmer tone will only come about through increased demand. Local stocks are fair and jobbers are in a position to handle all business in prospect without difficulty.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.
27x48x½ in. \$0.34 each
32x36x¼ in. 0.20 each
32x36x½ in. 0.22 each
32x36x¾ in. 0.28 each

Sand—

Delivered at job in
Manhattan \$2.00 to — per cu. yd.
Delivered at job in
Bronx 2.00 to — per cu. yd.

White Sand—

Delivered in Manhattan.... \$4.50 per cu. yd.

Broken Stone—

1½-in., Manhattan delivery. \$4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.
¾-in., Manhattan delivery.. 4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.

Building Stone—

Indiana limestone, per cu. ft. \$1.62
Kentucky limestone, per cu. ft. 2.27
Briar Hill sandstone, per cu. ft. 1.63
Gray Canyon sandstone, per cu. ft. 1.65
Buff Wakeman, per cu. ft. 1.90
Buff Mountain, per cu. ft. 1.80
North River bluestone, per cu. ft. 1.85
Seam face granite, per sq. ft. 1.20
South Dover marble (promiscuous mill block), per cu. ft. 2.25
White Vermont marble (sawed) New York, per cu. ft. 3.00

Structural Steel—

Plain material at tidewater; cents per pound:
Beams and channels up to 14 in. 1.98c. to —
Beams and channels over 14 in. 1.98c. to —
Angles, 3x2 to 6x3..... 1.98c. to —
Zees and tees..... 1.98c. to —

Lumber—

Wholesale prices, New York.
Yellow pine, merchantable 1905, f. o. b. N. Y.

3x4 to 14x14, 10 to 20 ft. \$40.00 to \$52.00

Hemlock, Pa., f. o. b., N. Y., base price, per M. 37.50 to —
Hemlock, W. Va., base price, per M. 37.00 to —
(To mixed cargo price add freight, \$1.50.)

Snruce, Eastern, random cargoes, narrow (delivered).. 28.50 to —
Wide cargoes 31.50 to —

Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.

Cypress Lumber (by car, f. o. b., N. Y.):
First and seconds, 1-in. \$105.00 to —
Cypress shingles, 6x13, No.

1 Hearts 15.00 to —

Cypress shingles, 6x13, No.

1 Prime 13.00 to —

Quartered Oak to \$166.00

Plain Oak to 126.00

Flooring:

White oak, quart'd sel. \$97.50 to —

Red oak, quart'd select.. 97.50 to —

Maple No. 1 71.00 to —

Yellow pine No. 1 common flat 56.50 to —

N. C. pine flooring Norfolks 62.50 to —

Window Glass—

Official discounts from manufacturers' lists:

Single strength, A quality, first three brackets 85 %

B grade, single strength, first three brackets 85 %

Grades A and B, larger than the first three brackets, single thick..... 85 %

Double strength, A quality..... 85 %

Double strength, B quality..... 87 %

Linseed Oil—

City brands, oiled, 5 bbls. lot. \$0.88 to —

Less than 5 bbls. 0.91 to —

Turpentine—

Turpentines \$0.87 to \$0.90



*Face
Enameled
Fire*

BRICK

As manufacturers of BRICK for thirty years, we have a record of repeat orders that affords you a 100% guarantee of satisfactory service. To the service given by our Face, Enameled and Fire BRICK, is added the service we render in shipment and delivery. Prompt shipments on any size contracts in any range of shade or texture, at fair prices and of first-class quality.

We are BRICK SPECIALISTS. We do nothing else but make brick and ship brick. Consequently we are able to assure you absolute satisfaction on every order, whether large or small. FACE BRICK in Buffs, Reds, Ironspots, Browns and Mingled Effects. High grade FIRE CLAY. ENAMELED BRICK in White and Mottled Effects, first and second quality for interiors, exteriors and courts. Write or phone for immediate attention.

American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 8787-8788

CONTEMPLATED CONSTRUCTION.

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

54TH ST.—Harry Allen Jacobs, 64 East 55th st, has been retained to prepare plans for alterations to the garage at 126 East 54th st, which is to be converted into a 6-sty brick apartment, 25x100 ft, for Gordon S. P. Kleeberg, 66 Broadway, owner. Cost \$70,000.

38TH ST.—Murgatroyd & Ogden, 369 Lexington av, have plans in progress for a 12-sty brick and steel apartment, with 7-sty tower, 100x125 ft, at 22 East 38th st, southeast corner of Madison av, for Allerton 38th Street Co., Inc., J. S. Cushman, president, 369 Lexington av, owner and builder. Cost \$1,000,000. Steam engineer, Jaros & Baum, 116 West 39th st. Architect will take bids about July 1.

CHURCHES.

OLD BROADWAY.—Meisner & Uffner, 501 East Tremont av, have completed plans for a 2-sty brick and limestone synagogue, 25x100 ft, at 13-15 Old Broadway for Congregation of Chevra Talmud Torah Anschei Marovi, owner, care of architect. Cost, \$40,000.

SEAMAN AV.—Delancey Robinson, care of C. P. H. Gilbert, 1 Madison av, has plans in progress for a parish house at the southwest corner of Seaman av and Cummings st, for N. Y. Diocese Protestant Episcopal Church of the Redeemer, C. A. Woodward, pastor, 154 Vermilyea av, owner. Cost, \$30,000.

HOTELS.

52D ST.—Geo. F. Pelham, 200 West 72d st, has plans nearing completion for a 15-sty brick and steel apartment hotel, 90x100 ft, at 114 East 52d st for Syndicate, Wm. L. O'Connell, 200 West 72d st, owner and builder. Cost, \$1,-

500,000. Owner will soon take bids on separate contracts.

SCHOOLS AND COLLEGES.

97TH ST.—Francis J. Murphy, 405 Lexington av, and Lewis Hornum, 405 Lexington av, have completed preliminary plans for a 4-sty and basement terra cotta, brick, steel and reinforced concrete parochial school, 75x100 ft, at 116-118-120 East 97th st for St. Francis De Sales, Rev. P. J. Hayes, Bishop, 135 East 96th st, owner. Cost, \$150,000. Architect will take bids on general contract about June 20.

STORES, OFFICES AND LOFTS.

34TH ST.—Zipkes Wolff & Kudroff, 432 4th av, have plans in progress for alterations to the 5-sty brick store and office building, 25x80 ft, with loft, at 142 West 34th st, for Morris Glaser, 1123 Broadway, owner. Cost \$50,000. Architect will take bids on general contract about June 23.

5TH AV.—Starrett & Van Vleck, 8 West 40th st, have plans in progress for a 9-sty brick and limestone department store building, 159x208 ft, at the southeast corner of 5th av and 50th st, through to 49th st, for Saks & Co., Isadore Saks, president, Broadway and 33rd st, owner. Cost \$2,000,000. Electrical engineer, Chas. E. Knox, 101 Park av.

VARICK ST.—M. Glick, 499 East 176th st, has plans nearing completion for a 2-sty and basement brick store and showroom building, 57x34 ft, in the east side of Varick st, from Downing to West Houston st, for Fialber Realty Co., B. Gruskin, president, 1978 University av, owner and builder. Cost \$75,000.

MISCELLANEOUS.

15TH ST.—Henry O. Chapman, 334 5th av, has plans in progress for a 9-sty brick publishing building, 60x103 ft, at 147-151 West 15th st for Street & Smith, 79 7th av, owner. Architect will take bids on general contract about June 30.

27TH ST.—E. M. Van Orden, 130 East 15th st, has completed plans for a 1-sty brick electric sub station, 24x53 ft, at 454 West 27th st, for New York Edison Co., Nicholas F. Brady, president, 130 East 15th st, owner. Cost \$25,000.

184TH ST.—McKenzie, Voorhees & Gmelin, 434 Madison av, have plans nearing completion for a 3-sty brick telephone exchange, 116x238 ft, in the north side of 184th st, Tiebout to Valentine av, for N. Y. Telephone Co., H. F. Turner, president, 15 Dey st, owner. Cost \$500,000. Excavating, Godwin Construction Co., 130 East 44th st.

Bronx

CHURCHES.

BAINBRIDGE AV.—Jos. Hudnut, 51 West 10th st, has preliminary plans in progress for a 1-sty and basement brick parish house, 50x75 ft, on the east side of Bainbridge av, 100 ft north of Fordham rd, for Fordham M. E. Church, Rev. Arthur Thompson, pastor, Marion av and Fordham rd, owner. Cost, \$60,000. Architect will probably take bids about August 1.

STABLES AND GARAGES.

BRONX BLVD.—Plans have been prepared privately for an extension to the 2-sty brick, steel and reinforced concrete garage, 50x120 ft, at 3240 Bronx Blvd, for General Baking Co., Wm. Deininger, president, 342 Madison av, owner. Cost \$50,000.

WATERBURY AV.—John J. Dunnigan, 394 East 150th st, has completed preliminary plans for a 1-sty brick garage, 100x83 ft, on the west side of Waterbury av, 342 ft east of Havemeyer av, for Magdalena Rohe, 1306 Havemeyer av, owner.

STORES, OFFICES AND LOFTS.

CAULDWELL AV.—Wm. Koppe, 231 Waterbury av, has plans in progress for a 5-sty brick apartment, 100x87 ft, with stores, on the west side of Cauldwell av, 375 ft north of 149th st, for St. Mary's Park Realty & Construction Co., Mayer Stern, president, owner, on premises. Cost, \$300,000. Owner will take bids on separate contracts about September 1.

178TH ST.—Wm. Koppe, 2310 Waterbury av, has plans in progress for a 6-sty brick and stone house of irregular dimensions, with stores,

SPRINKLER

**SUPERVISORY SERVICE
AUTOMATIC SPRINKLER
VALVE ALARM SERVICE
INTERIOR FIRE ALARM
EQUIPMENT**

**INSTALLED AS A LOCAL SYSTEM
OR FOR CENTRAL OFFICE SERVICE**

**AUTOMATIC
FIRE ALARM SERVICE
SPECIAL BUILDING
SIGNAL SERVICE**

**Automatic Fire Alarm Co.
416 Broadway New York City
CANAL 5188**

on the block bounded by 178th st, Marmion av, 19th st and Southern blvd, for owner, to be announced later. Owner will take bids on separate contracts about August 1.

MISCELLANEOUS.

FORDHAM RD.—Joseph Hudnut, 51 West 10th st, has been retained to prepare plans for a brick social building, 38x65 ft, at Fordham rd and Marion av for Fordham M. E. Church, owner, on premises. Cost, \$50,000. Architect will take bids on general contract about July 1.

Brooklyn CHURCHES.

4TH AV.—Koch & Wagner, 32 Court st, have been retained to prepare plans for a 2-sty brick church, 51x90 ft, with parsonage, 50x19 ft, at the northeast corner of 4th and Ovington avs for Bethlehem Evangelical Lutheran Church, Rev. A. W. J. Herbert, pastor, 654 54th st, owner. Cost, \$85,000.

PENNSYLVANIA AV.—Edw. M. Adelson, 1778 Pitkin av, has plans nearing completion for an addition to the 2-sty brick synagogue, 50x100 ft, at 274-6 Pennsylvania av for Congregation Sons of Joseph, Samuel Horowitz, president, 144 Pennsylvania av, owner. Cost, \$40,000.

DWELLINGS.

24TH ST.—Seelig & Finkelstein, 44 Court st, have plans in progress for a 2-sty frame dwelling, 22x35 ft, in the east side of East 24th st, 250 ft north of Ave K, for Morris & Max Weinstein, 44 Court st, owner. Cost \$30,000.

FACTORIES AND WAREHOUSES.

DUFFIELD ST.—Henry O. Chapman, 334 5th av, Manhattan, has completed plans for alterations to the 7-sty brick factory and loft building in the east side of Duffield st, 100 ft south of Willoughby av, for Towns & James, 219 Duffield st, owner. Cost, \$90,000. Architect will take bids on general contract about June 26.

60TH ST.—Alfred A. Berube, 220 West 42d st, Manhattan, has completed plans for a 1-sty brick factory, 40x60 ft, with offices, in 60th st, between 15th and 16th avs, for City Iron Works, 444 West 38th st, owner.

STABLES AND GARAGES

PITKINS AV.—Kaufman & Levine, 469 7th av, Manhattan, have plans in progress for a 1-sty and basement brick garage, 100x100 ft, at the southeast corner of Pitkins av and Alabama av, for Ledean Construction Co., owner and builder, care of architect. Cost \$25,000.

Queens

CHURCHES.

JAMAICA, L. I.—Joseph Hudnut, 51 West 10th st, Manhattan, has plans in progress for a 2-sty brick church, 50x150 ft, on Clinton av, Jamaica, for Methodist Episcopal Church, Rev. P. E. Shoemaker, 34 Clinton av, Jamaica, owner. Cost, \$250,000. Architect will take bids on general contract about July 1.

DWELLINGS.

FLUSHING, L. I.—A. Marinelli, 15 N. Jackson av, Corona, has plans in progress for a 2-sty frame and stucco dwelling, on plot 40x100 ft, on Sanford av, Flushing, for M. Grot, 38 Mickels st, Corona, owner and builder. Cost, \$14,000.

JAMAICA, L. I.—Plans have been prepared privately for a 1-sty frame dwelling, 24x35 ft, on the east side of Forman av, 140 ft south of Mattawa av, Jamaica, for Hjalmar Syren, 324 East 35th st, Manhattan, owner. Cost, \$6,000.

SPRINGFIELD GARDENS, L. I.—D. Levinson, 386 Fulton st, Jamaica, has plans in progress for a 2-sty frame and shingle dwelling, 22x28 ft, at Morse and Rural avs, Springfield Gardens North, for Oscar Dahlgren, Springfield, owner and builder. Cost, \$7,000.

UNION COURSE, L. I.—Louis Danancher, 328 Fulton st, Jamaica, has completed plans for a

POMEROY

**Solid Iron and Hollow
Metal Windows**

Built in the belief that the best metal window is the only safe window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

282-96 East 134th Street NEW YORK
Phone: Mott Haven 5220

H. W. BELL CO.

**Gypsum Blocks
Terra Cotta Blocks
Plaster Boards
Dumbwaiter Blocks
Flue Pipe
Firebrick**

Park Ave. & 139th St.

Phone—Mott Haven 3134
BROOKLYN

KENT AVENUE & MORTON STREET



"WE CHALLENGE THE WORLD"

UNITED STATES GAS RANGE CORP.

Manufacturers

**"PRIZE BEAUTY" Gas Ranges
CLEVELAND, OHIO**

NEW YORK SHOWROOM AND WAREHOUSE

Phone—Madison Sq. 6627 107 E. 31st St., at Fourth Ave.

We manufacture gas ranges exclusively of 49 different styles and sizes of the highest grade construction at our competitors' low grade prices. "PRIZE BEAUTY" Gas Ranges are the best bakers, save gas, sanitary, rust-proof, and special porcelain enamel finish.

2-sty frame dwelling, 18x53 ft, on the south side of 90th av, 400 ft east of 80th st, Union Course, for Mary Schmidt and Mary Muller, 90th av, corner 80th st, Union Course, owner and builder. Cost, \$9,000.

FLUSHING, L. I.—A. E. Richardson, 154 Amity st, Flushing, has completed plans for a frame dwelling on plot 40x100 ft, in the west side of Larch st, 175 ft south of Jamaica av, Flushing, for Peter De Cesio, 79 Sinclair av, Flushing, owner and builder. Cost \$8,000. Owner will take bids on separate contracts.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—Wm. Higginson, 15 Park Row, Manhattan, has preliminary plans in progress for a 5½-sty reinforced concrete warehouse, 200x600 ft, on the square block Anable and Nelson avs and Mount and School sts, Long Island City, for James Butler, 390 Washington av, Manhattan, owner.

WOODSIDE, L. I.—Walter Kidde & Co., 140 Cedar st, Manhattan, have completed plans for a 1 and 2-sty concrete factory, 150x250 ft, at Woodside, for Latham Lithographing Co., H. Davis in charge, 33 West 42nd st, Manhattan, owner.

HOTELS.

LONG BEACH, L. I.—Jos. P. Powers, Hammels, has plans in progress for a 5-sty limestone hotel, 100x150 ft, with stores, at Boardwalk and Laurelton av, Long Beach, for Jacob Lifschotz, Ocean Crest Hotel, Alexandria av, Arverne, owner. Cost \$300,000. Architect will take bids.

SCHOOLS AND COLLEGES.

FREEPORT, L. I.—William Adams, 15 West 35th st, Manhattan, has been retained to prepare plans for a 3-sty brick high school in Pine st, Freeport, for Board of Education of Freeport, J. M. Harrington, president, Freeport, owner. Cost, \$600,000.

Westchester

DWELLINGS.

YONKERS, N. Y.—Jos. Blazheim, 18 Buena Vista av, Yonkers, has completed plans for a 2-sty frame dwelling, 50x75 ft, irregular, with garage, at 152-154 Yonkers av, Yonkers, for Chas. Gombaty, 81 Buena Vista av, Yonkers, owner and builder. Cost, \$15,000.

YONKERS, N. Y.—G. Howard Chamberlain, 18 So. Broadway, Yonkers, has completed plans for two 2½-sty frame and stucco dwellings, 28x28 ft, at 88-92 Belvedere av, Yonkers, for M. J. Hays, 514 So. Broadway, Yonkers, owner and builder. Total cost, \$22,000.

YONKERS, N. Y.—B. Hustace Simonson, 41 West 10th st, Manhattan, has completed plans for a 2½-sty frame and stucco dwelling, 39x34 ft, at 9 Rockland av, Yonkers, for Kathleen G. Walsh, 10 Elinor pl, Yonkers, owner. Cost, \$15,000.

NEW ROCHELLE, N. Y.—L. M. Loeb, 57 Lawton st, New Rochelle, has plans in progress for a 2-sty frame and half timber dwelling, 35x32 ft, on Minyahe av, New Rochelle, for Albe-marle Gardens Holding Co., 442 So. 4th av, Mt. Vernon, owner and builder. Cost, \$10,000.

NEW ROCHELLE, N. Y.—E. N. Mac Collin, 339 Huguenot st, New Rochelle, has completed plans for a 2½-sty frame and stucco dwelling, 56x20 ft, on Paine av, New Rochelle, for C. J. Dunlap, 46 Lawton st, New Rochelle, owner and builder. Cost, \$15,000.

NEW ROCHELLE, N. Y.—Plans have been prepared privately for a 2½-sty frame and stucco dwelling, 30x26 ft, in Fern st, New Rochelle, for A. Johnson, 76 Carlton terrace, New Rochelle, owner and builder. Cost, \$8,000.

NEW ROCHELLE, N. Y.—E. J. Klaes, 56 Morris st, New Rochelle, has completed plans for a 2½-sty brick and frame dwelling, 25x33 ft, on Plain av, New Rochelle, for M. Hart, owner and builder, care of architect. Cost \$30,000.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—Chamberlain & Fairbrook, 18 So. Broadway, Yonkers, have plans in progress for a brick high school at Park av, Summit pl, Convent pl and Shonnard terrace, Yonkers, for Board of Education of Yonkers, Benj. Stillwell, superintendent of schools, So. Broadway, Yonkers, owner. Cost, \$500,000. Owner will take bids on general contract about June 26.

MISCELLANEOUS.

YONKERS, N. Y.—J. G. White Engineering Co., 43 Exchange pl, Manhattan, has been retained to prepare plans for a brick and concrete biological laboratory at Graystone, Yonkers, for Col. W. B. Thompson, owner, on premises. Cost, \$500,000.

NEW ROCHELLE, N. Y.—Fred E. Winter, 236 Huguenot st, New Rochelle, has plans in progress for a 2-sty brick and limestone fire house, 40x60 ft, on Webster av, New Rochelle, for City of New Rochelle, Board of Fire Commissioners, New Rochelle, owner. Cost \$25,000.

New Jersey

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Romolo Botelli, 207 Market st, Newark, has completed plans for a 4-sty and basement brick and limestone apartment, 100x116 ft, at 279-285 Mt. Prospect av, Newark, for Louis Koppelon, 208 Hillside av, Newark, owner and builder. Cost, \$125,000.

ASBURY PARK, N. J.—Stanley & Wheeler,

Union Bldg., Newark, have plans nearing completion for a 3-sty and basement hollow tile and stucco dwelling, 50x100 ft, on 2d av, west of Kingsley st, Asbury Park, for Jersey Building Co., Frank McCann, president, Plum Point lane, Newark, owner.

MONTCLAIR, N. J.—Geo. W. Backoff, 40 Park pl, Newark, has completed plans for a 4-sty and basement common and front brick and limestone apartment, 83x95 ft, at the southeast corner of Gates av and Union st, Montclair, for J. Garodnick and Samuel Kobrin, 660 South 18th st, Newark, owner and builder. Cost, \$90,000.

CHURCHES.

GLEN ROCK, N. J.—Harold E. Paddon, Herald Bldg., 35th st and Broadway, Manhattan, has completed plans for a 1-sty terra cotta block and stucco church, of irregular dimensions, at Glen Rock for Glen Rock Community Church, Glen Rock, owner. Cost, \$60,000. Architect will soon take bids on general contract.

TEANECK, N. J.—Jos. Hudnut, 51 West 10th st, Manhattan, has plans in progress for a 2-sty rubble masonry church, 50x80 ft, on Fort Lee rd, near Queen Anns rd, Teaneck, for Methodist Episcopal Church, Mr. Floyd Farrant, chairman building committee, Queen Anns rd and trolley line, Bogota, owner. Cost, \$50,000. Architect will take bids on general contract about July 1.

UPPER RIDGEWOOD, N. J.—Harold E. Paddon, Herald Bldg., 35th st and Broadway, Manhattan, has plans in progress for a 1-sty frame St. Elizabeth's Chapel, 36x80 ft, at Upper Ridgewood for St. Bartholomew's Church, Ridgewood, owner. Architect will soon take bids on general contract.

DWELLINGS.

SOUTH ORANGE, N. J.—Wm. E. Garrabrants, 343 Main st, East Orange, has plans in progress for a 2½-sty frame dwelling, 26x42 ft, at South Orange for C. C. Baldwin, Firemen's Bldg., Newark, owner and builder. Cost, \$16,000.

WEST HOBOKEN, N. J.—Leo Feinen, 3697 Boulevard, Jersey City, has plans nearing completion for a 2½-sty brick dwelling, 25x40 ft, in High st, near Bergenline av, West Hoboken, for P. Barbano, Palisade, near North av, Jersey City, owner. Cost, \$20,000.

HALLS AND CLUBS.

ASBURY PARK, N. J.—Wm. Neumann, Lerner Bldg., Hudson blvd, Jersey City, has plans nearing completion for alterations and an addition to the 4-sty brick club house, 25x100 ft, on Munroe av, Asbury Park, for Asbury Park Lodge, B. P. O. Elks, George J. Daley, chairman building committee, Munroe av, Asbury Park, owner. Cost, \$150,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

BANKS.

UNION HILL, N. J.—John Lowry, Jr., 171 Madison av, Manhattan, has the general contract for alterations and an addition to the brick, limestone and terra cotta bank, 40x40 ft, on Bergenline av, Union Hill, for Weehawken Trust Co., G. H. C. Jagels, president, Union Hill, owner, from plans by Crow, Lewis & Wick, 200 5th av, Manhattan, architects.

Edison Service—Again!

Another large office and showroom building which will use Edison Service is under construction at the southeast corner of Broadway and Thirty-Seventh Street. Arrangements for the electrical supply were made before the excavating started. The owners knew Edison Service and chose it

The site covers 14,000 square feet and the building will be 16 stories high. It was planned by Summerfield & Steckler; Owner, Broadway & 37th Street Corporation; and the electrical installation will be made by Harry Alexander

There will be an installation of 5000 lamps and 420 horsepower; seven elevators will require 230 horsepower for operation, the balance of the power being used for various pumps and the operation of machinery, a portion of the building having been planned for the occupancy of manufacturing concerns

If you desire a cost study of your electric light and power problem, our engineers will gladly aid you. There will of course be no obligation on your part

Big Buildings Use Edison Service

The New York Edison Company

At Your Service

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



CHURCHES.

MANHATTAN.—Wm. Crawford, 5-7 East 42d st., has the general contract for alterations to the 3-sty brick synagogue, 100x160 ft., at 521 5th av for Emanuel Congregation of City of New York, Louis Marshall, president, 521 5th av, owner, from plans by Harry Allen Jacobs, 64 East 55th st, architect. Cost, \$30,000.

RIDGEWOOD, N. J.—Wm. L. Platt Construction Co., 152 Market st, Paterson, has the general contract for a 2½-sty brick, hollow tile and stucco rectory, 45x54 ft., at Prospect, Hudson and Passaic sts, Ridgewood, for St. Mary's R. C. Church, Rev. E. F. Kirk, pastor, Ridgewood, owner, from plans by Wm. T. Fanning, 5 Colt st, Paterson, architect. Cost, \$30,000. Carpenter work, Van Hoff Bros., 89 Brown av, Paterson. Heating, plumbing and roofing, Wm. H. Moore, 278 West Ridgewood av, Ridgewood. Electric wiring, C. A. Burnett, 6 No. Broad st, Ridgewood.

DWELLINGS.

MANHATTAN.—Tilden & Herzig, 350 Madison av, have the general contract for a 2½-sty brick and terra cotta dwelling, 32x36 ft., in Riverdale Section, for Mrs. H. L. Taylor, owner, care of architect, from plans by Dwight James Baum, Spuyten Duyvil Parkway and Waldo av, architect. Cost \$20,000.

DOUGLSTON, L. I.—Raymond D. Ritchie, 10 East 43d st, Manhattan, has the general contract for a 3-sty face brick dwelling, 58x73 ft., irregular, with garage, at Douglaston for James L. Wilhoit, Douglaston, owner, from plans by

Frank J. Foster, 33 West 42d st, Manhattan, architect. Cost, \$45,000.

NEW ROCHELLE, N. Y.—Baltz Bros., 31 North av, New Rochelle, have the general contract for a 2½-sty frame and stucco dwelling, 30x22 ft., on Rockland terrace, New Rochelle, for J. K. Huntington, Rochelle Heights, New Rochelle, owner, from plans prepared privately. Cost, \$9,000.

NEW ROCHELLE, N. Y.—Bartnet & Hynes, Bayard st, New Rochelle, have the general contract for a 2½-sty brick veneer dwelling, 30x30 ft., on Albert pl, New Rochelle, for D. Gaiardi, Mayflower av, New Rochelle, owner, from plans by O. A. Summo, 280 Huguenot st, New Rochelle, architect. Cost, \$12,000.

BRONXVILLE, N. Y.—Oliver M. Oake, Bronxville, has the general contract for two 2½-sty stucco on frame dwellings, 20x45 ft., on Kensington rd, Bronxville, for Mrs. Pressley Bislard, Bronxville, owner, from plans by P. V. Stout, 138 East 44th st, Manhattan, architect. Cost, \$12,000 each.

YONKERS, N. Y.—Peter A. Sarubbi, 5 Getty sq, Yonkers, has the general contract for a 2½-sty face brick and limestone dwelling, 32x50 ft., with garage, at 205-209 Valentine lane, Yonkers, for Max Fleisher, 74 Ellicott av, Yonkers, owner, from plans by W. P. Katz, 2 Hudson st, Yonkers, architect. Cost, \$25,000.

TARRYTOWN, N. Y.—W. S. Fitzrandolph, 1328 Broadway, Manhattan, has the general contract for alterations and an addition to a 2½-sty brick dwelling, 50x100 ft., at Tarrytown

for Harold M. Lehman, Esq., 16 William st, Manhattan, owner, from plans by Frank Eaton Newman, 120 West 40th st, Manhattan, architect. Cost, \$50,000.

WEST ORANGE, N. J.—Lithgow Co., 79 King st, Manhattan, has the general contract for a 2½-sty brick dwelling, 36x84 ft., with garage, at West Orange for Stephen E. Kelsey, care Title Guaranty & Trust Co., 176 Broadway, Manhattan, owner, from plans by Hollingsworth & Bragdon, 17 West 45th st, Manhattan, architects. Cost, \$30,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—The Foundation Co., 120 Liberty st, Manhattan, has the general contract for a 6-sty reinforced concrete warehouse, 120x140 ft., at Van Dam and Nott avs, L. I. City, for Whitaker-Glessner Co., 16 Desbrosses st, Manhattan, owner, from plans by Wm. Higginson, 15 Park Row, Manhattan, architect. Elevator, Otis Elevator Co., 11th av and 26th st, Manhattan.

BROOKLYN, N. Y.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 2-sty brick storage building, 58x100 ft., at the northeast corner of Finlay and Concourse sts for N. Y. Dock Co., Robt. Hoppen, Jr., 44 Whitehall st, Manhattan, owner, from plans prepared privately. Cost, \$45,000.

NEWARK, N. J.—P. J. Carlin Construction Co., Grand Central Terminal, Manhattan, has the general contract for four buildings 60 ft high, reinforced concrete construction, a factory and warehouses, 400x350 ft., at Frelinghuysen av and Virginia sts, Newark, for Orbis Products Trading Co., M. Beling, in charge, 215 Spruce st, Manhattan, owner, from plans by Samuel Kent, architect, care of general contractor.

HALLS AND CLUBS.

MANHATTAN.—John McKeefrey, 1416 Broadway, has the general contract for a 5-sty brick club house, 25x94 ft., at 502-510 West 41st st for R. C. Church of Raphael, Rev. Michael J. Duffy, rector, 504-510 West 41st st, owner, from plans by Geo. H. Streton, 158 West 35th st, architect. Cost, \$60,000.

HOSPITALS.

PEEKSKILL, N. Y.—The Vought Construction Co., Inc., 131 East 44th st, Manhattan, have the general contract for an addition to the 3-sty brick and terra cotta hospital building, 38x68 ft., on South st, Peekskill, for Peekskill Hospital, L. F. Crumb in charge, Savings Bank Building, Peekskill, owner, from plans by Thomas W. Lamb, 644 8th av, Manhattan, architect. Cost \$150,000.

SCHOOLS AND COLLEGES.

CHATHAM, N. J.—H. H. Vought Construction Co., 133 East 44th st, Manhattan, has the general contract for a 2-sty and basement brick high school, approximately 100x60 ft., at Conover Track, Chatham, for Board of Education of Chatham, G. D. Richards, 150 Nassau st, Manhattan, owner, from plans by Rasmussen & Wayland, 252 West 46th st, Manhattan, architects. Heating, Fred P. Merkel, 131 So. 12th st, Newark. Plumbing, Frank Vanderweg, Roselle Park.

STABLES AND GARAGES.

MANHATTAN.—Dinney New Garden Co., 18 West 42nd st, has the general contract for a 1-sty brick garage, 100x100 ft., at 656-672 11th av, 559 West 48th st, for the Dunellen Construction Co., John Pell, president, 362 West 23rd st, owner, from plans by Geo. M. McCabe, 96 5th av, architect. Cost \$20,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—T. C. Desmond Co., 26 Beaver st, has the general contract for a 20-sty brick, terra cotta and granite office building, 80x200 ft., on the east side of Park av, 46th to 47th sts, rear of Grand Central Palace, for Merchants and Manufacturers Exchange of New York, 460 Lexington av, owner, from plans by Warren & Wetmore, 116 East 47th st, architects. Cost \$2,500,000.

MANHATTAN.—Todd, Robertson & Todd, 347 Madison av, Manhattan, have plans in progress for a 13-sty brick and stone store and office building, with show rooms, 100x215 ft., at the northeast corner of Madison av and 46th st for 375 Madison Avenue, Inc., Robt. C. Knapp, president, 681 5th av, owner, from plans by Cross & Cross, 681 5th av, architects. Cost, \$1,000,000.

HICKSVILLE, L. I.—Niewenhou Co., Inc., Park to Courtlandt avs, at 161st st, Manhattan, have the general contract for an addition to a 2-sty and basement department store at Hicksville for Henry F. Huettner, Hicksville, owner.

MISCELLANEOUS.

BROOKLYN.—Peter Guthy, 852 Monroe st, has the general contract for a 1-sty brick distributing station, 68x100 ft., in 63d st, 130 ft east of 16th av, for Dugan Bros., 287 Broadway, owner, from plans by Henry Holder, 242 Franklin av, architect. Cost, \$20,000.

BRIDGEHAMPTON, L. I.—A. W. Topping, Main st, Bridgehampton, has the general contract for a 2-sty frame community building, 26x72, 42x82 ft., at Main and School sts, Bridgehampton, for Community Association, J. T. Adams, chairman of board, Jobs lane, Bridgehampton, owner, from plans by Benj. V. White, 20 West 34th st, Manhattan, architect. Cost, \$15,000.

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street

BROOKLYN, N. Y.

NIEWENHOUS COMPANY, INC.

We specialize in Financing, Planning and Erecting Legitimate Building Operations on a 60% Loan Basis.

Commission Moderate. 316-318 East 161st Street
Telephone: Melrose 1694-1695 New York City

TELEPHONE: MANSFIELD 2300

RETAIL LUMBER CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

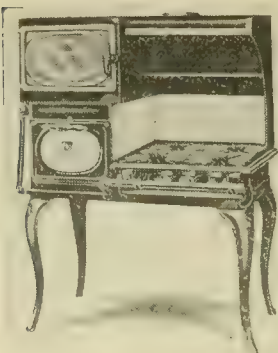
Coney Island Ave. and Ave. H, Brooklyn, N. Y.

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phones
Mott Haven { 1370
 { 1371

Office and Factory: River Ave. and East 151st St.



A-B Gas Ranges

Headquarters for

LANDLORDS AND BUILDERS

Own your own ranges and don't pay rent for them forever. A-B Ranges are the best bakers, save gas and are finished in sanitary porcelain Enamel. Rustproof.

40 Different Styles & Sizes at Lowest Prices
Guaranteed to Give Satisfaction

J. ROSE & CO., 114 W. 39th St., N. Y.

Downtown Store and Service Branch: 63 Orchard Street
Tel. Fitzroy 3466 Est. 36 Years

BUILDING LOANS

We are in the market for construction loans in the form of first mortgage bond issues in New York and other large cities. We prefer loans of \$500,000 upward.

Owners, builders, and architects should write for booklet describing the STRAUS PLAN. Ask for

Booklet G

S.W. STRAUS & CO.

Established 1882

Incorporated

STRAUS BUILDING
565 Fifth Ave., at 46th St., NEW YORK

Offices in 15 Principal Cities

Telephone—Vanderbilt 8500

**40 Years Without Loss
to Any Investor**

Copyright, 1922, by S. W. Straus & Co.

Building and Permanent MORTGAGE LOANS

QUICK ACTION

To Builders—We can subordinate entire purchase price of several well-located plots and obtain liberal building and permanent loans. Little cash required.

S. Osgood Pell & Co. 15 & 17 West 44th St.
Tel. Vanderbilt 5610

FOR PAINTING, DECORATING and PLASTERING

Consult

LESCH & JOHNSON

261 East Fordham Road New York
Telephone: Fordham 9345

HOUSE MOVERS and SHORERS

House Moving, Shoring and Jobbing
Promptly Attended to

Christian Vorndrans Sons

412 E. 147th St., Bronx Tel. Melrose 456

PLANS FILED FOR NEW CONSTRUCTION IN ALL BOROUGHES OF NEW YORK CITY

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

38TH ST., 14-22 E. 19-sty bk apartment, 98x125, tile rf; \$1,000,000; (o) Allerton 38th St. Co., Inc., 369 Lexington av; (a) Murgatroyd & Ogden, 369 Lexington av (346).

5TH AV., 1160-63, 6-sty bk apts, 90x200, tar & slag rf; \$500,000; (o) Dayfield Realty Corp., 50 E 42; (a) Fred F. French Co., 299 Madison av (331).

CLUBS.

41ST ST., 510 W., 4-sty bk club house, 25x90, slag roof; \$60,000; (o) The R. C. Church of St. Raphael, 502 to 510 W. 41 st; (a) Geo. H. Streeton, 158 W 35 st (340).

DWELLINGS.

FORT CHARLES PL., 43, 2-sty frame dwg, 18x24, shingle rf; \$6,200; (o) Patk. Kelly, 301 W 52d st; (a) Stanton Habersham, G. C. Terminal (347).

FACTORIES AND WAREHOUSES.

34TH ST., 513-19 W., 2-sty bk factory, 25x95, tar and gravel rf; \$10,000; (o) Benj. Fox's Sons, 511 W 34 st; (a) John H. Kimbel, 305 W 43 st (343).

68TH ST., 426 E., 1-sty bk store house, 25x50, slag rf; \$5,000; (o) Jas. Reilly, 57 E 95 st, Frank D'Aquila, 409 E 63 st; (a) Fred W. Morton (338).

145TH ST., 238 W., 1-sty metal store and auto storage, 16x22, metal rf; \$400; (o) Fitzroy Realty Corp., 33 W 42d st; (a) Maurice Silverstein, 145 W 41st st (349).

STABLES AND GARAGES.

NICHOLS PL., 39-49, 1-sty fr barn, 26x16, asphalt roll roof; \$850; (o) Minosuke Yamaguchi, 152-162 Payson av; (a) J. Tominaga, 73 Hamilton ter (332).

49TH ST., n s, 60 e Beekman pl; 51ST ST., s s, 150 e Beekman pl, 1-sty bk garage office, 100x460, plastic slate roof; \$100,000; (o) The Beekman Est., Inc., 7 E 42; (a) John J. Dunnigan, 394 E 150; (assoc a) John De Hart, 1039 Fox st, Bronx (332).

133D ST., 635-49 W., 48 1-sty metal garages, 10 x18, 18x44, 20x42, metal roof; \$7,600; (o) Ashley & Ashley, 351 W 86; (a) P. P. (337).

STORES, OFFICES AND LOFTS.

VARICK ST., 206, 2-sty bk stores and restaurant, 57x33, roof not spec; \$20,000; (o) Fialbar Realty Corp., 1987 University av; (a) M. Glick, 499 E 176 st (345).

STATE ST., 6, 7-sty bk office bldg, 26x104, slag rf; \$110,000; (o) South Ferry Realty Co., 115 Bway; (a) Schneider & Werther, 507 5 av (341).

30TH ST., 260 W., 12-sty bk stores, offices and cold storage, 83x100, slate and tile rf; \$700,000; (o) 8th Ave. & 30th St. Corp., 670 5th av; (a) Cross & Cross, 681 5th av (348).

46TH ST., 148-150 W., 7-sty bk stores, showrooms and offices, 30x100, plastic slate rf; \$30,000; (o) Chas. Geoly, 110 W 46 st; (a) Sam'l. Cohen, 32 Union sq (344).

BWAY, 1431, 12-sty bk stores, lofts and offices, 47x82, tar and gravel rf; \$185,000; (o)

Alurion Realty Corp., 32 Liberty st; (a) F. B. & A. Ware, 1170 Bway (339).

MADISON AV., 1150-1168, 15-sty bk restaurant str & apts, 204x220, tile roof; \$2,000,000; (o) 12 E 86th St. Corp., 141 W 73; (a) Schwartz & Gross, 347 5 av (334).

11 AV., 798-804, 6-sty bk auto sales and service rooms, 200x100, compos. or tile rf; \$400,000; (o) Argonaut Service Corp., 1762-4 Bway; (a) Albert Kahn, Marquette Bldg., Detroit, Mich. (342).

MISCELLANEOUS.

27TH ST., 454 E., 1-sty bk sub stations, 24x53, asphalt & slag rf; \$25,000; (o) The N. Y. Edison Co., 130 E 15; (ce) Ernest M. Van Norden, 130 E 15 (336).

56TH ST., 640-90 W.; 12TH AV., 788-94, 2 bldgs, 1 & 2-sty bk housing station & destructor plant, 212x100 & 200x100, pitch & felt roof; \$577,000 total; (o) City of N. Y., Dept. Plants & Structures, 18th floor, Municipal bldg; (o) P P (330).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

FAILE ST., s e c Aldus st, 6-sty bk tnt, 100x90, slag rf; \$180,000; (o) Homeric Const. Co., Inc., Philip Stein, 370 E 149 st, president; (a) Chas. Kreymborg, 2534 Marion av (1761).

BRYANT AV., s w c Aldus st, 6-sty bk tnt, 100x90, slag rf; \$180,000; (o) Homeric Const. Co., Inc., Philip Stein, 370 E 149 st, president; (a) Chas. Kreymborg, 2534 Marion av (1760).

DWELLINGS.

KNOX PL., w s, 158.01 n Mosholu av, 2-sty and attic fr dwg, 21x50.8, asphalt shingle rf; \$12,000; (o) Patrick Gilchrist, 2675 Bainbridge av; (a) Geo. F. Spellman, 2550 Briggs av (1759).

OSMAN PL., w s, 100 s Cranford av, 2-sty fr dwg, 25x25, asphalt shingle rf; \$7,500; (o) Anna D. Fitz, 1115 Clay av; (a) Cranford Const. Co., 233 st and White Plains av (1752).

CLAFLIN AV., w s, 39.5 s 195 st, 2-sty fr dwg, 29x42, shingle rf; \$12,000; (o) Albert Weiss, 101 E 84 st; (a) Louis Kaysser, 2846 Claflin av (1758).

CROSBY AV., e s, 103.7 n Coddington av, 3-sty fr dwg, 18x42, shingle rf; \$4,000; (o) Wm. McCleery, 333 4 av; (a) Henry J. Nemer, 1215 Ogden av (1764).

FULLER ST., e s, 125 n Zerega av, 2-sty fr dwg, 21x38, rubberoid rf; \$6,000; (o) Alfred Ills, 1732 Zerega av; (a) F. R. Nicotia, 423 E 114 st (1762).

NEWTON AV., w s, 216-79 n 256 st, 2 1/2-sty fr dwg, 22x32, shingle rf; \$5,000; (o) Catherine Gaynor, 501 w 174 st (a) S. J. Kodak, 253 Lee av, Yonkers (1770).

NEWTON AV., w s, 181.79 n 256 st, 2 1/2-sty fr dwg, 22x32, shingle rf; \$5,500; (o) Augusta S. Brown, 5612 Newton av; (a) S. J. Kodak, 253 Lee av, Yonkers (1769).

NORTH OAK DRIVE, n e c Holland av, 2-sty fr dwg, 32x43, shingle rf; \$10,000; (o) Simira Maseia, 3216 Cruger av; (a) Lucian Pisciotta, 3011 Barnes av (1771).

PARK AV., e s, 50 s 187 st, 2-sty bk dwg, 19x52, slag rf; \$8,000; (o) Minnie Gunther, 4636 Park av; (a) Chas. S. Clark, 441 Tremont av (1767).

PAULDING AV., e s, 200 s Duncan av, 2-sty fr dwg, 36x25 1/2, asphalt shingle rf; \$6,500; (o & a) Peter D. Girolomo, 3013 Olinville av (1751).

VINCENT AV., e s, 100 n Randall av, 1-sty fr dwg, 21x30, shingle rf; \$3,000; (o & a) Bromslaw Kissel, 719 Courtlandt av (1763).

STORES AND DWELLINGS.

BRONXWOOD AV., n w c Burke av, 2-sty bk str and dwg, 25x56, slag rf; \$8,000; (o) Paul Picone, 442 E 9 st; (a) Chas. S. Clark, 441 E Tremont av (1765).

STORES, OFFICES AND LOFTS.

156 ST., n w c Trinity av, 1-sty bk store, 100.6x90, plastic slate rf; \$25,000; (o) Sandman Holding Corp., Morris Maran, 277 Bway, president; (a) Loranz F. J. Weiher, 271 W 125 st (1768).

DYER AV., s e c 233 st, 1-sty bk stores, 104.7x109.1, slag rf; \$6,000; (o) Ivan Realty Co., E. J. Alexander, 240 Mt. Hope pl, president; (a) Chas. S. Clark, 441 Tremont av (1766).

STORES AND TENEMENTS.

KINGSBRIDGE RD., w s, 202.4 s 192 st, 2-sty bk store and tnt, 75x70, slag rf; \$35,000; (o) D. Angelo Contracting Co., Michael D'Angelo, 749 E 216 st; (a) J. M. Felson, 1137 Bway (1756).

MISCELLANEOUS.

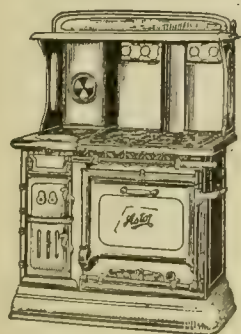
KEPPLER AV., n e c 236 st, 2 1/2-sty hollow tile 32x35 asbestos shingle rf; \$9,000; (o) Les Zuchowzsky, 765 Courtlandt av; (a) Ant. Primer, 2009 Westchester av (1751).

Iron
Castings
Repair
Work

Acme Foundry

Truck
Delivery
in
New York

20 Years at 290 North Henry Street, Brooklyn. Tel.: Greenpoint 3081



The UNION STOVE WORKS

Headquarters for Builders for

Kitchen Ranges for Coal or Gas, Standard or
Pipeless Furnaces, Heating Boilers, Laundry
Apparati

THE GREAT "ASTOR" LINE

70 BEEKMAN STREET

Established 88 Years

Telephone: Beekman 2490

ZEREGA AV, e s, 57 s Butler pl, 1-sty bk foundation, 21x65, rubberoid rf; \$6,000; (o) Brochart Roofing Co., David Brochart, 2008 Bathgate av, president; (a) B. Ebeling, 1372 Zerega av (1755).

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

LINCOLN PL, 301-11, n s, 275 e Underhill av, 4-sty bk tnt, 100x83.2; \$125,000; (o) Wisconsin Realty Co., Inc., 330 Wyona; (a) McCarthy & Kelly, 16 Court (4029).

PLAZA ST, 68, n e c St. Johns pl, 4-sty bk tnt, 118.4x20; \$42,000; (o) The Peihambrook Holding Co., Inc., 16 W 72d; (a) Chas. E. T. Dieterien, 15 W 38th, Manhattan (4201).

ST. JOHNS PL, 1463-75, n s, 300 e Utica av, 2-4-sty bk tnt, 75x104; \$200,000; (o) S. & K. Const. Co., Inc., 482 Monroe; (a) Gronenberg & Leuchtag, 450 4 av, Manhattan (3526).

ST. JOHNS PL, 1477-83, n s, 450 e Utica av, 4-sty bk str & tnt, 75x98; \$100,000; (o) S. & K. Const. Co., Inc., 482 Monroe; (a) Gronenberg & Leuchtag, 450 4 av, Manhattan (3527).

E 23D ST, 401-11, s e c Dittmas av, 4-sty bk tnt, 113x irreg; \$100,000; (o) Deisen Bldg. Corp., 2002 Douglass; (a) Shampam & Shampam, 50 Court (3406).

W 24TH ST, 2948-50, w s, 294.11 n Surf av, 4-sty bk tnt, 40x101.4; \$55,000; (o) Goldberg & Fogel Bldg. Co., 461 Crown; (a) Springsteen & Goldhammer, 32 Union sq (3397).

46TH ST, 638-70, s s, 125 w 7 av, 14-3-sty bk tnts, 20x76; \$224,000; (o) Wm. Beckmann, 976 52d; (a) Thos. Bennett, 7826 5 av (4144).

82D ST, 541-51, e s, 317.1 n 6 av, 4-3-sty bk tnts, 25x73; \$88,000; (o) Barnit Strauss, 699 Greene av; (a) Boris W. Dorfman, 26 Court (4322).

83D ST, 439-45, n s, 373.8 w 5 av, 3-3-sty bk tnt, 20x80; \$54,000; G. & G. Bldg. Corp., 5718 8 av; Jas. J. Millman, 26 Court (4107).

AV C, 110-14, s s, 60 e Gravesend av, 5-sty bk tnt, 50x87.8; \$65,000; (o) Max Rosenberg, 827 Hopkinson av; (a) Cohn Bros., 361 Stone av (3411).

BAY PKWAY, 8302-24, w s, 83d to 84th, 4-sty bk tnt, 180x89.11; \$250,000; (o) Argonne Const. Co., Inc., 8609 Bay pkway; (a) Shampam & Shampam, 50 Court (4318).

BAY PKWAY, 8013-23, n e c 81st, 4-sty bk tnt, 92x80; \$117,000; (o) Stucco House Bldg. Co., 8515 Bay pkway; (a) Andrew J. Thomas, 137 E 45th, Manhattan (3437).

EASTERN PKWAY, 286-92, s s, 335.4 w Franklin av, 5-sty bk tnt, 75x100; \$175,000; (o) Realty Assoc., 162 Remsen st; (a) Benj. Driesler, Jr., 153 Remsen (3412).

EASTERN PKWAY, 1326-30, s s, 286.3 s Buffalo av, 4-sty bk tnt, 70x79.4; \$75,000; (o) Herman Luwisch, 493 Ashford; (a) John M. Ricca, 1315 Herkimer (3531).

EUCLID AV, 591-623, e s, 100 s Sutter av, 12-2-sty bk tnt, 24x69; \$192,000; (o) Max Seidman, 593 Howard av; (a) S. Millman & Son, 1780 Pitkin av (3530).

OCEAN AV, 147, e s, 352.5 s Lincoln rd, 4-sty bk tnt, 50x103; \$100,000; (o) D. M. Realty Co., 230 Grand; (a) Shampam & Shampam, 50 Court (3419).

OCEAN AV, 1494-1504, s w c Av J, 4-sty bk tnt, 100x110; \$150,000; (o) Ocean Jay Const. Corp., 56 New Chambers, Manhattan; (a) M. W. De Gaudio, 158 W 45th, Manhattan (3974).

NEWPORT AV, 83-9, n s, 35 w Amboy, 3-2-sty bk tnts, 25x72; \$51,000; (o) Moshfeld Bldg. Corp., 404 Alabama av; (a) Abraham Farber, 1746 Pitkin av (3941).

SARATOGA AV, 812-22, w s, 150.2 n Riverdale av, 4-2-sty bk tnts, 25x77; \$88,000; (o) Jacob Kershner, 276 Watkins; (a) S. Millman & Son, 1780 Pitkin av (4399).

4TH AV, 8404, s w c 84th, 4-sty bk tnt, 50x90; \$85,000; (o) Building Estates, Inc., 1357 46th; (a) Jos. J. Millman, 26 Court (4105).

DWELLINGS.

SHERIDAN AV, 323, e s, 120 n Sutter av, 2-sty bk 2 fam dwg, 20x45; \$7,500; (o) Jos. Kolosh, 321 Sheridan av; (a) Chas. H. Pfaff, 324 Grand av (4190).

SHEPHERD AV, 592, w s, 75 s Blake av, 2-sty bk 2 fam dwg, 20x57; \$10,000; (o) Valeria Barbieri, 205 E 39th, Manhattan; (a) Gibson & Kay, 2522 Pitkin av (4140).

SHORE BLVD, 218, w s c Beaumont, 2-sty bk 1 fam dwg, 75.10x22.6; \$10,000; (o) I. Hyman, 23d & 7 av, Manhattan; (a) H. C. Chivers, 257 W 4th, Manhattan (3429).

SNYDER AV, 5412-14, s s, 80 w E 55th, 2-sty fr 2 fam dwg, 22x52; \$8,000; (o) John Reilly, 244 W 290th, Manhattan; (a) Chas. P. Cannella, 1163 Herkimer (3444).

SNYDER AV, 5102-4, s e c E 51st, 2-sty fr 2 fam dwg, 22x52; \$8,000; (o) Edw. Farrell, 1742 W 9th; (a) Chas. P. Cannella, 1163 Herkimer (3445).

TROY AV, 1277-83, e s, 137.6 s Av D, 2-2-sty bk 2 fam dwg, 20x55; \$20,000; (o) Elderts Lane Bldg. Co., Inc., 11 Liberty pl; (a) Salvati & Le Quornik, 369 Fulton (3769).

VAN SIOLEN AV, 604-18, w s, 86 n Riverdale av, 6-2-sty bk 2 fam dwgs, 20x57; \$72,000; (o) R. W. Smith Con. Co., Inc., 362 7 av, Manhattan; (a) E. M. Adelson, 1778 Pitkin av (4430).

6TH AV, 7525, n e c 76th, 2-sty bk 2 fam dwg, 20x58; \$14,000; (o) John R. Pinover, 7402 New Utrecht av; (a) Thos. Bennett, 7826 5 av (3502).

6TH AV, 7503-21, e s, 21.44 n 76th, 6-2-sty bk 2 fam dwgs, 20x58; \$72,000; (o & a) same as above (3503).

6TH AV, 7501, s e c 75th, 2-sty bk 2 fam dwg, 20x58; \$14,000; (o & a) same as above (3504).

14TH AV, 7001-5, s e c 70th, 2-2-sty bk 2 fam dwgs, 20x56; \$20,000; (o) Mariano Cordi, 966 59th; (a) Ferd. Savignano, 6005 14 av (3613).

14TH AV, 7007-9, e s, 50 s 70th, 2-sty bk 2 fam dwg, 20x61; \$10,000; (o & a) same as above (3614).

STABLES AND GARAGES.

STILLWELL AV, 1789-95, e s, 20 n Highland av, 3-2-sty bk str & 1 fam dwgs, 20x50; \$30,000; (o & a) same as above (3510).

STILLWELL AV, 1787, e s, 80 n Highland av, 2-sty bk str & 1 fam dwg, 20x50; \$20,000; (o & a) same as above (3511).

STORES, OFFICES AND LOFTS.

BEDFORD AV, 1259-61, e s, 19.8 n Herkimer, 2-sty bk str & offices, 40x91.10; \$20,000; (o) Wm. Kelly, 1251 Bedford av; (a) Bly & Hamann, 551 Nostrand av (3802).

DRIGGS AV, 808-10, n w c S 5th, 6-sty bk str & factory, 38.6x121.3; \$100,000; (o) Williamsburg Holding Corp., 416 Bway, Manhattan; (a) Philip Steigman, 26 Court.

FRANKLIN AV, 822-32, s w c Union, 4-sty bk str & 3 fam dwg, 90x90; \$130,000; (o) Leon Kellner, 420 Crown; (a) Cohn Bros., 361 Stone av (4060).

NEPTUNE AV, 155-9, n s, 154 w E 11th, 3-1-sty bk str, 15.4x48.2; \$12,000; (o) Assoc. Realty Co., Inc., 163 Remsen; (a) Geo. H. Suess, 1131 Gravesend av (4053).

WASHINGTON AV, 751-5, e s, 65.1 s Sterling pl, 1-sty bk str, 44x65; \$8,000; (o) Lillian Harrison, 759 Washington av; (a) Bly & Hamann, 551 Nostrand av (4402).

Queens

DWELLINGS.

FLUSHING.—22d st, w s, 100 n Crocherson av, 2-sty fr dwg, 37x24, shingle rf, 1 family, gas, steam heat; \$9,500; (o & a) Minnie B. Lamber, 22d st, Flushing (3937).

FLUSHING.—Washington st, n s, 539 e Parsons av, 2-sty fr dwg, 21x33, shingle rf, 1 family, gas, steam heat; \$8,000; (o) John Tuoley, Flushing; (a) J. C. W. Cadoo, Flushing (3655).

JAMAICA.—Bandman av, n s, 150 e Wyckoff, 2½-sty fr dwg, 19x44, shingle rf, 2 families, gas, steam heat; \$8,500; (o) John Judas, care of archt; (a) H. T. Jeffrey, Jr., 309 Fulton, Jamaica (3895).

JAMAICA.—Augusta court, e s, 60 s Meyer av, 5-2-sty fr dwgs, 18x27, shingle rf, 1 family, gas; \$20,000; (o & a) August Einstein, Meyer av, Jamaica (3945 to 3949).

JAMAICA.—Bradley pl, n s, 100 e Baisley av, 3-1-sty fr dwgs, 22x37, shingle rf, 1 family, gas, hot air heat; \$10,500; (o) Harris Nevins, 44 Court, Bklyn; (a) Louis Dannacher, 328 Fulton, Jamaica (3462-63-64).

L. I. CITY.—11th av, w s, 300 s Wilson av, 2-sty bk dwg, 24x46, slag rf, 1 family, elec, steam heat; \$12,000; (o) Rudolph G. Grothe, 310 11 av, L. I. City; (a) Val. Schiller, 335 11 av, L. I. City (3189).

L. I. CITY.—15th av, e s, 20 n Graham av, 2-2-sty bk dwgs, 21x52, slag rf, 2 families, gas, hot water heat; \$20,000; (o) Frank Beck, 62 15 av, L. I. City; (a) Val. Schiller, 335 11 av, L. I. City (3190-91).

RICHMOND HILL.—121st st, e s, 450 s Jerome av, 2½-sty fr dwg, 22x46, shingle rf, 2 families, gas, steam heat, elec; \$9,500; (o) Geo. McVey, Richmond Hill; (a) H. T. Jeffrey, Jr., 309 Fulton, Jamaica (3886).

RICHMOND HILL.—115th st, w s, 174 n Jerome av, 2-2-sty fr dwgs, 15x35, shingle rf, 1 family, gas; \$8,000; (o) W. J. Connore, Baffa st, Jamaica (3871-72).

RICHMOND HILL.—Newton rd, n w c Vanderbilt av, 3-2-sty bk dwgs, 54x42, tar & slag rf, 2 families, gas, steam heat; \$24,000; (o) Katherine Volt, 342 Hamilton av, Richmond Hill; (a) Carl Otte, Garden City, N. Y. (3103-4-5).

RIDGEWOOD.—Linden st, s s, 300 w Fresh Pond rd, 2-sty bk dwg, 20x55, slag rf, 2 families, gas, hot air heat; \$9,000; (o) Phillip Bock, 2431 Linden, Ridgewood; (a) H. C. Brucker, 2549 Myrtle av, Ridgewood (3395).

RIDGEWOOD.—Linden st, s s, 375 w Fresh Pond rd, 2-2-sty bk dwgs, 20x55, slag rf, 2 families, gas; \$18,000; (o) Chas. F. Brucker, 2386 Putnam av, Ridgewood; (a) H. C. Brucker, 2549 Myrtle av, Ridgewood (3306).

WOODHAVEN.—91st av, n w c 76th st, two 2-sty fr dwgs, 19x42, shingle rf, 2-fam, gas, hot air heat; \$15,000; (o) Union Course Homes Bldg. Corp., 8309 Chichester av, Woodhaven; (a) Chas. Koester, 9 Jackson av, L. I. City (5067).

WOODHAVEN.—75th st, w s, 41 n Rockaway rd, two 2-sty fr dwgs, 19x42, shingle rf, 2-fam, gas, hot air heat; \$15,000; (o) Union Course Home Bldg. Corp., 8319 Chichester av, Wood-

haven; (a) Chas. Koester, 9 Jackson av, L. I. City (5068).

WOODSIDE.—Mansion av, s w c Schroeder pl, three 2-sty fr dwgs, 16x35, shingle rf, 1-fam, gas, steam heat; \$15,000; (o) Fritz Bruger, Trimble av, Woodside; (a) L. C. L. Smith, 459 Woolsey st, L. I. City (5004-5-6).

WOODSIDE.—8th st, e s, 475 s Jackson av, four 2-sty fr dwgs, 21x40, shingle rf, 2-fam, gas, steam heat; \$30,000; (o & a) Value Const. Co., 60 2nd st, L. I. City (3703-4-5-6).

STORES AND DWELLINGS.

OZONE PARK.—Chester av, s w c Liberty av, six 2-sty brk store and dwg, 20x55, tar and gravel roof, 1 family, eltc, steam heat; \$48,000; (o & a) John Walker, Ozone Park (4454-5).

SOUTH OZONE PARK.—Rocjaway blvd, n s, 94 w Dakota av, 2-sty brk store and dwg, 23x62, tar and gravel roof, 2 family, elec; \$8,000; (o) L. Saladino, 1160 Glenmore av, Bklyn; (a) Laspia & Samenfeld, 525 Grand st, Bklyn (4473).

WINFIELD.—Woodside av, s w c, Burroughs av, 2-sty brk dwg and store, 20x52, tar and slag roof, 2 family, gas, steam heat; \$15,000 (2 bldgs); (o) Martin Waldron, 100 Woodside av, Winfield; (a) L. Dananacher, 328 Fulton st, Jamaica (4620).

WOODHAVEN.—97 st, n w c and Liberty av, four 2-sty brk stores and dwg, 20x50, tar and gravel roof, 1 family, elec; \$54,000; (o) Abraham Metrick, 903 Hopkinson av, Rich Hill; (a) Cohn Bros., 361 Stone av, Woodhaven (4469-70).

STORES, OFFICES AND LOFTS.

ELMHURST.—Queens blvd, n w c Albion st, 1-sty brk store and show rooms, 80x100, tar and felt roof, elec, steam heat; \$30,000; (o) Dolores Pelli, 509 E 120th st, N. Y. C.; (a) L. Fluhrer, 280 Madison av, N. Y. C. (4076).

JAMAICA.—Hillside av, n s, 620 e Alsop s, 1-sty brk stores, 69x40, tar and gravel roof, elec; \$15,000; (o) Hurwitz Bldg. Corp., 197 Market st, Newark; (a) D. J. Levinson, 386 Fulton st, Jamaica (4438).

L. I. CITY.—Steinway av, e s, 134 n Grand av, 1-sty brk store, 37x90, slag roof, steam heat; \$12,000; (o) M. Fione, 582 8th av, L. I. City; (a) R. L. Lukowsky, 49 Stevens st, L. I. City (3952).

PLANS FILED FOR ALTERATIONS

Manhattan

BLEECKER ST, 388, remove closets, new partitions, new bath room in 4-sty bk store & apart; \$2,500; (o) Antonio Ruggiero, 388 Bleecker st; (a) Vincent M. Cajano, 239 Bleecker st (1280).

CHARLTON ST, 33, new store room, bath room, laundry in 3½-sty bk apart; \$5,000; (o) Domenick Di Mita, 33 Charlton st; (a) Ferdinand Savignano, 6005 14th av, Bklyn (1272).

RUTGERS ST, 23, remove pier, new columns, store front on 4-sty bk store & apart; \$1,000; (o) Boiv Kevuk, 23 Rutgers st; (a) Jacob Fisher, 25 Av A (1265).

SOUTH ST, 99-101, new column girder, skylight, partitions in 2-sty bk fish market; \$1,000; (o) John Turner & Frank Mocher, 99-101 South st; (a) Wm. C. Winters, 106 Van Siclen av, Bklyn (1275).

4TH ST, 369 to 383 & 387 E, new piers, columns, mezzanine in 2 3 & 4-sty bk bakery, storage & dwg; \$2,500; (o) Horowitz Bros. & Margarett, Inc., 369 E 4th; (a) Jacob Fisher, 25 Av A (1268).

37TH ST, 337 W, new bath room, toilet in 4-sty bk tnt; \$800; (o) Florence Glenn, 337 W 37th; (a) Wm. Horne, 261 W 37th (1269).

57TH ST, 32 W, remove steps, stoop, bay window, new beams, fill in area of 4-sty bk dwg; \$2,000; (o) John Gellatly, 34 W 57th (a) Augustus N. Allen, 2 W 45th (1278).

65TH ST, 32 E, remove partitions, new extensions, kitchen, laundry in 4-sty bk dwg; \$5,000; (o) Oswald S. Lowley, The Wyoming Apts, 55th & 7 av; (a) Geo. R. Thompson, 128 E 37th (1274).

65TH ST, 861 & 863, remove stoop, wall, cornice, new extensions, stairs, dumb waiter, entrances, front on 3-sty bk dwg; \$3,000; (o) J. Stewart Barney, 40 W 38th; (a) Hoppin & Loen, 4 E 43d (1279).

70TH ST, 117 E, remove partitions, stoop, new partitions, windows, doors, gen painting & dec in 5-sty bk dwg; \$4,500; (o) I. N. Phelps Stokes, 109 E 21st; (a) I. N. P. Stokes, 100 Williams st (1271).

90TH ST, 138-144 W, new rooms, piers, ventg fan, beams, roof on 4-sty bk school, church & rectory; \$1,200; (o) R. C. School of St. Gregory the Great, 138-44 W 90th; (a) Duff & Froendhoff, 348 W 14th (1270).

130TH ST, 168 W, remove partitions, rebuild partitions, new toilet in 3-sty bk dwg; \$500; (o) Dr. Edw. E. Best, 168 W 130th; (a) Verner W. Tandy, 1919 Bway (1276).

131ST ST, 513 W, fire retard floors, walls & ceilings in 2-sty bk stable & storage; \$350; (o)

Peter Devine Est., 424 W 43d; (a) Bayonne Steel Ceiling Co. of N. Y., 223 W 19th (1273).

LENEX AV, 475, remove 2 aparts, stoop, new store fronts, girders, walls on 5-sty bk stores & aparts; \$3,000; (o) Gomez E. Whitfield, 201 W 144th; (a) Jos. I. Furman, 729 Bway (1258).

LEXINGTON AV, 766, new fire escapes on 5-sty bk bank & aparts; \$1,000; (o) Corn Exchange Bank, 766 Lexington av; (a) Adolph E. Nast, 56 W 45th (1277).

LEXINGTON AV, 1711, remove wall, new beams, store front in 5-sty bk stores & apart; \$1,500; (o) Harry Wilner, 1711 Lexington av; (a) Jacob Fisher, 25 Av A (1267).

PARK AV, 646-48, remove railings, steps, toilet, raise base floor, new floor, elevator & shaft, partitions, toilets, cast stone ashlan on 8-sty bk school; \$50,000; (o) Jerome C. Mayer, 347 Madison av; (a) Renwick, Aspinwall & Tucker, 8 W 40th (1266).

ST NICHOLAS AV, 200, new vault under sidewalk, smokestack on 5-sty bk store & furnished room; \$3,000; (o) Max Glasel, 200 St Nicholas av; (a) P. P. (1264).

1ST AV, EAST RIVER, 26TH ST E, 29TH ST E, remove floor beams, new beams, t c arches, reset t c partitions in 7-sty bk hospital & office; \$1,200; (o) City of N Y, Bellevue & Allied Hospital, 26th st; (a) P. P. (1249).

3D AV, 684, new bath room, windows in 5-sty tnt; \$1,000; (o) Elizabeth Kennedy, 684 3 av; (a) Saml Cohen, 32 Union sq (1260).

6TH AV, 14, new girders, columns, windows, rearrange store front, partitions, stairs in 3-sty bk storage & aparts; \$7,000; (a) Est. David Silberstein, 10 6 av; (a) Zipkes, Wolff & Kudroff, 432 4 av (1253).

8TH AV, 902, new extensions, plumbing, fixtures on 4-sty bk stores & tnt; \$25,000; (o) Bliss Dev. Corp., 902 8 av; (a) Gronenberg & Leuchtag, 450 4 av (1263).

Bronx

HEWITT PL, 814, new str fronts, new partitions to 5-sty bk str & tnt; \$1,500; (o) Goodman Croog, 887 Longwood av; (a) Albert E. Davis, 258 E 138th (272).

160TH ST, 384, increase height from 16.3 to 36 1-sty bk church; \$20,000; (o) The Diocesan Mission & Church Extension Society of the P. E. Church of New York; (A) W. W. Tandy, 1912 Bway (279).

172D ST, 1002 E, 1-sty bk extension, 21x8, & new str front to 2-sty fr str & dwg; \$1,000; (o) Anthony Ancord, 997 Jennings st; (a) Julius Bleich, 989 Intervale av (274).

232D ST, 849, new windows, new plumbing & new partitions to 2-sty fr dwg; \$2,500; (o) Henry Hanf, on prem; (a) Carl J. Itzel, 1281 Union av (271).

CAMBRELENG AV, 2471, new partitions to 2-sty fr dwg; \$600; (o) Angelina Lucia, on prem; (a) Ignatius Pisciotta, 2414 Hoffman st (277).

CORLEAR AV, 3230, 1-sty fr extension, 10x10 to 2½-sty fr dwg; \$3,000; (o) J. Gaffney, on prem; (a) M. W. Hall, 374 Wadsworth av (278).

DALY AV, 1918, 1-sty bk extension, 21.6x13.6, to 2-sty fr dwg; \$400; (o) Peter Comes, on prem; (a) Francis L. Shea, 156 W 105th (275).

UNION AV, 884, new chimney & new partitions to 3-sty fr str & dwg; \$2,500; (o) Est. of Marie Kuchnell, 853 E 160th; (a) Wm. Koppe, 2310 Waterbury av (276).

SOUTHERN BLVD, n w c 163d, reduce size of 1-sty open air theatre; \$1,400; (o) Day & Davis, 3d av & 149th; (a) Moore & Landseidel, 3d av & 148th (280).

TELLER AV, 975, 1-sty bk extension, 22x27, to 2-sty & attic fr str & dwg; \$3,000; (o) Nettie Katz, on prem; (a) H. M. Sohn, 565 5 av (273).

Brooklyn

CONCORD ST, 245, n s, 100 w Navy st, doors & windows to 3-sty bk school annex; \$2,500; (o) City of N. Y.; (a) A. W. Ross, 131 Livingston st (8551).

WOODHULL ST, 33-39, n s, 120 e Columbia st, ext & int 4-3-sty bk str & 3-fam dwgs; \$22,500; (o) Gennaro Ponziglione, 74 1st pl; (a) Nelson K. Vanderbeek, 15 Maiden lane, N. Y. (8544).

MOORE ST, 208-10, s s, 271.2 w White, ext on 2-sty fr factory; \$8,000; (o) Royal Provision Co., prem; (a) Murray Klein, 37 Graham av (8685).

NEVINS ST, 8-16, e s, 90 n Livingston, front & int alts to 3-sty bk restaurant; \$40,000; (o) Livingston Realty Co., 187 Montague; (a) Arthur N. Starin, 144 Livingston (8638).

W 3D ST, 2953-3011, 305.11 s Sheephead Bay rd, walls on 2½-sty bk school; \$2,500; (o) City of N. Y.; (a) A. W. Rason, 131 Livingston (8752).

E 7TH ST, 2102, w s, 408 n Av U, ext & plumbing to 2-sty bk 2 fam dwg; \$4,000; (o) Nicola Motta, prem; (a) Ferd Savigano, 6005 14 av (8726).

E 34TH ST, 296-300, w s, 140 n Snyder av, porch & ext on 2-sty fr 1 fam dwg; \$3,500; (o) Jos. McKeon, 260 E 34th; (a) Herman A. Weinstein, 375 Fulton (8649).

8TH AV, s e c 52d, new ext. etc.; \$40,000; (o) Norwegian Free Church, 5205 8 av; (a) John C. Wundell Co.

MECHANICS' AND SATISFIED LIENS RECORDED IN MANHATTAN AND BRONX

MECHANICS' LIENS

Manhattan

JUNE 8.

CANAL ST, 169; Joseph McNeill—Joseph Ballinger; Paletz Contracting Co (23) 161.94

JUNE 9.

THOMPSON ST, 238, & WASHINGTON SQ S, 58-60; Robt J Rofrano—Elena Realty Corp & Joseph J Lordi (24) 2,645.50
72D ST, 164-8 W; Herman Lissauer—Western Holding Co (25) 2,614.10

JUNE 10.

CANAL ST, 169; Jos McNeill—Jos Hollinger & Paletz Contracting Co (26) 161.94

JUNE 12.

7TH AV, 2011; Harry Resnicow—Clara Zalk; L & S Hungarian Restaurant (27) 450.00
13TH ST, 624 E; American Elevator & Machine Corp—Edw Berger, Harry S Lowenthal and Bert Lowenthal; Rollo C Bankow; renewal (28) 210.00
LEXINGTON AV, s w c 65th, 23x100; Harry Wieser—Frederick J Sterner Woodward Construction Co (29) 650.00
LEXINGTON AV, 868; Beaver Tile, Inc—Frederick Sterner; Woodward Construction Co (30) 503.00
10TH ST, 416 E; A J Panoff, Inc—Isaac Friedman; Morris Nelson & Daniel Williams (31) 320.00
78TH ST, 244 E; Samuel Thrasher—Charles Rosenberg; Brodsky & Schwartz (32) 111.85

JUNE 13.

HOUSTON ST E, 346; Morris Goldstein—Fannie Reider & Max Rudheiser (33) 301.00
LEXINGTON AV, 868; Beaver Tile Inc—Fredk Sterner & Woodward Construction Co (34) 503.00

JUNE 14.

BROADWAY, es, 74.11 s 151st, 25x100; Orlando Miscione et al—George Ehret; Opportunity Construction Co (35) 2,700.00
S3D ST, 245 E; Julius Mathews—Nellie Gomperts (36) 110.00
PARK AV, nec 58th, 50.5x90; Starobin Electrical Supply Co—Princeton Club of N Y; Rector Electric Co (37) 2,842.80

Bronx.

JUNE 7.

FORDHAM RD, ss, 100 e 3 av, 185x226; Edward Pritz—Ordham Realty Corp; Sol Bloom & Ordham Realty Corp 6,020.00
BARNES AV, ws, 80 s Adea av, 100x100; Frank B Valentine—Fortuna Sarcene 70.00
196TH ST E, ss, 100 e Mayflower av, 50x100; Aetna Electric Co—Martin Grusbeth 396.00
184TH ST E, sec Grand Concourse, 61x73; Alfred M Vignale—Loewus & Lazarus 680.00
MORRIS AV, es, 250 n Burnside av, 50x100; Harry Korowitz—M Hautman; Kovats & Knauber Iron Wks 125.00

JUNE 8.

BOSTON RD, 3545; John T Hellett—Ethel Stern 150.00
SOUTHERN BOULEVARD, 1216; Max Gehman George Kahn; Johanna Fischer & Sam Levin 416.00
216TH ST E, nes, 350 e Bronxwood av 50x100; John U Corti—Luigi Giardina; Ralph Salzano 334.50
TINTON AV, 879; John H MacDonald William G & Anna Baker 299.75
UNIVERSITY AV, s w c Hall of Fame Terrace, 150x100; Guistino Di Giustino University of State of N Y; V F Bernesser 150.00

JUNE 9.

TIMPSON PL, 677; Morris Mufsen—Casanova Poultry Co, Excel Poultry Co, Herman Matofsky & Excel Poultry Co 1,535.00
BARNES AV, 2955; Jos Mascia—Fortune Sarcene & Chiarina Sarcene, ... 103.00

JUNE 10.

TREMONT AV, ws, 195.1 s Lafayette av, 25.3x116.9; John M Donclin—Henry & Julius Kandel; Casper Mohner 353.00

JUNE 12.

SOUTHERN BLVD, 1216; C Verdians Sons—Johanna Fisher; Saml Levin 125.00
177TH ST E, ns, 152.8 nw Marmion av, 50x195.5; Rudolph Levin—Vogbert Realty Corp; William H Parish Co 638.42
VALENTINE AV, nec 196th, 90x100; Empire Brick & Supply Co—Willis Bldg Co; Barnett Friedman 8,038.75
138TH ST E, nec Cypress av, 100x100; Pietro Fusco—Cypress Ave Realty Co; Spadaccini & Son Const Co 350.00

JUNE 13.

BATHGATE AV, es, 50 n 183d, 50x95.6; Michele Morreale—R H G Constn Co 2,500.00
233D ST E, ns, 202.3 w Kepler av, 50.5x78.8; Wright Ogden Co—Lena Friten & L Edward Thompson 392.83
LOT 987, map Village of Wakefield; Wright Ogden Co—Fritz Beese & Margete Beese & L Edw Thompson 442.20
175TH ST, 871 E; Barnet Mastoff—Rachel Kantrowitz, Frances X Scallan & David J Martin 498.00

SATISFIED MECHANICS' LIENS

Manhattan

JUNE 8.

RIVERSIDE DR, 375; M F Westergren, Inc—375 Riverside Drive Corp et al; May19'22 2,139.84

JUNE 9.

148TH ST, 465-7 W; Eastern Woodworking Co—John J Healy et al; Apr20'22 2,205.00
63D ST, 160 E; Domestic Laundry Equipment Corp—Louise De L Reese et al; Dec7'21 300.00

JUNE 10.

227TH ST, 119-21 W; O'Connor & Hanrahan, Inc—Adria Bldg Corp; Apr19'22 1,099.15
LENEX AV, 640-4; Adolph Boxer—Finnell Amusement & Bldg Corp et al; May11'22 175.00

JUNE 12.

63D ST, 160 E; Henry M Weitzner—Louise D Reese et al; Mar14'22 2,286.19
BROADWAY, 32-34; Alfredo C Janni—Amerigus Realty Corp; Nov18'20, 106,584.97
BLEECKER ST, 243; Morris Schichtman—Antonio Tripoli et al; Dec27'21 180.80

JUNE 13.

64TH ST, 223 W; Louis A Sheinart—Gretchen Boymann et al; Mar16'22 200.00
53D ST, 3-5 E; Saml Greene—Senior & Allen, Inc, et al; May25'22 125.00
SAME PROP; Harry Odwak—Harry Ferguson et al; May18'22 1,366.00
CHERRY ST, 369-73; Max Siegel, Inc—Louis Koss et al; Sept20'21 260.00

JUNE 14.

8TH AV, 845; Gabriel A Giantz—Max Schenck et al; Apr27'22 4,300.00
SAME PROP; same—Columbia Trust Co et al; May12'22 4,300.00
133D ST, 607 W; Black & Creamer, Inc—Former Realty Co et al; Jan4'22 337.00

Bronx.

JUNE 7.

BOSTON RD, 1501; Morris Milkowsky—I & M Holding Corp et al; Feb24'22 101.00
SAME PROP; same—Joseph Lesser et al; Jan24'22 101.00
CRESTON AV, 1275; Morris Milkowsky Joseph Lesser et al; Jan24'22 843.50

JUNE 8.

LONGFELLOW AV, 1521-30; Athens Brick, Lime & Cement Co—Longfellow Const Corp et al; May24'22 2,094.91
COLDEN AV, es, 100 n Van Nest av, 25x100; Lorillard Bldg Co—Marguerite Dreyer et al; Mar14'22 3,800.00

JUNE 9.

FORDHAM ST, nec City Island av, 33x31; Ernest Schmitz Adolph Klein et al; May16'22 10,000.00

JUNE 10.

137TH ST, 309 E; Blaw Knox Co—Thomas F Haulen et al; Feb21'22 1,285.00

John P. Kane Company

MASONS' BUILDING MATERIALS

MAIN OFFICE: 103 PARK AVENUE, NEW YORK

DISTRIBUTING YARDS: { FOOT EAST 14TH ST., NEW YORK
FOOT WEST 96TH ST., NEW YORK
6TH ST. AND GOWANUS CANAL, BROOKLYN

Empire Brick & Supply Co.

YARDS

12th Ave., 47th to 48th Sts., Manhattan
138th and Exterior Sts., Bronx
Morgan Avenue and Newtown Creek
(near Stagg St.), Brooklyn

MANUFACTURERS OF BRICK AND DEALERS IN

MASONS' BUILDING MATERIALS

Executive Offices: 103 PARK AVE., NEW YORK

WORKS
STOCKPORT, N. Y.
GLASCO, N. Y.

MURTHA & SCHMOHL CO.

MASONS' BUILDING MATERIALS

OFFICE: FOOT 109TH STREET, EAST RIVER

YARDS

Foot 14th Street, East River

Foot 108th and 109th Sts., East River

416 to 420 East 125th St. ATHENS BRICK, LIME AND CEMENT CO., Inc.

Yards

Foot East 125th St.

MANUFACTURERS and DEALERS

QUALITY — PRICE — SERVICE

Telephones

Harlem { 6342
5833

HYGRADE BUILDERS SUPPLY CO., Inc.

WHOLESALE AND RETAIL DEALERS IN

SAND, GRAVEL, BROKEN STONE, CEMENT, ASHES, ETC.

YARDS:

6th Street and Gowanus Canal
West 15th St. and Coney Island Creek

MAIN OFFICE:

94 Prospect Ave., Brooklyn, N. Y.

SAND BANK:

Kings Highway & East 51st St., Brooklyn

A Service Record
of 45 Years

139 CENTRE STREET
Day Tel.: Franklin 6930

HOLMES PATROL

Holmes Electric Protective Company

Carefully Selected, Trained, Reliable
and Efficient Men, Adequately Super-
vised, Insure High Grade Patrol Service.

Night Tel.: Murray Hill 3830
66 WEST 39TH STREET

MISSISSIPPI WIRE GLASS COMPANY

St. Louis Office
4070 North Main St.

220 FIFTH AVENUE
NEW YORK

Chicago Office
7 West Madison St.

J. P. Duffy Co.

Flue Pipe
Terra Cotta Blocks
Gypsum Blocks
Masons' Materials

138th Street and Park Avenue

BROOKLYN

50th-51st Streets and 2nd Avenue

QUEENS

Jackson Avenue and Madden Street



PORTLAND CEMENT

302 BROADWAY, NEW YORK

The Lawrence
Cement Company

WATSON

Electric Elevators

All makes and types repaired and altered. Es-
timates free. Weekly or monthly inspections by
competent elevator men keep elevators safe and
reduce repair bills.

Phone: Longacre 0670, 0671, 0672
Night and Sunday: Westchester 5821

WATSON ELEVATOR CO., INC.
407-409 WEST 36TH STREET, NEW YORK

THE ANDERSON BRICK AND SUPPLY COMPANY, Inc.

MASONS' AND PLASTERERS'
SUPPLIES

FACE BRICK

ALL SHADES and TEXTURES

129th to 130th St. and 3rd Ave.
NEW YORK

Tel. HARLEM 0285

A.B.S.E.E.

ELECTRIC
ELEVATOR
COMPANY

52 VESEY STREET
NEW YORK

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; E. S. DODGE, Vice-President; W. P. TIENKEN, Vice-President; J. W. FRANK, Secretary-Treasurer

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

Copyright, 1922, by The Record and Guide Company,

119 West 40th Street, New York (Telephone: Bryant 4800)

VOL. CIX
No. 25 (2832)

NEW YORK, JUNE 24, 1922

25c. A COPY
\$12.00 A YEAR

Advertising Index Page

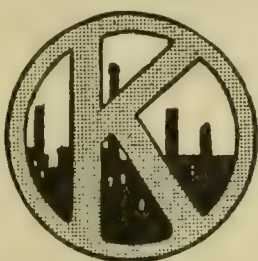
A. B. See Electric Elevator..4th Cover	
Ackerly, Orville B., & Son.....785	
Acme Foundry	797
Adams & Co.	784
Adler, Ernest N.	785
American Bond & Mortgage Co.792	
American Bureau of R. E., 2d Cover	
American Enameled Brick & Tile Co.	791
Ames & Co.	783
Amy, A. V., & Co.	783
Anderson, James S., & Co.	783
Anderson Brick & Supply..4th Cover	
Armstrong & Armstrong	785
Ashforth & Co.	783
Athens Brick, Lime & Cement Co.	4th Cover
Atlantic Terra Cotta Co.	795
Automatic Fire Alarm Co.	792
Balter, Alexander	784
Bauer, Milbank & Molloy	783
Bechman, A. G.	786
Bell Co., H. W.	792
Benenson Realty Co. ....2d Cover	
Boyd, James	780
Boylan, John J.	783
Brener, Samuel	2d Cover
Brett & Goode Co. ....Front Cover	
Brook, Inc., Louis	797
Brooks & Momand	780
Brown, Frederick	2d Cover
Brown, J. Romaine Co.Front Cover	
Bulkley & Horton Co.	786
Burling & McCurdy	786
Busher, Eugene J., Co.	783
Eutler & Baldwin ....Front Cover	
Cañan, Harry	2d Cover
Cammann, Voorhees & Floyd.....783	
Carpenter, Leonard J.	783
Chauncey Real Estate	783
City Investing Co.	772
Classified Advertisements	781
Coburn, Alfred P.	784
Corth, George H., & Co.	785
Cross & Brown	Front Cover
Cruikshank Co. ....Front Cover	
Cruikshank, Wm., Sons.Front Cover	
Cudner, R. E., Co.	783
Cusack Company	784
Cushman & Wakefield	784
Cutler, Arthur & Co.	783
Cutner, Harry B.	783
Davenport Real Estate Co.	786
Davies, J. Clarence	780
Day, Joseph P.	783
Dike, O. D. & H. V.	783
Dodge, F. W. Co.	799
Dowd, James A.	785
Dubois, Chas. A.	784
Duffy, J. P., Co. ....4th Cover	
Dunlap & Lloyd	784
Duross Co.	783
Edwards, Charles G., Co.	783
Edwards, Dowdney & Richart..772	
Elliman, Douglas L., & Co.	780
Ely, Horace S., & Co..Front Cover	
Empire Brick & Supply..4th Cover	
English, J. B.	783
Finch, Chas. H. & Co.	794
Finkelstein, Jacob & Co.	785
Fischer, J. Arthur	783

TABLE OF CONTENTS

Editorials	773
Metropolitan Life Ready to Build \$9-a-Room Apartments	775
Total Realized at Auction of 1669 Astor Lots Is \$1,718,110	777
Review of Real Estate Market for the Current Week	779
Private Sales of the Week.....	779
Statistical Table of the Week	786
American Construction Council Organized at Washington	787
Building Activity Gains Are Noted in Local Terri- tory	789
Personal and Trade Notes	789
Trade and Technical Society Events.....	789
Building Material Market.....	790
Current Building Operations	790
Contemplated Construction	792
Plans Filed for New Construction	795

Advertising Index Page

Murtha & Schmohl	4th Cover
Nail & Parker	772
Nassoit & Lanning	783
Natanson, Max N.	2d Cover
Nehring Bros.	783
New York Edison Co., The.....	793
New York Title & Mortgage Co.772	
Niewenhous Co., Inc.	794
Noyes, Chas. F., Co. ....Front Cover	
Ogden & Clarkson Corp.	783
OHare, Geo. L.	772
Oppenheimer, Fred	785
O'Reilly & Dahn	783
Payton, Philip A., Jr., Co..2d Cover	
Pease & Elliman	Front Cover
Pell, S. Osgood, & Co.	795
Pencoyd Steel & Iron Co.	790
Pendergast, John F., Jr.	786
Pfom, F. & G. ....Front Cover	
Phelps, Albert D.	786
Pomeroy, S. H., Co., Inc.	792
Porter & Co. ....Front Cover	
Prudence Co. ....2d Cover	
Quell & Quell	786
Read, Geo. R., & Co. ....Front Cover	
Realty Co. of America.....	772
Rinaldo, Hiram	784
Rose & Co., J.	794
Runk, Geo. S.	784
Ryan, Geo. J.	783
Saffir, Abraham	785
Sansome, F. P., Co.	785
Schindler & Liebler	784
Schweibert, Henry	786
Seaman & Pendergast	784
Shaw, Arthur L.	785
Shaw, Rockwell & Sanford.....	784
Sherman & Kirschner	785
Slatery Gas Radiator Co.	797
Smith, Malcolm E., Inc.	783
Solar Engineering Co.	797
Spear & Co.	784
Speyers, James B., Inc.	785
Spotts & Starr	783
Sterling Mortgage Co. ....2d Cover	
Straus, S. W., & Co.	795
Talbot, Jacob J.	784
Tankos, Smith & Co.	785
Title Guaratee & Trust Co.	772
Tuot, G., & Co. ....2d Cover	
Tyng, Stephen H., Jr., & Co.	772
Union Stove Works	797
U. S. Gas Range Corp.	792
U. S. Title Guaranty Co.	784
Van Valen, Chas. B. ....2d Cover	
Wacht, Samuel	780
Walden, James P.	784
Walsh, J. Irving	783
Warren Trading Co.	781
Watson Elevator Co., Inc.4th Cover	
Well, H. M., Co. ....2d Cover	
Wells Architectural Iron Co.	794
Wells, James N., Sons.	783
White, Wm. A., & Sons.Front Cover	
Whiting, Wm. H. & Co.Front Cover	
Whitney-Foster Corp.	785
Wilkes Co., A.	780
Williams-Dexter Co.	785
Winter, Benjamin	2d Cover
Wood-Dolson Co. ....Front Cover	
Wyckoff, Walter C.	783
Zittel, Fredk., & Sons.	783



Safe Against
Breaks and Leaks

Tested
Boilers
vs.
Assembled
Boilers

KEWANEE Firebox boilers are built entirely of certified steel in one piece and kept under high pressure a whole day in our works and delivered in your building a complete unit the way we made it.

KEWANEE BOILER COMPANY INC.

47 WEST 42nd STREET, NEW YORK

Longacre 8170

PROGRESS

We take this occasion to thank our friends for the co-operation which has made possible this Company's steady growth.

NEW YORK TITLE AND MORTGAGE COMPANY

Manhattan	-	-	-	135 Broadway
Brooklyn	-	-	-	203 Montague St.
Jamaica	-	-	-	375 Fulton St.
L. I. City	-	-	-	Bridge Plaza
Staten Island	-	-	-	24 Bay St.
White Plains	-	-	-	163 Main St.

EDWARDS, DOWDNEY & RICHART REAL ESTATE AND MORTGAGE LOANS

156 Broadway, New York

Tel. Cortland 1571-1572

Member Real Estate Board, N. Y.

STEPHEN H. TYNG H. OAKLEY HALL

Stephen H. Tyng, Jr., & Co.

Incorporated

Member Real Estate Board, N. Y.

REAL ESTATE MANAGEMENT OF BUSINESS PROPERTY

41 Union Square West

22 EAST 17TH STREET

Telephone: Stuyvesant 4000

*Why You Should Come to Us
To Borrow on Your Real Estate—
No. 8*

We Know Our Business

When you borrow from us you can be sure that the preliminary business arrangements will be made on a fair business basis and that you will not pay more interest or more fees than you ought to pay.

You may come to us with every certainty that you will not be imposed upon.

We lend on all classes of property, insisting only that it shall be properly located for its purpose and in the hands of owners who will keep it in proper condition.

We are prepared to deal with principals or with authorized brokers and the fees we charge are schedule fees and are the same to every borrower.

Applications may be left at any of our offices.

TITLE GUARANTEE & TRUST CO

Capital \$7,500,000—Surplus \$11,000,000

176 Broadway, N. Y. 175 Remsen St., Bklyn.
350 Fulton St., Jamaica.

Established 1887
CHAS. S. KOHLER, Inc.

Real Estate Insurance

Broker and Manager of
Estates

MAIN OFFICE:

901 Columbus Ave.—Corner 104th St.

BRANCH OFFICE:

1428 St. Nicholas Ave.—Near 181st St.
NEW YORK

Lawrence, Blake & Jewell

Mortgage Loans

115 Broadway

Tel. 4080 Rector

Member Real Estate Board, N. Y.

GEORGE L. O'HARE

MEMBER REAL ESTATE BOARD OF N. Y.

REAL ESTATE

EXCEPTIONAL INVESTMENTS

SELLING—RENTING—BUSINESS AND
APARTMENT BUILDINGS

SPECIALIZING IN LEASEHOLDS

MORTGAGE LOANS

FULL EQUIPPED DEPT. FOR EXCHANGING

489 FIFTH AVE.

TEL. VANDERBILT 5092—6441

Specialists in Harlem and

Colored Tenement Properties

NAIL & PARKER REAL ESTATE

145 West 135th Street
New York City

JOHN E. NAIL
HENRY C. PARKER

Telephone 7683
Morningside 7683

William D. Kilpatrick

REAL ESTATE OPERATOR

149 BROADWAY

SAMUEL KILPATRICK

City and Country
Property—Management

LADD & NICHOLS INC.

Real Estate Brokers

9 EAST 46th STREET

S. E. Brewster
C. J. Coe J. C. Peet
Tel. Murray Hill 1392-8382

The Realty Company of America

FRANKLIN PETTIT
President

TRANSACTS A GEN-
ERAL BUSINESS IN
THE PURCHASE AND
SALE OF NEW YORK
CITY REAL ESTATE

2 WALL STREET, NEW YORK CITY
Rector 0875-0276

HOME TITLE INSURANCE CO.

HENRY J. DAVENPORT, President

Insures Titles Makes Loans
Sells Guaranteed Mortgages

Capital and Surplus over \$1,500,000

51 Willoughby Street
Brooklyn

Post Office Building
Jamaica

City Investing Company

61 Broadway, New York

Telephone: Bowling Green 8530

Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

An Experiment That Will Be Tried Out

Officials of the Metropolitan Life Insurance Company have become convinced that homes to rent for \$9 per room per month can be built successfully here in New York City and have announced their intention to demonstrate it. From the moment it was first suggested that apartments at such low rentals were possible of construction under present conditions there has been much skepticism about it. Many legitimate builders have pointed to the high cost and inefficiency of labor and to the existing conditions in the materials market as reasons why housing for such low rentals could not be constructed successfully during the current year. Frankly, few of them have been willing to even consider such an undertaking themselves, and many of them have doubted all along that any well-managed lending institution, especially one so ably officered as the Metropolitan Life, would make the attempt and assume the risks involved.

When the plan to permit life insurance companies to invest ten per cent. of their assets in such cheap housing was before the Legislature last winter it was not taken seriously in most quarters, and Governor Miller, while permitting the measure to become law through his signature, indicated that he regarded the plan merely as experimental and had little hope that it would prove an important factor in the housing situation. The Governor's view has been widely shared,—so generally accepted in fact as to make the Metropolitan's announcement of definite action under the new law come as a genuine surprise to most students of the situation.

Is it possible to build apartments to rent at \$9 per room? Where is accessible land cheap enough for such an undertaking? What sort of buildings can be erected to come within the circumscribed outlay? What modern conveniences can the \$9-a-room tenants have? Can the buildings be made attractive? What about light and air and shrubbery and grass plots, steam heat, hot water, safety from fire, and other desirable features so sadly lacking in the low-priced housing accommodations New Yorkers have known heretofore?

These and other pertinent questions are answered in the statement which the Metropolitan's architects, Messrs. Andrew J. Thomas and D. Everett Waid, have prepared, and which THE RECORD AND GUIDE publishes on another page of this issue. These experienced architects have studied their problem exhaustively, and the Metropolitan officials have decided to spend upwards of seven million dollars on the initial projects. Land has been bought, the contract for construction has been awarded, and the stage is set for the experiment.

If this project proves successful it seems bound to have, as the architects predict, a revolutionary effect on city housing and even on city life. Not only will the tenants of the new apartments be the gainers financially and in comfort, health and happiness, but the "how" of doing it will be revealed to other builders and to other lending institutions whose co-operation is requisite.

It is a very interesting experiment which the Metropolitan

officials have launched, and the progress of the enterprise is bound to be followed with keenest interest.

Doubts About Brick Supply Removed

Facts and figures relative to the brick-making industry in the Hudson River Valley, which were published in THE RECORD AND GUIDE last week, promise a steady and consistent supply of this important basic material through the remainder of the current building season. Brick producers, realizing that the prospects for the greatest building movement in the history of the industry in the Metropolitan District were endangered because of the grave scarcity of common brick, in the face of a series of discouraging obstacles have succeeded in speeding production in their plants to a degree that has brought new brick into the market much earlier in the season than the average for many years past. The efforts now being made by the manufacturers to make, burn and ship their product is an assurance that local construction operations will not be further retarded because of a lack of brick.

No doubt now exists as to the ability of the Hudson River brick manufacturers to adequately supply all current demands. The prevailing rate of activity along the river practically guarantees a reserve for an emergency, as well as for the non-producing winter season. The scarcity, so acute a few weeks ago, is now greatly relieved and each day witnesses the arrival of additional cargoes from production points which are immediately being distributed to centers where the demand is keenest. The crisis in the common brick supply is past. No active operations are now retarded because brick is not available, and during the past week or ten days a large amount of projected construction, which had been in temporary abeyance because of the shortage, has been started and its future progress, as far as the brick supply is concerned, is assured. Dealers in masons' materials now concede that they are in a position to supply immediate requirements without costly delays, and their attitude regarding future supplies is generally optimistic.

Manufacturers of common brick have not been able to relieve the shortage in this commodity, however, without cost to themselves both in extra energy and effort and mounting production costs. In order to speed up production so as to get common brick into the Metropolitan District earlier this season than ever before they have been forced to operate their plants at top speed and by so doing have had to pay premium prices for both labor and fuel.

Although there has been some adverse comment in the industry because of the prevailing high level of common brick prices, there is now little prospect that these levels can recede for some time to come. Labor all along the river is higher at present than it was at any time last season and fuel costs are now considerably greater than at their war-time peaks. Under these conditions the brick manufacturers are doing their utmost to meet the common brick requirements of the construction industry. The producers promise brick supplies and reserves to the limit of their

manufacturing capacity, and, unless retarded by increasing labor difficulties and absolute inability to secure the necessary fuel, there is now no doubt as to the fulfillment of these promises.

Loophole in the Strike Vote

There is quite a difference between voting to strike or voting power to union officials to call a strike, and in this development of the situation now confronting the business world lies a considerable degree of safety for both the railroad workers and the general public. Leaders of the men affected by the recent cuts announced by the Railroad Labor Board are clamorously announcing that a strike is inevitable, but at the convention of the American Federation of Labor, being held in Cincinnati, several declarations of an impending strike received only half-hearted applause, indicating a realization of lack of public sympathy with the effort to retain war wages when the feeling is general that the good of the whole community, including the welfare of railroad workers and their families, depends largely on a cut in the railroad payrolls.

The truth is that the country can ill afford to have business, now happily on the point of recovery, upset and a new period of depression insured by the inauguration of a strike by certain unions which would seriously impede the railroads in handling shipments of freight now so necessary to the reconstruction of commerce throughout the country. Railroad men as a body, by reason of their vocation itself, are brought into contact with many people and are able to gauge public opinion more accurately than those tied down

to one location. Undoubtedly they are cognizant of the impatience of the people generally with any suggestion for the tying-up of the main arteries of trade at this particular moment and of the widespread determination to thwart any body of men in any effort they may make to profit at the expense of the nation generally.

Giving the union officials power to call a strike under certain contingencies is a strategic move for trading purposes and may be justifiable as such. But certain defeat would follow the calling of a strike at this time, because the country is not in a mood to tolerate this reception of the decisions of the Railroad Labor Board as to wages, to which board the unions agreed to present their claims and by the arbitrament of which they promised to abide. The rejection by unions of the findings of arbitration because these are not wholly in their favor makes more urgent the demand for the open shop, a consideration the unions will do well to bear in mind before deciding upon walking out on July 1. The manoeuvre to empower their officials with the right to call a strike, instead of retaining the making of the decision by the rank and file of the workmen, has been employed before. Quite often when this course has been resorted to a strike has been averted because the union officials are averse to ordering a strike which they feel cannot be successful. There never has been a time more unpropitious than now for the use by unions of this weapon of warfare against employers especially and the people generally. By delegating the power to strike to their officials instead of exercising it themselves the men apparently recognize that public opinion does not support their stand and have opened the way to compromise or backdown.

President Edwards of Realty Board Describes San Francisco Convention

At the fifteenth annual convention of the National Association of Real Estate Boards held in San Francisco, Cal., during the week ending June 3, Charles G. Edwards, President of the Real Estate Board of New York, was elected a director of the Association for a term of three years. His address on "The Results of Zoning in New York City" was looked upon as a valuable contribution to a subject that is now engaging the attention of many municipalities throughout the country that have not yet adopted a zoning system. Real estate men from large cities throughout the country, who attended the convention, were much interested in it. Accompanying Mr. Edwards, from the New York Board, were J. Irving Walsh, treasurer, and Richard O. Chittick, executive secretary.

After his return last Saturday Mr. Edwards declared the convention had been most successful. He said:

"The Annual Convention of the National Association of Real Estate Boards held in San Francisco, California, the first week in June was beyond doubt the most successful convention that has ever been held by the National Association. The business-like attitude which prevailed throughout the sessions impressed one with the importance of Real Estate as a profession and the necessity for acquiring all the knowledge obtainable to further promote the best interests of the real estate broker throughout the United States. Many persons of national and local prominence addressed the meetings, but the one outstanding feature seems to have been the sub-division of the various subjects of the utmost importance of Realtors into separate conferences, each one of which was in charge of a Regional Vice-President and addressed on these important topics by men from all parts of the country—specialists in their line of endeavor. Too much importance cannot be attached to the National Association if its attitude on co-ordination of not only real estate boards but all real estate men in general can only be effected. Little or no attention has been paid in the past to legislation of a Federal character enacted almost daily through the sessions of Congress and so vitally affecting the interests of property

owners, and it is only through such an organization as the National Association that concerted effort can be made in times to come to secure remedial legislation and to combat such laws as may be suggested which tend to pull down the contractual rights of citizens or tend to destroy that basis of all wealth, real estate.

"The National Association has spent many years in perfecting an organization and in securing to its membership as many local boards as it was possible through its instrumentality to organize throughout the country. From now on, with the constitution as amended, the organization work completed, the National Association has begun to function in a manner befitting its position in the real estate world. The local board having membership in the National Association may well be proud of this connection, and it is certain that great good will result from a concerted effort on the part of Realtors throughout the Country to assist, insofar as their time will permit, in preaching the doctrine of co-operation among realtors and of adhering strictly to a code of ethics adopted by the National Association, in order that the real estate business may be lifted to the high place to which it is entitled and the public generally to respect it as a profession equal in importance to that of the lawyer, doctor and banker."

The officers of the National Association elected for 1923 are: President, L. F. Eppich, Denver, Col.; vice-presidents, J. H. Hannauer, St. Louis, Mo.; R. T. Cragin, Cleveland, O.; A. H. Schafft, Fort Wayne, Ind.; H. H. Garfield, Rochester, N. Y.; A. G. Bauder, Cedar Rapids, Ia.; Leedy Mathews, Memphis, Tenn.; Coe A. McKenna, Portland, Ore.; E. S. Cary, Providence, R. I.; A. J. Simonson, Denver, Col.; W. E. Thompson, Hamilton, Ontario; secretary, W. H. Ball, Philadelphia, Pa., and treasurer, Hiram S. Cody, Chicago.

The Constitution as amended at the Washington meeting of the Executive Committee earlier in the year, was adopted with some minor amendments. Cleveland obtained the convention for next year.

REAL ESTATE SECTION

Metropolitan Life Ready to Build \$9-a-Room Apartments

Insurance Company Awards First Contracts in \$7,000,000 Experiment, Acting Under Provisions of Law Passed by Legislature This Year

THE Metropolitan Life Insurance Company announces the completion of plans and the awarding of contracts for its first investment under the law passed by the Legislature of 1922 permitting life insurance companies to invest ten per cent. of their assets in the erection of apartment houses to rent for not exceeding an average of \$9 per room per month.

Through the company's architects, Messrs. Andrew J. Thomas and D. Everett Waid, plans and specifications have been prepared which the Metropolitan officials believe will produce low priced homes superior to anything heretofore developed. From these plans, the insurance officials believe, apartment houses can be erected within the limits of New York City at a price low enough to realize, at the \$9 a room rental, the operating expenses of the property, six per cent. interest on the company's investment and a reasonable amount in excess to amortize the cost of the buildings. These plans were submitted to six contractors and, when estimates were received by the company on June 12, it was found that Henry C. Irons & Sons, 101 Park Avenue, were the lowest bidders. The Real Estate Committee of the Metropolitan Company held a meeting on June 15 and authorized the making of a contract with Irons & Sons for the erection of fifty houses containing 39 apartments each, which will provide housing for 1950 families in 8,250 rooms. The apartments will consist of four, five and six rooms with bath, the houses will be steam-heated and have hot water supply and electricity. Every room will open either on the street, yard or the large interior gardens in the rear and at the sides of the building, so that there will be cross ventilation to every apartment, and in many apartments three exposures. There will be no dark rooms in any of the buildings.

The Metropolitan officials expect to make an investment of from \$6,500,000 to \$7,000,000 in this first enterprise under the new law.

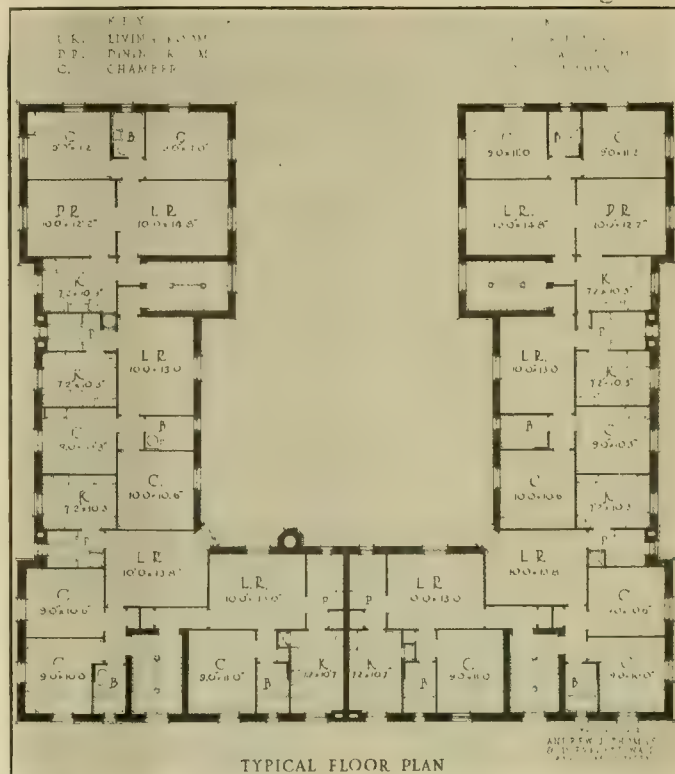
The location of the properties is in Queens, where land can be obtained at prices low enough to warrant the construction of these buildings. Grand Central Station of the Interborough Subway can be reached in about seven minutes from the Long Island City blocks and in less than twenty minutes from the Astoria block, and when the Brooklyn Rapid Transit is in operation to Astoria and Corona, Times Square can be reached in the same short time. Connection can also be made with the Second Avenue Elevated line for one fare. The Long Island City blocks are within a few minutes walk of the Bliss Street Station. The Astoria block is within a few minutes walk of the Ditmars Avenue Station, the terminus of the Astoria Subway.

The company has already received applications for practically enough tenants to entirely fill the buildings. It is not, however, the intention to offer any of them for rent until some of the buildings are completed and the tenants can inspect the apartments.

Interesting details of this new housing project are brought out in a statement issued by the architects, in which they predict that this will mark the beginning of a new era in the architecture of American housing. It creates an entirely new standard in multi-family housing, the statement declares, continuing:

There are necessarily many sides to such a vast project, with its countless technical ramifications, but the appeal for the public, as well as the professional housing experts, will lay in the practical sides.

The economies which have been worked out in the design are extraordinary, extending as they do from the main essentials down to the smallest details of architecture. More than anything else, it is the vast scale of the operation which creates the biggest savings. The benefits of large scale operation and organization are just as great in housing as in any other form of production. They extend to design and construction, the buying of materials, the systematizing of erection, and—equally im-



portant—to maintenance and operation of the houses after they are completed. The design of these apartment houses has been worked out to establish the maximum economy in all respects.

In these economics, the statement declares, the repetition of the one unit fifty times permits the design of that unit to be perfected with infinite pains, in a manner which would not be possible because too expensive if a single unit only were to be built. Every possible saving, large or small, has been made through intensive study of the design on the part of Mr. Thomas and Mr. Waid, with the help of expert building technicians and housing experts whom they have consulted, and will be repeated fifty times and its cost distributed over fifty buildings. Concentration of space, compactness of details, the splendid openness of the plan, the careful consideration of every brick and every piece of timber and trim, the use of stock details, and the careful working out of the mechanical features of heating, plumbing and electricity, where every foot of piping and each valve has been calculated as to cost and efficiency—these are only a few of the advantages created. As examples, the excavation work has been almost eliminated by placing the heating plant along the fronts of the building, requiring only one long trench on each street which is made by a steam shovel. Windows are generally of one size.

Great as these benefits are, however, they are not so important as these advantages gained by big scale planning of the city block as a whole—the highest point which housing economics can reach. Because of this concentration of space, with its absolute elimination of non-rent-paying space in the form of public corridors, in the apartments themselves, the plan of the buildings has been opened up to give the maximum of sunshine, of circulation of air and of cheerful outlook. Each unit stands free, dividing the usual solid street wall into twelve buildings, housing 39 families each. Together they occupy approximately only fifty per cent. of the area of the block. This type of design, together with the U-shaped plan of each unit, makes possible three great features. The

first of these is the great interior garden, about 36 feet wide and 600 feet long, extending through the center of the block, affording a beautiful outlook over green lawns and planting. This garden is infinitely preferable to the hot, dirty and noisy street. Second, is the series of twelve U-shaped courts, opening into this great garden and thereby creating cross gardens, so to speak, each about 154 feet by 40 feet at the widest point. And thirdly, there are passageways between buildings at intervals of 100 feet into the interior garden. These passageways have several advantages. Together with the courts, they bring outside light into the buildings and they add a large number of corner bedrooms and create splendid cross ventilation in the individual apartments. They permit the fire escapes—those disfiguring features which encroach on the sidewalks and ruin the appearance of New York City streets—to be placed in them, almost out of sight. Furthermore, they are important from a fire risk standpoint, because they cut down the risk by breaking up the solid building mass along the street with open passages.

The remarkable openness of this arrangement of isolated buildings, with interior garden, rear courts and side passageways, develops to the full the great principle which Mr. Thomas calls "block circulation." He first brought this idea out in two blocks of buildings, designed one

who lived in them were much dissatisfied with many of the living arrangements. Particularly they found much complaint over the combination of living room and kitchen into one room, as adding immensely to their work and interfering with their privacy.

In addition, Mr. Thomas and Mr. Waid submitted their plans for criticism to an audience of mothers at several large meetings, held in one of the East Side Settlements, where every detail of the plans was discussed. The arrangements in the Metropolitan plan were unanimously approved.

The typical arrangement, brought out in a little perspective of an apartment interior, shows a triple division of each apartment into living room, kitchen and dining facilities and bedroom portions—an aid both to operation and to privacy. There are only two apartments to a stair-hall, adding further to the privacy of the plan, and each living room is separated from the hall by a little foyer. The kitchen part is separated from the living room, and contains the latest improvements in domestic equipment. A gas cooking range with hood; a sink and two wash tubs with white enamelled metal cover, hinged to swing up against the wall when the tubs are in use, and serving as a drainboard for the sink at other times; a dresser, a refrigerator and a dumbwaiter are the principal features. All is arranged to save the housewife steps, and a little space is provided, screened off from the rest of the kitchen, for eating.

The chambers, together with the bathroom, are screened off from the living room. All the interior details are simple but in good architectural taste. The rooms are of good size for this type of work, well above the minimum sizes allowed by law.

Thus is provided, the architects point out, a remarkably efficient, ample and comfortable, human home. Although a few of the apartments are larger or smaller, the Metropolitan Company has adhered to the standards of the four-room apartment for the great majority. This is a most progressive decision, because it repudiates the two- and three-room standard which has been adopted for much housing since the war as being definitely below the American standard of living. Still another great advance in living standards is the mechanical features. Although steam and hot water are not usually provided at these rentals, they could be included in the plan because of the savings made in other ways.

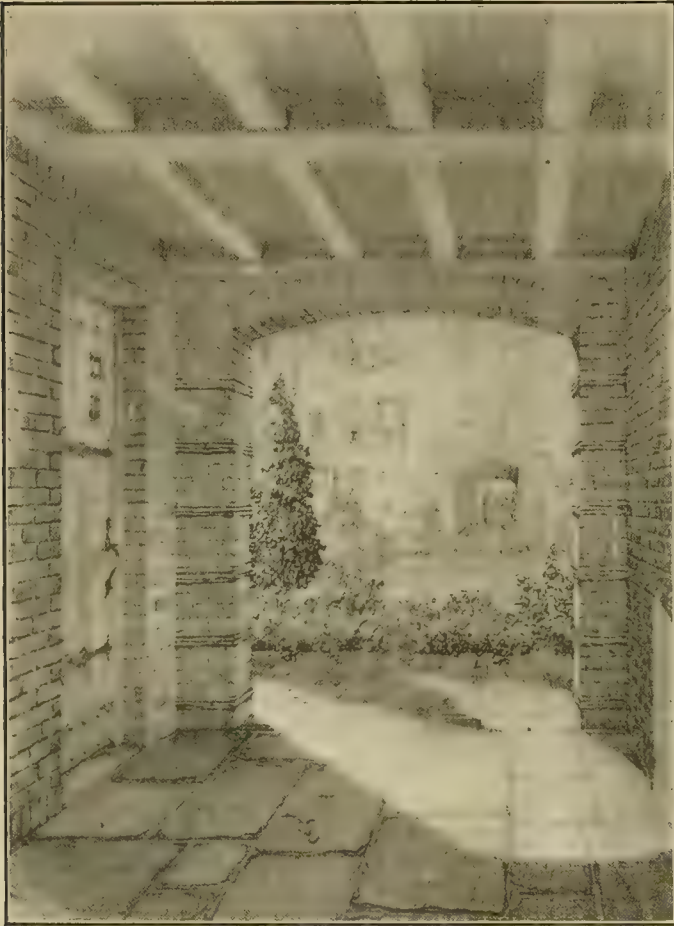
All this complex design has resulted in what Messrs. Thomas and Waid pronounce an architectural exterior of fine dignified effect. By reason of the separate buildings, the monotonous effect of the long street wall, with its monotonous appearance, like an institution rather than a home, is done away with. The simple building masses, with their contrast of windows and wall spaces and the big center archways of the entrance passageway and the vistas into the courts—these features, the architects feel, will furnish a homelike appearance to the group.

The Metropolitan Life hopes, through this enterprise, to produce results that will make it interesting to other builders and constructors to undertake the same kind of operation. Its desire is to produce homes at the lowest possible rental, in order that the part of the city's population which has up to this time had no new buildings, produced at rents that they could pay, will thereby have available homes that have heretofore been beyond their means. The Metropolitan Company's interest in this matter is the same that it has in many other of its so-called welfare activities. The company insures about forty per cent. of the population in the cities—a very large majority being working people and persons of small incomes who have been especially hard hit and inconvenienced by the high rents and improper housing which has existed during the past five or six years. It has loaned large sums of money to assist in the building of new apartment houses and dwellings and hopes, by this movement, to further assist in alleviating this situation. The Metropolitan Life officials declare they will need the co-operation of supply houses and mechanics in the building trades, and have been assured they will receive the hearty co-operation of these interests.

Louis Gold & Company make the following announcement:

"Of the 1,100 lots which we have recently purchased from the American Real Estate Company in Astoria, L. I., the Metropolitan Life Insurance Company has purchased 84 lots on Fourth avenue, Sixth avenue, Ditmars avenue and Wilcott avenue, where they expect to erect 39 apartment houses accommodating 624 families. They have also agreed to make 400 loans to builders who have purchased lots from us for the erection of 400 two-family houses. All buildings constructed will be semi-detached and will be of the most modern type, to sell for less than \$15,000. The apartments in these houses will rent for less than \$10 per room. It is our intention to make this place the garden spot of Astoria. We have named it 'Astoria Gardens.'

"The contract for the asphaltting, curbing, grading and sewers has been awarded and work will begin within a few days. The work of the construction of over 100 houses has already begun and others will follow within a few days."



GARDEN VIEW THROUGH ENTRANCE ARCADE

at Jackson Heights for the Queensboro Corporation and the other in a district of Brooklyn, for the City and Suburban Homes Co. Its value may be appreciated by visiting these properties, particularly the Jackson Heights group. There anyone, standing in the interior garden on a day without any wind, will be astonished at the steady current of air circulating through the passages between the buildings.

The value of this plan to the individual tenant is easily seen. To begin with, one apartment is as good as another. The rear apartments with their quiet, refreshing outlook over the gardens are more desirable, if possible, than those situated along the front. What this means may be realized by comparison with the stereotyped discredited "rear" apartment, with its situation on narrow, pocketed, dark and badly-ventilated side courts; or on a dingy rear yard, with outlook over back fences and alleys, the only ornament of which are clothes lines with their public display of private laundry.

The cheerfulness and homelike character and the outlook and outdoor air and sunshine, were, as explained above, paramount. Every apartment has perfect cross circulation and corner rooms are frequent on the plan. There are always two and sometimes three exposures to each apartment, like a country house. When it came to the domestic arrangements the architects realized that the one to consult was not alone the expert, but the housewife herself, who could count better than anyone else the steps saved in performing her housework and the time she economized. The plans were passed upon by ladies expert in this type of work, who had carefully investigated the actual working out of the arrangements of the model tenements and had discovered that the women

Total Realized at Auction of 1669 Astor Lots Is \$1,718,110

Trustees of Estate of the Late Viscount Pleased with Receipts from Sale
Conducted by Messrs. Day and Davies, Auctioneers

WITH a keenly interested audience, in the ball room of the Hotel Astor, Joseph P. Day closed a two days' auction sale on Thursday of last week of 1,669 lots comprising the Viscount William Waldorf Astor tract in the Westchester section of the Bronx. The total sum realized for the property was \$1,718,110. Many of the buyers during the first day of the sale, which was fully reported in THE RECORD AND GUIDE of last week, were also buyers on the second day. If there had been more lots to buy they would have bought them. The crowd held strong to the last minute of the auction when Mr. Day knocked down the last 81 lots to Jacob S. and Michael Friedman, operators, for the sum of \$29,160. They are situated on Bronx River road, between East 173d and East 174th street.

The sale indicates that investors as well as operators and speculators are in the market, as many of the lots have since been resold privately to investors who will build dwellings and to builders who will erect two-family houses and multi-family walk-up houses. The easy accessibility to transit routes makes the entire tract an attractive proposition for improvement.

The auctioneer knocked down the last lot at less than \$1,000. Thomas Morch and Edward Salomon, who bought heavily during the first day were busy buyers on the last day. They represented a Philadelphia syndicate and their aggregate purchase was \$200,150. During the first day they bought 120 lots at \$151,200.

D. J. Converser, a Brooklyn clothing merchant, who also was actively buying on the first day, bought during the two days \$100,150 worth of lots. During the second day he bought lots on Westchester avenue and abutting lots.

Jacob Cohen, a Bronx builder, on the second day bought 73 lots on Feteley avenue and on Metcalf avenue, between East 173d and East 174th street at \$875 each. He will improve them with 5-story walk-up apartment houses and with two-family houses, the latter type to be on Feteley avenue.

Felix Isman, of Philadelphia, who has for many years speculated in all kinds of New York real estate, followed up his purchase of \$39,000 worth of lots on Wednesday with the purchase of sixty lots on Thursday at \$450 each. They are situated on Morrison and Stratford avenues, between East 174th street and Bronx River road and aggregated \$27,000. His first day's purchase was sixty lots at \$650 each, or a total value for the day of \$39,000, making his final aggregate \$66,000.

Dr. J. Axelrod, a spirited bidder, bought sixty lots in the block bounded by Morrison and Stratford avenues, East 174th street and Bronx River road at an average price of \$450 each, or an aggregate of \$27,000.

Philip Goldberg was among the largest buyers, his aggregate purchase being \$191,000. He bought a block front on Morris Park avenue, from 180th to 181st street, for \$39,900; a corner plot, 100x100, for \$18,300; a block front on Westchester avenue, between St. Lawrence and Beech avenue, for \$51,250; a block front each

on Commonwealth and Rosedale avenues, from 172d to 174th street, for \$39,000; and other less important parcels that were scattered.

The Marlton Realty Company was another heavy buyer. It bought groups of lots, namely: 28 lots for \$28,000; two lots for \$2,800; six lots for \$6,000; 16 lots for \$33,000; 3 lots for \$4,350; 24 lots for \$72,600; 4 lots for \$8,800; 25 lots for \$25,000; 20 lots for \$12,000; and some smaller purchases.

Pacini & Mancuso bought 16 lots for \$22,400. Frank Grasso bought 22 lots for \$14,300; lot 477 for \$1,600; lots 478-483 for \$7,200; lot 484 for \$2,000; and lot 485 for \$825. The G. & L. Holding Corporation bought lot 947 for \$7,600; and lots 948-949 for \$8,400. Joseph Avola bought lots 968-982 (15 lots) for \$22,500. Thomas Healy bought lots 731 to 735 for \$13,850. Park Avenue, Inc. bought five lots for \$11,600. Edgar R. David bought lots 961-965 for \$7,500. Michael Lichtman bought lots 449-452 for \$4,000. Max G. Miller bought lots 758-761 for \$6,800 and lots 803-806 for \$7,400. Milton L'Ecluse, a prominent broker and developer of Nassau and Suffolk counties, Long Island, bought lots 1385-1390 for \$8,850; lot 1391 for \$2,400; lots 1392-1393 for \$1,700; and lots 1445-1452 for \$1,400.

Louis Cohen was a big buyer, among his purchases being 13 lots for \$14,600; 5 lots for \$4,500; and 2 lots for \$2,000. Klapon & Geltman bought various parcels, among them lots 442-444, for \$2,100; lots 682-684 for \$7,200; lot 681, for \$4,500; lots 315-316 for \$2,200; lots 342-343 for \$1,600. R. H. Isham bought numerous lots, among them being lot 317 for \$3,550; lots 511-513 for \$3,150; lots 848-849 for \$1,975 and \$3,250 respectively.

Kaplan & Cooper bought lots 850-853 for \$4,000. F. DeFine bought 5 lots respectively for \$1,000, \$1,300, \$1,500, \$2,000 and \$5,300. M. Del Balso bought 3 lots for \$4,500 and 2 lots for \$3,000. Edelson Bros. bought lots 163-164 for \$1,000. F. E. Holywell bought lots 175, 176 to 181 for \$3,150; lot 182 for \$700; and lot 183 for \$525. G. Castaldo bought lots 195-198 for \$1,600. M. Birsan bought lots 199-200 for \$1,050. For the same figure Milton Rosenbluh bought lots 201-202. Lots 844-845 were bought by H. Adelman for \$3,600. Marcus Feldman bought a group of 4 lots for \$6,150. Bokhara Realty Corporation bought the six lots 319-324 for \$8,700. Samuel Naboishek bought the six lots 382-387 for \$4,350.

William H. Callahan bought lots 1399-1403 for \$5,000. Emile Belstein bought lots 1427-1444 for \$4,500. Gustavus Willan bought lots 1546-1551 for \$3,450; lot 1552 for \$1,225; lot 1556 for \$425; and lot 1545 for \$675. Charles Starace bought lots 282-283 for \$2,000 and \$1,100 respectively. Jacob Purcell bought lots 284-285 for \$1,900. Mime Reiss bought lots 288-289 for \$1,025 and \$1,650 respectively. Morris Epstein bought lots 746-755 for \$9,250 and lots 905-913 for \$9,675. L. Landsman bought lots 489-492 for \$3,300.

The foregoing purchases give a comprehensive idea of the general trend of the sale. Comparatively few persons bought one lot each. The general public interest in the sale was shown by the cosmopolitan character of the buying.

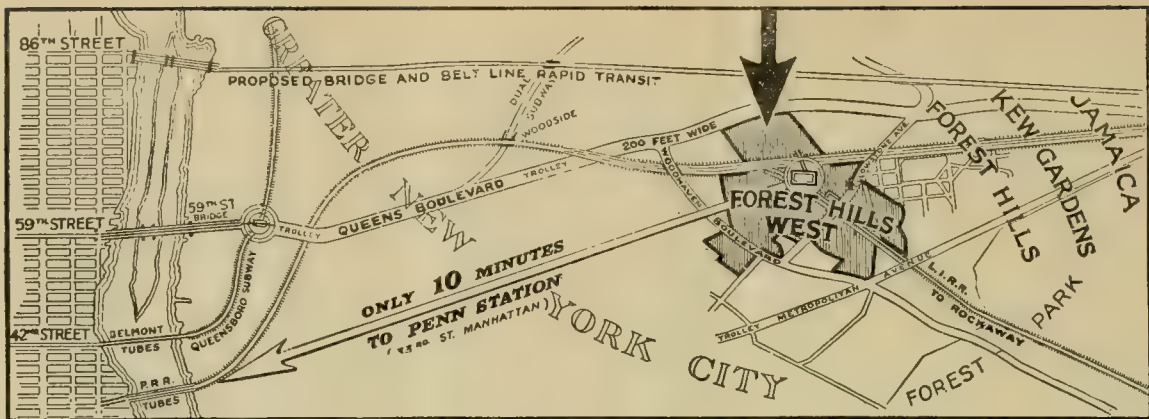
State Convention of Title Men Held at Geneva

THE annual convention of the New York State Title Association was held at Geneva yesterday, the program concluding with a dinner to the delegates and guests at the Geneva Country Club. The subjects discussed at the morning and afternoon sessions included those dealing with the needs of title men and abstractors throughout New York State. Mayor Robert A. Catchpole of Geneva made the opening address to the convention, which was held in Smith Hall, Hobart College. L. B. Bright, President of the Lawyers Title and Trust Company of New York City, responded. Following these addresses Cyril H. Burdett, Vice-President of the New York Title and Mortgage Company and President of the New York State Title Association, introduced Hon. Anson Getman, Deputy Attorney General in charge of titles and one of the foremost authorities in the country on his subject.

He spoke on "Sources of Title," laying stress upon water front property and the derivation of titles from the State.

In the afternoon session, William X. Weed, Esq., Counsel for the Westchester Title and Mortgage Company and the author of several well-known books, addressed the convention on "Tax Title, followed by Henry R. Chittick, Solicitor for the Lawyers Title and Trust Company of New York City.

At the dinner at the Geneva Club Lansing G. Haskins of Geneva acted as toastmaster and State Commissioner Knapp delivered the principal address. Other speakers were Hon. Loran L. Lewis, Jr., representative of the State Bar Association, and officials of the New York State Association of Real Estate Boards, State Banking Association, Farm Brokers Association and the Farmers Fund, Inc.



Just beyond where the Metropolitan Life are spending millions on new apartments.

YOU have passed this place hundreds of times—just this side of Forest Hills—stretching away on both sides of the Long Island Railroad—And, like thousands of others, you have asked yourself—when will it be opened up to the man who has been casting longing eyes on it for so long a time?

Have you noticed lately what is happening?

The Long Island Railroad

will open on Sunday, June 25th, a station there to take care of the thousands of people who are coming to live at

Forest Hills West

IN BORO OF QUEENS, NEW YORK CITY

L. I. R. R. main line station "Matawok"

Glance at the map. Nearer to Manhattan—with Forest Hills and Kew Gardens for next door neighbors, and bustling, busy Jamaica just beyond—Forest Hills West is Ten minutes from Penn Station or a short motor or trolley run from 59th Street.

At Last Forest Hills West is to be Opened up

And because Forest Hills West is what it is today—and what it is to be—there lie before you such speculative and investment opportunities as rarely are laid down before any man. Remember—there is a large frontage on QUEENS BOULEVARD.

Railroads are not in the habit of building stations on vacant property—unless there is a good reason. So when the vision of the Long Island executives provides transportation for a community in the making—it would seem here is a hint for you, too.

If ever there was a property that measured up to one hundred per cent. in location, environment, transportation, accessibility, desirability—Forest Hills West is certainly worthy of the rating. Now it is to be sold at

Absolute Auction Sale

1500 Forest Hills West — New York City LOTS

Commencing **Saturday, July 8th,** at 1 P. M.

on the Premises and continuing afternoons and nights until every lot is sold.

Titles insured free to purchasers by
The Title Guarantee & Trust Company

70% may remain on mortgage
or monthly installments of 2%

Send for bookmap

Imph. Day
Auctioneer Inc.

67 Liberty Street, New York

'Phone Cortlandt 0744

Review of Real Estate Market for the Current Week

Large Sales of Loft Buildings and Apartment Houses and Sites for New Ones
Gave High Tone to Dealing.

THE market this week was distinguished by numerous large transactions instead of by a heavy volume of dealing. The diversity that is usually given to it by various operators in medium sized properties and by investors in medium sized parcels was lacking. Movements of large parcels, however, indicate strong interest in real estate in this town inasmuch as large parcels make up the properties on important thoroughfares and in the best apartment belts. Big leases were also a distinguishing feature of the week.

The sale of two Tenth avenue block fronts by the estate of William Waldorf Astor to Max Natanson is the first large West Side holding of this estate to change hands. The buyer has resold some of the parcels. The estate of "Al" Adams sold two tenement houses with stores in lower East 34th street, near the Long Island Railroad ferry. Not so many years ago these parcels were good rent producers. Traffic at that point is much less than in the past on account of railroad passengers taking trains in the Pennsylvania Station. The buildings in discussion will be altered into a garage. A large Broadway corner apartment house, at 135th street, figured in a trade for Bronx and Harlem parcels. The largest remaining vacant plot on Riverside Drive—a corner—changed hands for improvement with a large apartment house. That the region adjacent to the downtown ferries still has good retail trade strength is indicated by a prominent shoe dealer on Greenwich street buying the abutting building on Washington street for the purpose of enlarging his establishment. Evidently

the northward movement of retail trade does not appeal to him.

Eighth avenue contributed numerous sales to the aggregate. This thoroughfare has attracted much attention recently by the frequent sales of real estate along it. The Pinkney estate sold a plot of 12 lots in West Harlem to builders. A 12-story loft building in West 30th street, worth \$550,000 and another in West 27th street, worth \$400,000, formed some of the big items of the dealing. A 12-story apartment house covering an uptown block front was resold for about \$2,000,000. Only a few weeks ago the seller acquired it and he disposes of it at a good profit. Max Natanson took a profit on the Arena building in West 32d street running through to West 31st street. This was a \$1,500,000 deal and embodied a trade to a degree for Central Park West properties. The Park avenue zone witnessed the sale of a large apartment house. Other large transactions will be found in the news columns of this issue. A parcel on Beaver street and one on Chambers street was sold.

Notable among the leases was that of Maillard, confectioner, of a Madison avenue corner at 47th street. Two dwellings in West 48th street, near Fifth avenue, were taken for 21 years for trade purposes. The Claridge and Wallick hotels, on Broadway, from 43d to 44th street, formed an outstanding lease. A fine Fifth avenue dwelling was leased to a fashionable school. The Columbia Club renewed its lease of its 7-story club house, in West 43d street for a long term with privilege of another renewal. As a site for a 12-story building the plot 156-158 West 34th street was leased for 21 years. There were many other interesting leases.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 57, as against 75 last week and 161 a year ago.

The number of sales south of 59th st was 23, as compared with 18 last week and 34 a year ago.

The number of sales north of 59th st was 34, as compared with 57 last week and 95 a year ago.

From the Bronx 35 sales at private contract were reported, as against 33 last week and 45 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 786.

Annual Convention of Realtors

The National Association of Building Owners and Managers is holding its annual convention at Bedford Springs, Pa. The membership of this association is composed of men in all parts of this country and Canada whose business is the management of improved real estate.

At the convention papers will be read by men who are prominent in their profession, among them Walter Stabler, A. E. Horne, Douglas Grant Scott, Stephen Frank Voorhis, Ira H. Woolson and Dr. Joseph J. Klein, all of New York; Frederick Swetland of Cleveland, J. A. Dickinson, Bureau of Standards, Washington, and W. J. Palmer of Omaha.

The subjects of some of the papers are "Office Building and Apartment House Building Mortgages," "The Chemistry of Building Management," "Determination of Profit in Building Rents," "Planning of Buildings for Economy of Operation," "Some of the Common Faults in Construction of Office and Apartment House Buildings as Regards Fire Hazards and Their Correction," "Depreciation and Obsolescence," "The Owner," "Elevator Codes," "Plan Construction and Operation of Small Apartment Houses."

The New York association, which has 276 members, sent 25 delegates. It represents most of the largest buildings there, including the Equitable, Woolworth, Singer and Metropolitan and large apartment houses.

Brooklyn Year Book for 1923

The Brooklyn Real Estate Board has announced its intention to publish a Year Book for 1923, which shall serve as a real estate manual as well as diary.

The initial publication of the board, the Year Book for 1922, met with such a favorable response, and the demand for it so far exceeded the expectations of the committee in charge, that it is planned to triple the 1923 edition.

The manual, in addition to containing a complete list of the board's membership, will also contain a directory of city and county offices,

building statistics, synopsis of realty laws, tables for use in appraising, historical data of Brooklyn and Long Island, annotated calendar, directory of financial institutions in Brooklyn and Queens, and much other information of value to those interested in the real estate business.

The committee in charge, M. C. O'Brien, chairman; Charles L. Gilbert, George H. Gray, George S. Horton and William G. Morrissey, are busily at work gathering material for the book, which will be issued about December 1.

Natanson Sells the Arena

The Arena Building, 38 and 40 West 32d st, extending through to 39 and 41 West 31st st, has been sold by Max N. Natanson to Victor Weichman, through Byrne & Bowman. In part payment the seller takes two 6-story apartment houses, 83.4x100, at 225 and 226 Central Park West, having a reported rental of \$40,000 and held at \$270,000.

The Arena Building is a 16-story structure, on a plot 50x197x41.6. It has a reported rent roll of \$200,000 a year and was held at \$1,500,000. Together with the Hendrik Hudson and Hendrik Hudson Annex apartments, at Riverside Drive, Broadway and Cathedral Parkway, the structure was sold about three years ago by the American Real Estate Company to Frederick Brown, the operator. The latter subsequently resold the three properties to Mr. Natanson. Mr. Natanson soon after resold the apartment houses to co-operative tenant organizations. The resale of the Arena Building therefore marks the disposal of all the properties.

Sale Near Park Ave.

Charles Wynne and Louis H. Low sold the 12-story apartment house 68 East 86th st, which they bought last November. It was formerly owned by the Roosevelt estate, which held it at \$525,000. The structure stands on a plot 65x100, and rents for about \$75,000 annually. It adjoins the southwest corner of Park av and is arranged with 2 suites on a floor.

Operators Active in Two Boroughs

The Five County Realty Corporation, Abraham Sachs, president, purchased from the Pinkney estate the plot of 12 lots, 148 feet on 125th st, running through 206 feet to Moylan pl, Harlem.

The 125th st front will be improved with stores and offices. Part of the plot will be developed with a bank building, negotiations for the lease of which are now pending.

The Title Guarantee & Trust Co. represented the seller. Edward P. Sobel, attorney, represented the Five County Realty Corporation.

Plans prepared by Margon & Glaser, architects, for the Five County Realty Corporation, Abraham Sachs, president, will develop five Astoria blocks with substantial business buildings and apartments.

On Grand av, between Sixth and Seventh avs, work will start at once on "The Norwood," a

business building, containing 9 stores. The block front on Grand av, between Fifth and Sixth avs, will be improved with four apartment houses, with stores, on 200 feet frontage. The block front on Second av, between Fifth and Flushing avs, adjacent to the Hoyt av subway station, will be improved with a 2-story building, consisting of 8 stores and offices.

On the plot, 200x70, on Second av, adjacent to the Ditmars av subway station, the "Astoria Market" will be erected. This section is barely 15 minutes from 42d st, and is being developed with a multitude of two-family houses by a group of builders.

The Five County Realty Corporation consists of Abraham Sachs, president, Joseph Jaffe, secretary, and Harry Schnell, treasurer. Edward P. Sobel is the attorney for the corporation and represented them in the above transactions.

Forrest Chambers Resold

Forrest Chambers, a 12-story apartment, and the adjoining 5-story dwelling occupying the block front on the west side of Broadway between 113th and 114th sts, have been resold through A. Robinson by Samuel Brenner, who bought it 3 weeks ago. The property is valued at \$2,000,000, fronts 201 feet on Broadway and measures 100 feet on 113th st and 125 feet on 114th st. The buyer, the Witt Forrest Corporation, plans to erect on the 114th st corner a structure to conform with Forrest Chambers, which was designed by George and Edwin Blum. A first mortgage of \$765,000 is on the property and a purchase money mortgage of \$400,000 has been allowed to remain on it. Incorporation papers for the buying corporation, the directors of which are Nathan H. Stone, Abraham B. Paley and Sol Schneider, have been filed.

Recommend School Sites

Recommendation has been made by the Board of Education to the Board of Estimate for the purchase of property for school sites in The Bronx in the vicinity of Boston rd and East Chester av; Dewey, Logan and Edison avs, Throgs Neck and 151st and 152d sts and Courtlandt av.

Real Estate Boards to Assist Brokers in Obtaining Licenses

Co-operation with the Real Estate License Bureau in making the new license law effective was pledged by the State Association of Real Estate Boards at the convention held last week at Utica. The operation of the law was explained by officials and discussed by delegates. All affiliated boards were urged to offer assistance to any applicant for a license, whether a member or not.

H. H. Garfield, of Rochester, president of the State Realty Association, announced the appointment of the following special committees which are to make reports and recommendations for

legislation at the annual real estate convention to be held next September:

Committee on Taxation—James Frank, New York, Advisory Council of Real Estate Interests; George E. Barrows, Buffalo Real Estate Board; James S. Simmons, Niagara Falls Real Estate Board; Hugh Thompson, Yonkers Real Estate Board; Edward B. Morris, Westchester County Realty Board; John J. Halleran, Long Island Real Estate Board.

Committee on Standardized Assessment Methods—Cuthbert E. Reeves, Buffalo Real Estate Board; W. R. Bull, Port Chester, Westchester County Realty Board; William S. Pettit, Far Rockaway, Long Island Real Estate Board; Ten

Eyck T. Mosher, Albany Real Estate Board; R. H. Houston, Middletown Real Estate Board.

Committee on Public Service—John A. Barhite, Rochester Real Estate Board; Edmund H. Lewis, Syracuse Real Estate Board; Charles Hyde, Long Island Real Estate Board.

Committee on City and Suburban Planning, Zoning and Building Codes—Charles W. Leavitt, Westchester County Realty Board; Richard T. Childs, Long Island Real Estate Board; C. E. Howard, Syracuse Realty Board; Arthur Suor, Buffalo Real Estate Board; Egbert Bagg, Utica Real Estate Board; E. E. Fisher, Rochester Real Estate Board.

"Al" Adams' Estate Sells

The Adams Holding Co., Albert J. Adams, president, sold 413 and 415 East 34th st., at the ferry, two 4-sty brick tenement houses with stores, on a plot 49.6x98.9, to Frederick Brown, who is also negotiating for the purchase of the adjoining property, also formerly owned by the Albert J. Adams estate. The entire plottage is to be used for a large commercial garage site. George C. Blackwell was the broker.

Upper Broadway Project

Conrad Glaser purchased from the Tiffany Realty Co., through Slawson & Hobbs, the vacant plot on the west side of Broadway, north of 122d st., 126x91x irregular, as the site for a 2-sty and basement business building, which will contain about 10 stores on the ground floor. Negotiations are pending for the leasing of the second floor for an Oriental restaurant. The sign privileges have been leased to the Van Buren and New York Billposting Co.

Site Bought for Sales Building

The Argonaut Service Corporation, Frank A. Davis, president, bought the entire block on the east side of Eleventh av., between 55th and 56th sts., a site fronting 200 feet on each of the three thoroughfares. With the exception of one lot at the 55th st corner, acquired from the General Motors Corporation, all of the land was bought from the Lewali Realty Co., representing Chanler estate interests, the stated consideration being \$250,000. The Argonaut Co. filed plans 2 weeks ago with the Building Department for improving the site with a 6-sty salesroom and service building. Albert Kahn, architect, of Detroit, Mich., estimated the cost at \$400,000. The sale is recorded.

In the Chelsea Section

Samuel Brenner purchased from Thomas Wallace the three 5-sty brick Chimes apartment houses, 420 to 424 West 20th st., on a plot 100.2x109. The houses, which were acquired through George C. Blackwell, rent for \$36,000 annually and contain 45 apartments. They are opposite the General Theological Seminary.

Shoe Merchant Buys Building

James S. Coward, shoe dealer, purchased the 4-sty brick building, 21.1x83.11, at 265 Washington st. A. Costa & Sons were the sellers. William H. Whiting & Co. were the brokers. The property abuts the Coward store property on Greenwich st.

Estate Sells Bleeker Street Corner

Leonard Weill, operator, purchased the 5-sty building, 25x125, at the southwest corner of Bleeker st and West Broadway from the Calvin Stevens Estate. The property has been in the Stevens family since 1874. It was formerly known as the South Fifth Avenue Hotel, with stores on the ground floor.

The corner is the second one in Greenwich Village purchased by Mr. Weill in the last 60 days, the other parcel being the northeast corner of Houston and Macdougall sts., directly opposite the Macdougall Theatre, now under construction.

Hudson Motors Sells Corner

Alexander Selkin and Carl Jaffe sold the southeast corner of Amsterdam av and 62d st, a 2-sty brick taxpayer, on a plot 100.5x100, for the Hudson Motor Car Co.

Sells West 125th Street Parcel

Samuel A. Potter sold through F. J. Rullman 48 West 125th st, a 4-sty brick flat with stores, on a lot 15.7x100.11, between Fifth and Lenox avs.

Add to Corner Holdings

Weil & Mayer have increased their realty holdings at the southeast corner of Park av and 88th st by purchasing the 5-sty brick flat with stores, 25x80, at 1065 Park av, from Henry L. Ughetta. They recently acquired 1069 to 1075 Park av and 104 and 106 East 88th st, a site fronting 100.8 feet on the avenue and 107.2 feet on the street.

New Home for Daughters of Peace

The Daughters of Peace Benevolent Association, now on West 116th st, purchased 66 West 114th st, a 3-sty and basement brick dwelling, on a lot 17.4x100.11. After alterations are completed the organization will make it its headquarters. Mrs. J. H. Schwartz is president, and L. Bromberg secretary.

Sale of Nassau Street Holding

F. & G. Pfomm, in conjunction with Tinsley May, sold for the estate of John Cropper 86 Nassau st, a 5-sty brick mercantile building, on a lot 16.7x51.6.

Buy West Side Apartment House

Charles M. Whitney, Jr., president of the Whitney-Foster Corporation, and Herman Sekir, sold to a client the 12-sty apartment house 164-168 West 72d st, on a plot 59x102.2. This is one of the most important sales taking place recently in this type of building on the West Side.

Site for New Hotel Bought

Julius Tishman & Sons resold the vacant plot, 100x100.11, recently acquired by them at 61 to 69 East 96th st, adjoining the northwest corner of Park av, to Paul A. Starrett of the Fuller Construction Co., who will improve the site with a 6-sty elevator apartment house. The plot was held at \$100,000. Douglas L. Elliman & Co. were the brokers.

Durant Buys Willys Factory

The sale to W. C. Durant, automobile manufacturer, of the Elizabeth works of the Willys Corporation by Charles S. Gerth on Friday, June 9, was confirmed on June 19 by Judge Joseph L. Bodine in the United States District Court, Newark. The price paid by Mr. Durant was \$5,525,000. Title to the property will be conveyed by the receivers, James Kerney, C. I. Voorhees and C. O. Miniger, at the plant on July 21, after which Mr. Durant will begin making a motor car known as the Star.

Buy Large East Side Tenement House

Joseph H. Schwartz sold through H. D. Baker and Abe Robinson to Meister Builders, Inc., 249-251 Broome st, a 7-sty brick fireproof tenement house, on a plot 40.2½x98.6. It contains 33 tenements and 2 stores. It was held at \$100,000.

Highcliffe Apartments Sold

The Highcliffe, Inc., J. Bergoff, president, sold to M. Rutheiser, operator, 227 Audubon av, southeast corner of 177th st, a 6-sty elevator apartment house, known as the Highcliffe, on a plot 99.11x100. It contains 36 apartments.

Sell Upper Madison Avenue Corner

The Gomberg Co. sold for the Rosemont Realty Co. to the Anglo-American Advertising Co. 1435 Madison av, northeast corner of 99th st, a 5-sty brick flat with store, on a lot 27.10x100. The purchaser gave in part payment a factory at Spotswood, N. J. The transaction involves \$75,000. Alexander Slater represented the purchaser, and Max Monfried the sellers.

Buy Subway Easement Corner

The vacant plot at the northeast corner of Broadway and Canal st purchased by the city to build the B. R. T. Broadway subway has been sold by the New York Municipal Railways Corporation. The property fronts 62.1 feet on Broadway and 127 feet on Canal st, with an easterly line of 97 feet and a northerly dimension of 142.6 feet. The property is assessed at \$280,000, and is subject to the easement of a rapid transit route under it.

Builder Buys Riverside Drive Corner

Francis S. Paterno Building Corporation sold the northeast corner of Riverside dr and 144th st, a vacant plot, 100x128.8x99.11x124.4. It is the largest unimproved plot on the Drive. It will be improved with a large apartment house.

Sell Lofts Near Fifth Avenue

The Vivian Green Construction Co. sold 7-9 West 30th st, a 12-sty loft building, on a plot 50x98.9, to Joseph Shenk. The property rents for about \$80,000 and was held at \$550,000.

The 12-sty loft building, 50x98.9, at 22 to 24 West 27th st, has been purchased by Arthur Greenbaum from the Midtown Holding Co., N. J. Hess, president. It was held at \$400,000. Harry Cutner was the broker. M. & L. Hess recently obtained a mortgage loan of \$225,000 on the property from the Emigrant Industrial Savings Bank for a term of 5 years.

Lessee of Building Buys It

Edward Hart, who recently leased the 3-sty and basement brick building, on a lot 20x100.5, at 166 West 48th st, with an option of purchase, has bought the property from the Freeman Purveying Co.

Savings Bank Buys Site

The East New York Savings Bank purchased from the N. Willard Curtis estate the property at the junction of Atlantic and East New York avs, on the north side of Atlantic, Brooklyn, as a site for a new home. The property is 150 feet on each of the converging streets, which form a gore at this point, and amounts to about 5 city lots. Although the purchase price was not stated in the announcement made by the bank, it is understood to approximate \$45,000.

Douglas L. Elliman & Co.
Real Estate Brokers
Fifth and Park Avenue Districts
Efficient Property Management
Plaza, 9200 15 East 49th St.

\$500,000
LOANABLE
SECOND MORTGAGES
RENT LOANS AND
BUILDING LOANS
BROKERS PROTECTED

SAMUEL WACHT
PRINCIPAL
135 BROADWAY RECTOR 7967-7968

DANIEL H. JACKSON
REAL ESTATE OPERATOR
OFFERINGS INVITED
135 BROADWAY
Rector 3569

JAMES BOYD
Member Real Estate Board, N. Y.
Real Estate—Mortgage Loans
135 BROADWAY
Phone: Rector 8458-8459

BROOKS & MOMAND
Member of Real Estate Board
Real Estate Mortgages
115 BROADWAY Phones 2207 Rector
2208

A. WILKES COMPANY
PAINTERS
INTERIOR DECORATORS
Exclusive Work, Ask Our References
2371 Jerome Ave. Fordham 9000

J. CLARENCE DAVIES
Incorporated
Member Real Estate Board, N. Y.
BRONX REAL ESTATE
AUCTIONEER—BROKER
APPRAISER—MORTGAGE LOANS
Main Office: 149th St. and Third Ave.
BRANCHES:
32 Nassau Street 51 East 42nd Street
Phone Connections

An Interesting Trade

The E. J. Maas Realty Co., Inc., and Michael Bonn sold for Max Levinson the northwest corner of Broadway and 135th st., a 6-story elevator apartment house with 12 stores and arranged for 60 families, on a plot 99.11x125. It has a rent roll of about \$70,000, and was held at \$450,000. Sarah Keidanz, the buyer, gave in exchange cash and 1025 Tiffany st., Bronx, a 5-story and basement brick walk-up apartment house on a plot 50.2x74.9, with an income of over \$9,000, and 40-42 East 112th st., a 6-story brick walk-up apartment house, with 3 stores, on a plot 40.3x100.11, showing a rent roll of about \$11,500. The three properties are valued at \$600,000.

Corn Exchange Bank Buys

Charles F. Noyes Co. sold to the Corn Exchange Bank, for all cash, 53 Beaver st., a 5-story and basement fireproof office building, adjoining the Corn Exchange Bank building at 15 William st., corner of Beaver st. With this purchase the Corn Exchange Bank has a total plottage of about 15,000 square feet at this point. The property was acquired by the buyers to provide for the future growth of the institution, the business of which is rapidly expanding. The building is rented at the present time on a long term lease to a group of marine insurance companies.

Astor Estate Sells to Natanson

Max Natanson, operator, bought from the estate of William B. Astor, the block front on the east side of Tenth av from 47th to 48th sts., eight 5-story flats, each 25.1x100; the entire block front on the west side of Tenth av from 48th to 49th st., eight similar structures, and the four 5-story buildings at the southeast corner of Tenth av and 47th st. Mr. Natanson resold two parcels, 705 Tenth av, northwest corner of 48th st., and 719 Tenth av, southwest corner of 49th st., each a 5-story flat, on a lot 25.1x100, to a tenant.

Good Sale on Madison Avenue

The American Bond and Mortgage Co. bought for its own use 343 and 345 Madison av., a 13-story office building, on a plot 50x100, adjoining the northeast corner of 44th st. The Schmitt Realty Corporation, W. G. Schmitt, director, is the seller. The buyer has been occupying quarters at 562 Fifth av.

Old Firm Spreads Out

M. & L. Hess, Inc., who for more than 30 years have been in the real estate business in New York, with their main office at 907 Broadway, will open early in July an uptown office in the Borden Building, Madison av and 45th st., where they have leased the second floor corner offices through Brady & Bowman.

M. & L. Hess, Inc., who have been active in the midtown and terminal zones, have promoted some of the largest and most important real estate transactions recorded in those parts of the city. A country department, specializing in Long Island and Westchester properties, will be added to the new office. The department will be in charge of John S. Pettit, formerly manager of the country department of Albert B. Ashforth, Inc.

Well Known Firms Merge

The M. Morgenthau, Jr., Co. and the Everett M. Seixas Co. have consolidated. For many years the Morgenthau company has been located in lower Manhattan, with branches in Jamaica and St. Albans, Queens borough. The Seixas Company has been located at 507 Fifth av. The consolidated companies will have offices in the Bush Building, at 120 West 42d st. The officers and directors of the consolidated company are M. Morgenthau, Jr., president; Everett M. Seixas, first vice-president; James Frank, second vice-president; Edgar Lowell, vice-president; Alfred H. Wagg, vice-president; Edw. Hart, treasurer; R. L. Seixas, secretary; I. Howard Lehman, counsel, and M. I. Borg, A. J. Erdman and George Fryhofer.

Buys Co-operative Apartment

Pease & Elliman, agents, sold stock in the cooperative apartment building 676 Park av, southwest corner of 78th st. The stock represents an apartment of 10 rooms and 3 baths. Nelson C. Holland is the buyer.

Brooklyn Real Estate Board Elects Grievance Committee

The Brooklyn Real Estate Board has announced the election of William P. Rae, Lewis H. Pounds, H. W. Ackerson, Charles C. Stelle and Frank H. Quinby as members of the Grievance Committee.

The powers of this committee are quasi-judicial in their relations to the board members. They shall sit as a court or commission, in a manner similar to the Grievance Committee of the Bar Association, in cases where complaints are made against board members for violations of the rules or regulations of the Board, unfair or unprofessional conduct, or any breach of good faith or abuse of confidence. The committee must cause written notice of any charges to

be personally served upon a defendant and the committee has the right, if, after trial, a member is found guilty, to admonish or suspend the offender, as, in their judgment, the gravity of the case may warrant. In the event that the committee determines that the seriousness of the case warrants expulsion from the board, they must report their findings to the board of directors, who shall impose such punishment as the majority of the board of directors deem warranted.

Buys Brooklyn Cooperative Apartment

Bulkley & Horton Co. sold an apartment in the apartment house at Brooklyn av and Pacific st., on the Co-operative Plan, for C. C. Spadone to Mrs. Louisa Krengel, for occupancy.

MORTGAGE LOANS

Slawson & Hobbs negotiated building and permanent loans aggregating \$952,000 on 68 6-family houses on the east and west sides of Sixth and Seventh avs, between Broadway and Jamaica av; also \$10,000 each on six 2-family houses on the east side of Sixth av, 590 feet south of Grand av, in the Norwood section of Astoria, Queensborough. The same brokers effected for the Arrow Holding Co. a loan of \$200,000 on the plot, 75.5x100, at the northeast corner of Seventh av and 54th st., Manhattan.

Ruland & Benjamin, Inc., secured a first mortgage of \$88,000 from the Mutual Life Insurance

Co. on 617-621 West 181st st., belonging to Charles C. Marshall, and occupied by the Wertheimer Department Store.

The heirs of the Goelet estate obtained from the Union Dime Savings Bank loans totaling \$53,790 on three Broadway properties. On the 8 and 12-story building, 101.5x125.6x irregular, at the northeast corner of Broadway and 43d st., \$319,936 was loaned; \$244,964.94 on 895 to 899 Broadway, extending to 9 and 11 East 20th st and 10 East 20th st, improved with two buildings, the site fronting 82.7 feet on Broadway, 25 feet on 20th st and 45 feet on 19th st; also \$88,289.10 on the 8-story building, 55.1x108.8 x irregular, at 889 Broadway, northwest corner of 19th st.

For the erection of the 5-story apartment house, 100x100, at the northeast corner of Bryant av and Aldus st., Bronx, the Abbarmor Realty Co. obtained from the New York Title and Mortgage Co. a building loan of \$130,000, and for a similar house, 100x100, on the east side of Bryant av, 120 feet north of Aldus st., a loan of \$105,000.

The Central Union Trust Company of New York and Maurice Wertheim arranged to loan to John A. Harrison \$800,000 on the block bounded by Broadway, Eighth av, 57th and 58th sts, for an office building.

Government owned first mortgages, aggregating \$2,400,000, covering 1,600 houses and 300 additional lots—comprising the entire villages of Fairview and Morgan (Camden), N. J., which cost the Government \$12,000,000—have

Where Do You Bank?

OFTEN you are asked this question and sometimes your credit and standing are helped more than you think by your answer.

The individual or firm that banks here, in addition to drawing interest on checking account, gets every facility of a progressive Trust Company, as well as that prestige which attaches to a banking institution, long-established, and second to none in financial stability.

LAWYERS TITLE & TRUST CO.

188 Montague Street, Brooklyn
160 Broadway, New York
44 Court Street, Brooklyn

367 Fulton Street, Jamaica, N. Y.
383 East 149th Street, New York
1354 Broadway, Brooklyn

160 Main Street, White Plains, N. Y.

MONEY TO LEND ON SECOND MORTGAGES BUILDING LOANS

BROOKLYN REALTY PREFERRED

BROKERS PROTECTED

WARREN TRADING CORPORATION

165 BROADWAY, N. Y. CITY

Tel. Cortland 2556

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 25c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

PROPOSAL

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., June 15, 1922.—SEALED PROPOSALS will be opened in this office at 3 p. m., July 12, 1922, for extension to workroom and new mailing vestibule, new entrance vestibule, changes in Post Office Screen, wire mesh partitions, etc., United States Post Office, Albert Lea, Minn. Drawings and specification may be obtained from the Custodian at the building, Albert Lea, Minn., or at this office, in the discretion of the Supervising Architect. Jas. A. Wetmore, Supervising Architect.

SITUATION WANTED

INSURANCE MAN, 35, pleasing personality, 12 years with attorney supervising real estate, 2 years high-class suburban connection, desires opportunity. Box 913, Record & Guide.

COUNTRY BOARD

The M. R. Goldsmith House is now open for boarders at New Suffolk, L. I.
O. W. SINCLAIR.

WANTS AND OFFERS

WANTED: RECORD & GUIDE ANNUALS FOR THE YEARS 1914 AND 1918. STATE PRICE AND CONDITION. ADDRESS BOX C, RECORD & GUIDE.

WANTED—MAP CASE WITH ROLLERS, FOR BROMLEY MAPS; MAHOGANY FINISH. ADDRESS BOX 917, RECORD & GUIDE OFFICE.

WANTED—REAL ESTATE MAN TO SHARE ARCHITECT'S OFFICE. COMPLETE SERVICES. SITE 1211, 105 WEST 40TH ST., NEW YORK.

been bought in bulk for the Prudence-Bonds Corporation and will be distributed to the investing public through a special issue of Prudence-Bonds in denominations of \$100, \$500 and \$1,000 each.

This is the largest and most important of the Government transactions in mortgages on housing developments and was made by the United States Shipping Board Emergency Fleet Corporation with realty associates of Brooklyn after a contest between New York, Philadelphia, Camden and New Haven interests.

The mortgages are secured from the public auction sale conducted by Joseph P. Day in the latter part of winter and early spring of the entire villages of Fairview and Morgan, adjoining each other and comprising an important section of Camden, across the river from Philadelphia.

The Hull Avenue Co. obtained from the City Mortgage Co. a loan of \$150,000 on the property, 100x105.10x irregular, at the southwest corner of Grand Boulevard and Concourse and 199th st.

For the erection of a 5-sty apartment house, the Shirensen Realty Corporation obtained from the New York Title & Mortgage Co. a building loan of \$125,000 on the plot, 89.6x113.1, on the east side of Walton av, 181.2 feet north of 184th st, Bronx.

The Sheridan Theatre Co. obtained a loan of \$100,000 on its theatre leasehold on the west side of Seventh av, from Greenwich av to West 12th st, from Arthur Knox. The site measures 263.9x212.6x irregular.

For the construction of the 9-sty mercantile building, 146 to 150 West 26th st, the Glaser Holding Corporation obtained from the John Alden Realty Corporation and William Henry Barnum & Co. building loans totaling \$265,000.

The 205 West 39th Street, Inc., which plans to erect a 16-sty store and factory building, 132 x197.6x irregular, at 205 to 223 West 39th st, extending to 206 to 216 West 40th st, obtained from the Emigrant Industrial Savings Bank a loan of \$850,000 on the property.

The Broadway Savings Institution loaned to Abraham Ruth \$100,000 on the property, 75x119.6, at 506 to 510 West 181st st, plans for the improvement of which with a 3-sty office, and salesroom building were filed recently.

Brooks & Momand placed a permanent first mortgage loan of \$230,000 for the West 61st Street Corporation on their large garage property at 227 to 243 West 61st st.

MANHATTAN SALES

South of 59th Street

3D ST.—Pepe & Bro. sold for the owner to the Telegram Realty Co. 71 West 3d st, an old 2½-sty brick building, with store, on a lot 25 x90, between West Broadway and Thompson st. It will be altered into a private garage.

13TH ST.—David Lion and Samuel Kilpatrick purchased from William H. Schmidt the 5-sty brick tenement house, on a lot 25x103.3, at 521 East 13th st, containing two stores.

21ST ST.—O. D. & H. V. Dike sold for Margaret Miller 240 West 21st st, a 3-sty and basement brick dwelling, on a lot 19.8x109.6½.

21ST ST.—O. D. & H. V. Dike sold for Leonore V. Schluter 329 West 21st st, a 4-sty and basement brick single flat, on a lot 25x98.9.

38TH ST.—Estate of Sidney Smith sold through Charles E. Williams to Ennis & Sinnott 15 East 38th st, a 5-sty stone American basement dwelling, on a lot 23.9x98.9, adjoining the northeast corner of Madison av.

43D ST.—Charles W. Eidt sold for Morris Silverman to a buyer, for occupancy, 336 East 43d st, a 3-sty and basement stone dwelling, on a lot 16.8x100.5.

49TH ST.—Tankoos, Smith & Co. sold for the Zerwil Garage, Inc., G. A. Zerbst, president, 605-607 West 49th st, adjoining the northwest corner of Eleventh av, a 1-sty brick garage, on a plot 50x108.8. The buyer will use the premises upon expiration of present lease.

50TH ST.—Albert H. Stout sold for Maria Simpson 62 West 50th st, a 3-sty and basement brownstone building, on a lot 18x100.5, a Columbia University leasehold.

EIGHTH AV.—E. Stanton Riker sold for the Mary Mason Jones estate to an investor 852 Eighth av, a 5-sty stone flat with store, on a lot 25x80, adjoining the northeast corner of 51st st. The property had been in the selling family for 18 years.

EIGHTH AV.—William H. Whiting & Co. sold for the Lucania Realty Corporation, Anthony Campagna, president, 952-954 Eighth av, the 6-sty brick elevator apartment house, known as the Elise, on a plot 40x90, with an "L," 25x100.5 known as 243 West 56th st. The property was held at \$250,000. The transaction was an all cash one over existing mortgage. The parcel was acquired by the sellers in exchange about 3 weeks ago.

North of 59th Street

62D ST.—Harris, Vought & Co. sold for Clarence L. Harding of Boston the 3-sty and basement brownstone dwelling 209 East 62d st, on a lot 18.7x100.5, which the new owner will alter and occupy. This is the last unaltered dwelling on the block.

76TH ST.—G. Tuoti & Co. sold for the Class Realty Co. 357 East 76th st, a 4-sty brick tenement house with stores, on a lot 25x102.2.

86TH ST.—The Bernard Ullman estate sold the 5-sty dwelling, 20x100, at 129 West 86th st, to a physician for occupancy. The property was held at \$48,000. John H. Loscarn was the broker.

86TH ST.—E. J. Welling and E. K. Van Winkle sold 162 West 86th st, a 5-sty American basement dwelling, on a lot 23x106.10, to Dr. I. O. Poleski, who will occupy it.

87TH ST.—M. H. Gaillard & Co., Inc., sold for the estate of James A. Renwick the 3-sty and basement dwelling 117 West 87th st, on a lot 16.8x100.8½, and held at \$25,000.

92D ST.—James H. Cruikshank purchased from Ralph E. Kempner, Irving I. Kempner and Jeanette K. Harris 70 East 92d st, a 4-sty and basement stone dwelling, on lot 16.5x100.8. This is the first transfer of the property since 1904. Joseph P. Day was the broker.

92D ST.—Slawson & Hobbs sold for Mrs. Hester D. Estes 309 West 92d st, a 4-sty brick and stone dwelling, on a plot 50x52.11, between West End av and Riverside dr. It was held at \$35,000.

94TH ST.—Ernest T. Bower sold for Mrs. Adelaide C. Heuermann to a buyer, for occupancy, 151 West 94th st, a 3-sty and basement stone dwelling, on a lot 17x100.8½.

96TH ST.—Douglas L. Elliman & Co. sold the vacant plot, 61-69 East 96th st, 50x102.2, for Julius Tishman & Sons to Paul Starrett for improvement.

101ST ST.—S. Ullman sold for John A. Mansell and others 410 East 101st st, a 6-sty brick tenement house with stores, on a plot 50x100.11.

105TH ST.—Joseph L. Nasanowitz sold for James H. Cruikshank 216 East 105th st, a 2-sty and basement stone dwelling, on a lot 16.6 x100.11, to Samuel Hadler, who resold the property to Simon David, who will occupy after alterations.

113TH ST.—S. Soraci sold for Margaret Oats to A. Baratta 335 East 113th st, a 5-sty brick tenement house, on a lot 25x100.11. It is the first sale of the premises in 31 years.

114TH ST.—David Lion and Marcus L. Osk bought the 5-sty brick tenement house 245 East 114th st, on a lot 20x100.11, from Mrs. Helen M. Grant, who has owned the property for 15 years. William W. Jones was the broker.

129TH ST.—L. Stadecker sold through Robert Levers to Charles Weill 237 West 129th st, a 3-sty and basement stone dwelling, on a lot 18.9 x99.11.

130TH ST.—Louis George resold for Jas. H. Cruikshank to Mary Pearce 34 West 130th st, a 3-sty and basement brick dwelling, on a lot 25 x99.11.

138TH ST.—John H. Pierce sold for Nannie Dyer 250 West 138th st, a 3-sty and basement brick dwelling, on a lot 23x99.11, to a client for occupancy.

143D ST.—Moore, Schutte & Co. sold for Nellie C. Bauer to Dr. Harry A. Keune, 470 West 143d st, for occupancy. The property, a 4-sty stone dwelling, on a lot 16.8x99.11, was held at \$25,000.

CONVENT AV.—Charles A. Du Bois sold for Max Augner and Max Weiss to Kathleen M. Ryan the 4-sty brick dwelling, on a lot 20x100, at 347 Convent av. The house was formerly owned and occupied by James A. Hearn.

EDGEcombe AV.—Vivian Green Construction Co. sold to Joseph Shenk 393 Edgecombe av, a 6-sty and basement elevator apartment house, known as the Viva, on a plot 75x100, and overlooking Colonial Park.

SECOND AV.—Peter A. & Martin Lalor sold for Richard E. Costello 1310 Second av, southeast corner of 69th st, a 4-sty stone and brick tenement house with store, on a lot 20.4x75.

THIRD AV.—George Brettell & Son sold for Mrs. Amy G. Rosenstein to E. Friedman 2194 Third av, a 5-sty brick tenement house with store, on a lot 25.6x108.3. It is the first sale of the parcel in 25 years.

WEST END AV.—Leroy Coventry sold for Frederick Gilsey 487 West End av, a 3-sty and basement brick dwelling, on a lot 17x82, adjoining the northwest corner of 83d st. The property was held at \$35,000.

BRONX SALES

FOX ST.—Arnold Realty Co., Inc., purchased from the Nameart Holding Corporation the newly constructed taxpayer on the northwest corner of Fox st and Leggett av, containing 12 stores and renting for about \$14,000. The property was held at \$85,000. David Stewart was the broker.

135TH ST.—Charles A. Weber sold for David Curtin the 4-sty and basement brick double flat, on a lot 25x100, at 591 East 135th st, to Kate Schoenfeld.

137TH ST.—J. Clarence Davies sold for Morgan Washburn to Walnut Club, 453 East 137th st, a 3-sty and basement brick dwelling, on a lot 16.8x100.

156TH ST.—Charles Kuntze sold for Casper Fischer, 283 East 156th st, a 2-sty and basement frame detached dwelling, on a plot 51x103, to Joseph Ziola, who will alter and occupy it.

177TH ST.—Samuel Alkoff sold to the Milton Barkin Realty Co. the frame stable, 75x115, on the north side of East 177th st, 90.2 feet east of Marmion av.

194TH ST.—Morris Sax sold for S. Goldman the 5-sty and basement brick apartment house 389 East 194th st, on a plot 35x95, to an investor.

BRIGGS AV.—Robert Foley sold for Louis Singer to Joseph Vauenhauer 2873 Driggs av, a 4-sty and basement brick apartment house, on a lot 25x100.

BROOK AV.—Alexander Greenebaum sold through Jacob & Emil Seitzer, Inc., for the Edward Greenebaum estate, 1356 Brook av, a 6-sty and basement brick apartment house, on a plot 50x100.5, to the Harding Realty Corporation, Joseph A. Polsky, president.

CLAREMONT PARKWAY.—Isaac Lowenfeld and William Prager purchased from the Wendover Grand Realty Corporation 537 Claremont Parkway, northeast corner of Third av, 40x102, a 5-sty brick apartment house with 6 stores, housing 16 families, with a rent roll of \$11,000 and held at \$70,000. Isaac Goldberg was the broker. The plot is 39x100.

CRESTON AV.—J. C. Kraus Cast Stone Works, with a factory at the northwest corner of Creston av and 181st st, has purchased that property, measuring 44.3x74.4x irregular, from George Erret.

CRESTON AV.—Nonvel Realty Co. sold to Charles Danewitz the property, 50.2x106.1x irregular, at the southwest corner of Creston av and 198th st.

CYPRESS AV.—Hyman Schulman, of Schulman Bros., who erected the five 5-sty and basement brick apartment houses, 354-370 Cypress av, on a plot 200x100, sold the property to the E. H. & M. Realty Co. The houses return a yearly rental of \$40,000 and were valued at \$215,000. The buying company, of which Samuel Eichorn is president, was represented by Max Silverstein, attorney.

FAIRMOUNT PL.—Duff & Brown sold for J. W. Planten 716 Fairmount pl, a 4-sty and basement brick apartment house, on a plot 26.7x96.

JACKSON AV.—Julius Trattner sold for Mrs. J. Hegelein the 5-sty brick apartment house with stores, 742 Jackson av, southeast corner of 156th st, on a plot 33.5x90, to a client of S. Bitterman.

JEROME AV.—Lawmar Improvement Co. sold to the Efficient Building Corporation the vacant plot, 75x100, on the west side of Jerome av, 400 feet north of 176th st.

KINGSBRIDGE RD.—Armstrong Bros. sold for Marietta H. Hull to Samuel Gary, operator and builder, the vacant plot, 50x94x52x38x30x55, on the south side of Kingsbridge rd, 150 feet north of Fordham rd. The buyer will build stores on the plot. He also owns the 75 foot front plot adjoining.

LAFONTAINE AV.—H. and S. Sonn purchased from the Newhouse estate five lots on the west side of Lafontaine av, 63.6 feet north of Tremont av.

POPHAM AV.—Robert Foley sold for Mary Dreyfuss to Gertrude McMaster, 1791 Popham av, a 2½-sty and basement frame dwelling, on a lot 25x100.

SOUTHERN BLVD.—Herman Israel sold to Morris Cohen 876 Southern blvd, a 4-sty and basement brick apartment house, on a plot 33.3 x100.

SOUTHERN BOULEVARD.—Abraham Zauderer, Inc., purchased from Jacob Grass the 2-sty brick taxpayer containing 8 stores and 8 apartments, 1492 to 1500 Southern blvd, on a plot 125x100. I. Lewine was the broker.

THIRD AV.—J. Clarence Davies sold for John H. Henshaw, trustee, to E. Horowitz, 3706 and 3710 Third av, three 5-sty brick flats with stores, on a plot 78x100.

VYSE AV.—George Steinman, Inc., sold for Irwiness Holding Co. 1893 Vyse av, a 22-family apartment house, 56x145, renting for about \$15,000. The property was held at \$90,000. The purchasers were Moss & Lehr. The brokers have been appointed agents.

WILLOW AV.—Cross & Brown Co. sold for the Port Morris Land & Improvement Co. to the Koken-Chisholm Corporation the vacant plot, 150 x100, at the northwest corner of Willow av and 134th st. The new owner will erect a fireproof building on the plot.

Furriers Take Seventh Avenue Corner

J. Arthur Fischer leased for a client to the Arrow Fur Co. for a term of years, the store in 342 Seventh av, northwest corner of 29th st.

MEMBERS REAL ESTATE BOARD OF NEW YORK

Established 1881
AMES & COMPANY
 REAL ESTATE
 26 WEST 31ST ST. Tel. 4810 Longacre

A. V. AMY & CO.
 ECONOMICAL AND EFFICIENT
 MANAGEMENT OF PROPERTY
 160 WEST 72ND ST. Phone 5809-6810 Columbus.

JAMES S. ANDERSON & CO.
 REAL ESTATE
 Management—Leasing—Rentals—Insurance
 Over twenty-five years' experience in
 the management of property.
 Offices: 82-84 NASSAU STREET
 John 0079

Established 1853
ASHFORTH & CO.
 Incorporated
 REAL ESTATE
 Agents—Brokers
 501 FIFTH AVE., AT 42nd ST.
 Murray Hill 0142-0143

BAUER, MILBANK & MOLLOY, INC.
 REAL ESTATE
 51 East 42nd Street Murray Hill 1936

JOHN J. BOYLAN
 Real Estate Agent, Broker and Appraiser
 493 WEST 51ST STREET - - - Circle 7756
 277 BROADWAY - - - - - Worth 1828

EUGENE J. BUSHER CO.
 INCORPORATED
 Real Estate — Insurance
 Mortgages Appraising Management
 Northwest Corner East 149th Street and
 Courtlandt Avenue, Bronx
 Phone: Mott Haven 1210 Established 1895

**CAMMANN, VOORHEES
& FLOYD**
 MANAGEMENT OF ESTATES
 84 WILLIAM STREET NEW YORK
 BROKERS, APPRAISERS, AGENTS


FIRM OF
LEONARD J. CARPENTER
 Agents Brokers Appraisers
 75 MAIDEN LANE
 Branch: Corner Third Ave. and 68th St.
 Entire Charge of Property
 D. Y. Swainson A. H. Carpenter C. L. Carpenter

**THE CHAUNCEY
REAL ESTATE CO., Ltd.**
 BROOKLYN'S OLDEST
 REAL ESTATE OFFICE
 187 MONTAGUE ST. BROOKLYN
 Appraisers—Auctioneers—Brokers

CUDNER REAL ESTATE CO.
 BROKERS and MANAGERS
 254 WEST 23RD ST. Tel. Chelsea 1276

ARTHUR CUTLER & CO.
 Real Estate
 176 WEST 72D ST. AT BROADWAY
 Columbus 4278-9

HARRY B. CUTNER
 REAL ESTATE
 1181 BROADWAY, AT 28TH ST.
 Telephone: Watkins 4585-6


Auctioneer
 67 LIBERTY ST. Telephone:
 N. Y. CITY Cort. 0744

O. D. & H. V. DIKE
 Specialists in the
 Management of Income-Producing
 PROPERTIES

CANDLER BUILDING
 220 WEST 42ND STREET
 BRANCH: 271 WEST 23RD STREET

DUROSS COMPANY
 Real Estate
 155 WEST 14TH ST. 261 BROADWAY

CHARLES G. EDWARDS CO.
 Real Estate—Insurance
 Specialist in Downtown Dry Goods District
 321-323 BROADWAY
 Phone: Worth 8420
 Uptown Office: 425 FIFTH AVENUE

J. B. ENGLISH
 REAL ESTATE BROKER
 INSURANCE 1531-7 Broadway
 ESTATES MANAGED N. W. corner 45th St.
 RENT COLLECTED Aster Theatre Building
 HOUSES FOR SALE Phone: Bryant 4773
 AND TO LET

J. ARTHUR FISCHER
 Real Estate and Mortgages
 Longacre 7176-7-8 690 SIXTH AVE., near 40th St.

FRED'K FOX & CO., Inc.
 Business Building Brokers
 297 MADISON AVENUE
 Southeast Corner 41st Street
 Vanderbilt 0640
 793 BROADWAY
 Near 11th Street
 Stuyvesant 2510

GOODWIN & GOODWIN
 REAL ESTATE and INSURANCE
 Management of Estates a Specialty
 148 WEST 57TH STREET Telephone: Circle 6695
 Near Carnegie Hall
 250 LENOX AVENUE
 N. E. Cor. 123rd Street Telephone: Harlem 6500

C. BERTRAM HUBBARD
 INCORPORATED
 REAL ESTATE—INSURANCE
 MANAGEMENT
 489 FIFTH AVENUE
 Tel. Murray Hill 458-3339

H. C. KOPP & COMPANY
 Specialists in Retail Store Locations
 MANAGEMENT and BROKERAGE
 402 Madison Avenue Vanderbilt 4900

SAMUEL H. MARTIN
 Real Estate and Insurance
 Management Specialist
 1974 BROADWAY Phone: Columbus 0896

HENRY G. LEIST

REAL ESTATE—INSURANCE
 APPRAISER—ESTATES MANAGED
 204 East 86th Street Established 1887

LEWIS H. MAY CO.
 SPECIALIZING
 23rd to 34th St., Lexington to Seventh Ave.
 18 WEST 27TH ST. Phone: Watkins 3138

F. BRONSON MONELL
 Real Estate—Insurance
 MANAGEMENT SPECIALIST
 71-73 NASSAU ST. Phone: Cortlandt 0001

Circle 9800-1-2
J. K. MOORS
 315 WEST 57' STREET

NASSOIT & LANNING
 REAL ESTATE INVESTMENTS
 APPRAISALS—MANAGEMENT
 BROADWAY AT 89th ST. Riverside 8380

NEHRING BROTHERS
 INCORPORATED
 Real Estate—Insurance
 ST. NICHOLAS AVE. AND 182D STREET

OGDEN & CLARKSON
 Corporation
 Real Estate and Insurance
 One East 49th St. Plaza 6955

O'REILLY & DAHN
 Real Estate—Management
 YORKVILLE SECTION
 124 EAST 86th ST. Phone: Lenox 3901

GEO. J. RYAN
 Queens Borough Real Estate
 AGENT BROKER APPRAISER
 Member Real Estate Board of New York
 46 Jackson Avenue, Long Island City
 Telephone: Hunters Point 3451-3

MALCOLM E. SMITH, INC.
 Real Estate Agents and Brokers
 185 MADISON AVE. Vanderbilt 7393

SPOTTS & STARR, Inc.
 Real Estate—Insurance
 Management
 TIMES BUILDING
 Phone Bryant 4000

J. IRVING WALSH
 SPECIALIST
 Washington Square and Greenwich Village
 73 WEST 11TH STREET

JAMES N. WELLS' SONS
 (James P. Eadie)
 Real Estate and Insurance
 Since 1835 at No. 191 NINTH AVENUE
 Established 1819 Phone: Chelsea 5266

WALTER C. WYCKOFF
 Real Estate—Insurance
 Management
 403 MADISON AVENUE

FRED'K ZITTEL & SONS
 Real Estate and Insurance
 BROADWAY at 79TH STREET
 THE APTHORP
 Schuyler 9700 Established 1868

BROOKLYN SALES

BERGEN ST.—Mrs. Marie Powers sold 200 Bergen st., a 3-sty and basement brick dwelling.

PACIFIC ST.—Bulkley & Horton Co. sold 1419 Pacific st., a 3-sty and basement dwelling, on a lot 18x100, to Bertha Scheidemann.

PRESIDENT ST.—N. Murray sold 696 President st., a 3-sty and basement dwelling.

88TH ST.—Frank A. Seaver & Co. sold plot, 50 x100, on the south side of 88th st., 100 feet west of Colonial rd., for A. Mesnick.

EAST 18TH ST.—F. A. Unsworth sold to the J. & M. C. Construction Co. the plot, 120x100, on the east side of East 18th st., about 160 feet north of Av L, held at \$14,000.

ATLANTIC AV.—John J. Dillon sold 523 Atlantic av., a 3-sty flat with store.

CONEY ISLAND AV.—William Liss, Inc., sold for I. Seltzer to the Elinore Realty Corporation the Kings Lawn Garage on the east side of Coney Island av., 20 feet north of Av P, built, 34x100.64, in the rear by irregular. This property was held at \$25,000.

DE KALB AV.—Vollckening estate sold to operators 590-598 De Kalb av., three 5-sty brick apartment houses with stores. The new owners will remodel and resell the properties.

EMPIRE BOULEVARD.—R. H. Harper for the Davenport Real Estate Co., Inc., and M. C. O'Brien sold the 1-sty brick garage at 229 to 243 Empire Boulevard, for the Heitkap Construction Corporation, Inc., to Auguste Rother, for occupancy. The property was held at \$75,000.

FOURTH AV.—John D. Cosgrove sold 78 Fourth av., a 3-sty apartment house with store.

FIFTH AV.—Edward C. Cerny sold for the estate of F. J. W. Bursch 881 Fifth av., a 4-sty brick apartment house, on a plot 35x100. It contains 14 apartments and 2 stores.

FORT GREENE PL.—Harry M. Lewis sold for Letitia W. Warsaw to Caroline W. Fischer,

for occupancy, the 3-sty and basement brick dwelling, on lot 20x100, at 52 Fort Greene pl.

LEFFERTS AV.—Ross & Agar sold for M. Tierney 352 Lefferts av., a 2-family house, to an investor.

SIXTH AV.—M. Barnaby sold 125 Sixth av., a 3-sty and basement dwelling.

STERLING PL.—Bulkley & Horton Co. sold 996 Sterling pl., a 2-sty and basement dwelling, on a lot 20x100, to Dr. William L. Felter.

STERLING PL.—Bulkley & Horton Co. sold for Dr. William L. Felter to a buyer, for occupancy, 996 Sterling pl., a 2-sty and basement limestone dwelling on a lot 20x100.

ROGERS AV.—Ross & Agar sold for a client 971 Rogers av., a 2-sty brick flat with store.

RECENT LEASES.**Broadway Corner Leased for 63 Years**

A rental of about \$2,500,000 will be paid by the newly formed Broadway-67th Street Corporation for the group of 7 buildings at the northwest corner of Broadway and 67th st., opposite the Marie Antoinette Hotel. Henry M. Weill and J. J. Cohen represent the leasing concern. The properties were taken from the 1981 Broadway Corporation, Charles L. Bernheimer, president.

The plot comprises 1981 to 1987 Broadway and 101 to 107 West 67th st., having a frontage of 85 feet on Broadway and 135 feet on 67th st. The lease is for 63 years, divided into three periods, and calls for an annual rental of \$40,000. The lessees, who control other large West Side properties, may improve the site with a business building and theatre.

Charles F. Noyes Co. leased store and basement, 411 Broadway, to Samuel Schein for cafeteria at aggregate rental of about \$30,000; also the 2d and 3d floors of the same building to Andrew Aversano for 6 years, to be used as a billiard academy.

Stand Privileges Leased

Twenty-seven stand privileges under the jurisdiction of the Department of Docks were sold at auction on June 15 by Henry Brady. The privileges, which include the operating rights for 3 years from July 1, 1922, brought a total of \$50,000 in rents a year, as compared with only \$2,400 a year under old schedule.

The most striking increase affected the stand in front of the passenger entrance of the West Shore Railroad Ferry on West 42d st. The stand, which now rents for \$120 a year, was taken by Joseph P. Peccinai for \$9,300.

Renewal of Big Lease

Fleitmann & Co., now occupying the store, basement, second and third floors, covering 80,000 square feet in the Hess building, Fourth av., southwest corner of 26th st., have renewed their lease for a further term of 10 years at an aggregate rental of \$1,000,000.

The floor space will be re-arranged to accommodate a number of new departments. Fleitmann & Co. are one of the largest factor and commission merchants in the United States. M. & L. Hess, Inc., were the brokers.

A Long West Side Leasehold

F. & G. Pfommm leased for Mrs. Alfred B. Taylor the 8 lots on 59th st., running through to 60th st., 100 feet east of West End av., to Richard Carvel, for a term of 21 years, at an aggregate rental of about \$200,000. The tenant will improve the present buildings with a modern structure as soon as possession is acquired.

F. & G. Pfommm leased for the owners the first loft in 9 West 29th st. to Simon Jeiven, at a yearly rental of \$3,000; also the second loft at 171 Duane st. to George B. Gunshor.

Glove Merchants Lease Corner

Roy Scherick leased for Bing & Bing the store and basement in the Victoria building, Broadway, northeast corner of 27th st., now occupied by Mused Bros., to Wimbelsbacher & Rice, one of the largest dealers of gloves in this country, and for many years at 39 Union sq. The lease is for a long term of years, and the store was held at \$38,000 per annum.

Long Lease for Medical Puposess

Maurice Wertheim leased for John F. Boyle the 3-sty and basement dwelling 140 East 44th st. for a term of 21 years. The building will be remodeled into doctors' offices, for which there is an active demand in the easterly part of the Grand Central Zone.

We examine and Insure Titles to Real Estate

United States Title Guaranty Company

32 Court St., Brooklyn, N. Y.

346 Fulton St., Jamaica, N. Y.

MEMBERS REAL ESTATE BOARD OF NEW YORK**ADAMS & CO., INC.**

Real Estate
170 5TH AVE. Tel. Gramercy 1092
SPECIALIST IN BUSINESS PROPERTY

ALEX. BALTER, INC.

REAL ESTATE & INSURANCE
Management of Property a Specialty
152 W. 42nd St., Knickerbocker Bldg. Bryant 2042-3

CUSHMAN & WAKEFIELD, INC.

RENTING AND MANAGEMENT OF
BUSINESS BUILDINGS
50 EAST 42d ST. Murray Hill 7820

ALFRED P. COBURN

Real Estate—Appraisals—Insurance
Management of Estate a Specialty
159 W. 72nd ST. Phones: Columbus 4856-2548

CUSACK COMPANY

Real Estate and Insurance Brokers
Specialists in West Side Properties
176 WEST 72nd STREET
Telephones: Columbus 6947-8179

CHAS. A. DUBOIS

REAL ESTATE
3551 BROADWAY
At 146th St. Established 1894

DUNLAP & LLOYD

Incorporated
Real Estate—Insurance
80 GROVE STREET Phone: Spring 5518

ROYAL SCOTT GULDEN

REAL ESTATE, FIFTH AVE. SECTION
680 FIFTH AVENUE Phone: Circle 6315

CHARLES G. KELLER

Real Estate and Insurance
113 WEST 23rd STREET
Watkins 5336

ALBERT E. KELLY

Successor to Fredk. A. Booth
REAL ESTATE AND INSURANCE
50 Union Square Tel. Stuyvesant 1125

T. H. KELLEY

Specialist in Fordham Heights Property
158 East 188th St., at Grand Concourse
Phone: Fordham 2509

J. P. & L. A. KISSLING

Sales—Management—Appraisals
896 8TH AVE., NEAR 54TH ST.
Established 1870 Circle 0591 to 5

ROBERT LEVERS

Real Estate—Insurance
THE KNICKERBOCKER, 152 West 42d Street
Phone Bryant 7945

JOSEPH MILNER CO., Inc.

Real Estate
505 FIFTH AVE., NEW YORK
Vanderbilt 3607

HIRAM RINALDO

Specializing in the Sale and Leasing of
East Side Property
230 GRAND ST. Bowery Bank Bldg.

GEORGE S. RUNK

REAL ESTATE BROKER
Mortgage Loans—Management
1252 LEXINGTON AVENUE

SCHINDLER & LIEBLER

Real Estate and Insurance
1393 THIRD AVE., at 79th St.

SEAMAN & PENDERGAST

RENTALS — SALES — MANAGEMENT

RESIDENTIAL PROPERTIES

542 FIFTH AVENUE Vanderbilt 1309

Manhattan Office
1 WEST 125th STREET Tel. Harlem 8400

Bront Office
1972 JEROME AVENUE Bingham 2700

SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE

Successors to
SHAW & CO.

COMMERCIAL PROPERTY

MANAGEMENT
Rentals—Sales—Appraisals—Insurance
Industrial Locations

Spear & Co.
REAL ESTATE

840 BROADWAY 1261 BROADWAY
Stuyvesant 0627

JACOB J. TABOLT

REAL ESTATE
670 EIGHTH AVE. Phone
Above 42d St. Bryant 7081

JAMES P. WALDEN

REAL ESTATE
Specialist in West Side Dwellings
200 West 72nd St. Columbus 9006

New Leasehold in West 34th Street

The property at 156 to 160 West 34th st, 65 feet wide, and 71 feet east of the southeast corner of Seventh av, considered one of the most valuable sites available for reimprovement in the Pennsylvania Station zone, is passing to new interests through a long term lease, and is to be improved with a 12-story commercial structure, according to report. The property had been in the possession of the heirs of Daniel A. Loring for a great many years.

The site is at present occupied by three 5-story buildings converted for business. The lease is for 21 years, with the privilege of a similar renewal, and carrying an option of purchase at about \$600,000. The rental for the first 10 years is reported at \$30,000 per annum and for the remaining 11 years at \$35,000.

Broadway Hotel in New Hands

The Hotel Claridge, on the east side of Broadway, between 43d and 44th sts, is being leased to interests identified with hotel management in Cleveland, Ohio. The lease, it is said, is for a long term. The Claridge is at present owned and operated by L. M. Boomer, who is also a director in the Waldorf-Astoria and the McAlpin Hotel companies. It comprises the Claridge Hotel, at the southeast corner of Broadway and 44th st, and the old Hotel Wallick, at the northeast corner of Broadway and 43d st, and contains 600 rooms. The Broadway frontage is 203.10 feet.

The Claridge was formerly Rector's and is a 13-story building. The Wallick Hotel is an 8-story building. Mr. Boomer purchased control of the Claridge in 1916 from the Thompson-Starrett Construction Co. He took over the Wallick about two years ago.

Maillard in Madison Ave.

Henry Maillard, confectioner and restaurateur, for 14 years at the southwest corner of Fifth av and 35th st, has leased a large portion of store and basement in the building that is being erected by Webb & Knapp at the southeast corner of Madison av and 47th st, opposite the Ritz-Carlton. The lease is for a term of 20 years, and the aggregate rental is reported to be more than \$1,000,000. Edgar A. Manning was the broker.

According to Buchman & Kahn, architects for the lessees, the Madison avenue frontage will be devoted to the store, which will be finished after the style of exclusive French shops. On the 47th st side will be two large dining rooms, one of which will be exclusively for men. The main dining room, 50x80, will be a free adaptation of the French Renaissance executed in marble and walnut. The men's dining room,

50x50, will be at the corner of Vanderbilt av and 47th st, and will be finished in natural wood. Separate entrances will be provided on 47th st for each restaurant.

Columbia Club Makes New Lease

The Columbia University Club has extended the lease on its club quarters, at 4-14 West 43d st, for a term of 19 years, the new lease to begin next May. It calls for an annual rental of \$42,500, and was obtained from Elbridge T. Gerry, who gives the club an option of 20 years renewal. The premises is occupied by a 1-story building, 125x100.5.

Leases in Old Drygoods Zone

The 5-story building 58-60 Worth st, extending through to 35-37 Thomas st, has been leased for a term of 10 years by the Hunter Manufacturing & Commission Co. from the New York Real Estate Association through Alfred R. Kirkus, secretary. The lessees now occupy part of the structure and they will take over the entire space as soon as possession can be obtained.

The building has a frontage of 39.8 feet on Worth st and a depth of 192.2 feet. It is partly occupied at present by the S. W. Long Textile Co. and Craig, Maben & Co. The latter concern has leased through Daniel Birdsall & Co. and Alfred R. Kirkus the lower portion of 85 Leonard st, at present occupied by the Durham Manufacturing Co.

Harlem Business Block Leased

The easterly block front on Fifth av, from 125th to 126th st, a 3-story brick building, formerly occupied by the Buckley-Newhall Furniture Co., which recently moved into its new building at Sixth av and 40th st, has been leased by Max J. Zeleko, a builder, through Bauer, Milbank & Molloy, Inc., from the Empire Trust Co., as trustees for the Powers estate. Mr. Zeleko, who has operated in downtown sections, is a believer in the future of 125th st, and is making this his first operation in that section. He plans to alter the ground floor into modern store fronts, and to convert the second and third floors into show rooms, offices and meeting rooms. The brokers are negotiating with several of the large chain store corporations to lease space in the remodeled building. The plot is 190.10x85.

Tenant Renews Lease

The 4-story brick building, with stores, 24.8x100, at 558 Seventh av, southwest corner of 40th st, has been leased by Catherine A. McGirr from John H. Helmken for a term of 21 years at an annual rental of \$15,000.

Two Long Leases Near Fifth Avenue

George Comport, Inc., leased for Amy A. Sands to Harry Karger for a term of 21 years 58 West 48th st, a 4-story stone dwelling, on a lot 22.6x100.5; and leased for Isaac Schiff to Isaac Krainer, for a term of 21 years, 60 West 48th st, a 4-story and basement stone dwelling, on a lot 20.10x100.5.

New Leasehold on Third Avenue

Ruland & Benjamin, Inc., leased for the estate of Susan Le Roy Rogers the ground, 26x100, at 100 Third av, to Grant W. Anson, for a long term of years. After extensive alterations the premises will be used by Mr. Anson as a motion picture house.

Some Mercantile Leases

M. Rosenthal Co. leased to Letter, Singer & Lerner the 6th floor in 141-143 West 24th st; for Sipkin & Gorshen, west store and basement in 154-156 West 27th st, for a long term of years, at an aggregate rental of \$120,000, to Harfenist & Ropkin; to Cohen & Weinrib 8th floor at 24-26 West 30th st; to S. Levinson 2d floor at 141 West 20th st; to Pansy Embroidery Works 2d floor at 133 West 23d st; to Arnold Mark Co. 8th floor at 145-147 West 28th st; to Oscar Schleifer space at 236-238 Fifth av; to Kasselith & Meskin East store and basement in 154-156 West 27th st; to Sherman & Pertschuk store and basement in 130 West 28th st; for Lion Cafeteria, top floor at 205 West 38th st, to M. Halperin; to Finkelstein & Ruskin 3d floor in 143-145 West 29th st; for Burnstine & Geist to Pelzerman & Son, 4-story building 228 7th av, for a long term of years, at an aggregate rental of \$180,000; to Reliable Dress Co. 3d floor in 19 East 30th st; to Deszo Fishcer 8th floor at 122-126 West 26th st; to A. & H. Leopoldstadt 6th floor at 163-165 West 26th st; to A. Burnstine & Co. the store and basement at 123 West 26th st; to I. Kishlansky 8th floor at 141-143 West 28th st, and to Merit Costume Co. top floor at 375 Seventh av.

Leases of West Side Spaces

James N. Wells' Sons leased for Chelsea-Moore Corporation in the building at West 23d st and Thirteenth av, 20,000 square feet to the Morse Dry Dock & Repair Co.; 10,000 square feet to the Chadick DeLamater Co., dealers in motor parts and accessories; 10,000 square feet to the Day-Elder Motor Truck Co., and 10,000 square feet to the New York Yellow Cab Sales Agency, Inc., in addition to space on the ground floor to the Panama Line. Also the stores are for the purpose of lunch room, cigar store, fruit store and barber shop.

MANHATTAN BROKERS**ORVILLE B. ACKERLY & SON**

Brokers and Appraisers
LONG ISLAND REAL ESTATE

Phone: Longacre 2280
243 West 34th St., New York City

ERNEST N. ADLER

Upper East Side Property a Specialty

1506 FIRST AVE., at 79th St.

Established 1903

Phone: Rhineland 6125

ARMSTRONG & ARMSTRONG

Real Estate Agents and Brokers

212 ST. NICHOLAS AVE.—Near Eighth Ave. and 121st Street
Phone: Morningside 1376

GEORGE H. CORTH & CO.

ECONOMICAL and EFFICIENT
MANAGEMENT OF PROPERTIES
342 MADISON AVENUE, NEW YORK
Telephone: Vanderbilt 9494

JAMES A. DOWD

Real Estate—Insurance
Renting—Management

874 SIXTH AVENUE, above 49th Street

JACOB FINKELSTEIN & SON

Real Estate—Mortgages
Specialists in the Bowery Section

42 BOWERY
Phone: Franklin 1810

HOLT & MERRALL, Inc.

Industrial Real Estate

342 MADISON AVE. Tel. Vanderbilt 4699

J. & E. REALTY CORPORATION

SELLING—LEASING—MANAGEMENT

5 COLUMBUS CIRCLE Columbus 7094

LEONARD MORGAN CO.

Real Estate—Insurance—Estates Managed
Gotham Bank Building, Columbus Circle
Suite 504-5 Phone: Columbus 1646

ARTHUR G. MUHLKER

Real Estate—Insurance
1112 PARK AVE., NEAR 90TH ST.
Phone: Lenox 2335

FRED. OPPENHEIMER

Real Estate—Mortgage Loans
540 Bergen Av., at 149th St.
Phone: MELROSE 5907

ABRAHAM SAFFIR

REAL ESTATE
1472 BROADWAY, LONGACRE BLDG.
Phone Bryant 6944

F. P. SANSONE CO.

Real Estate Insurance
Selling Leasing Management
Tel. Vanderbilt 4218
320 EAST 34th STREET, NEW YORK

JOHN CONSTABLE MOORE

REAL ESTATE

15 EAST 40th ST. Vanderbilt 8189

ARTHUR L. SHAW

Washington Heights Specialist
4032 BROADWAY, ABOVE 169TH STREET
Wadsworth 4150-4151

SHERMAN & KIRSCHNER

Real Estate and Insurance

54 E. 109th STREET
NEW YORK

Tel. University 3237-7220

JAMES B. SPEYERS & CO., Inc.

Real Estate

CANADIAN PACIFIC BUILDING
342 Madison Ave. Suite 814-816

TANKOOS, SMITH & CO.

REAL ESTATE
11 JOHN STREET, CORNER BWAY
Cortlandt 6938-2372-1306

WILLIAMS-DEXTER CO., INC.

Greenwich Village Real Estate
Insurance
72 GREENWICH AVE. Chelsea 8096

WHITNEY-FOSTER CORP.

Real Estate Administrator
150 WEST 72nd ST. Columbus 6409

Long Lease Near Fifth Avenue

Harry Karger leased from Amy S. Sauls 55 West 48th st., a 4-sty and basement dwelling, 22.6x100.5, for a term of years at an annual rental of \$6,000, with an option of renewal for 15 years.

Restaurant Makes Long Lease

Henry Shapiro & Co. leased for Morris B. Bronner to the St. Regis Restaurant, Inc., the 6-sty building 754-756 Seventh av., adjoining the southwest corner of 50th st. The property measures 33½x90, and at the present time the ground floor consists of stores and the upper portion is conducted as an apartment hotel, which is fully tenanted. The lease is for a period of 21 years, starting 2½ years hence, and the aggregate rental involved amounts to \$500,000.

Printer Leases West Side Floor

The Fenimore C. Goode Co. leased for the Herald Square Press Building Corporation the entire 4th floor in the new 8-sty printing building just completed at 313-17 West 37th st., to a client for the business of printing and engraving, for a term of 10 years. The same brokers

leased the front portion of the 7th floor in the same building to Cramer-Tobias Co., Inc., also for a term of 10 years.

Lease a Green Street Building

Adams & Co. leased for Henry Gernshym the 6-sty and basement building 150 Greene st to Harry Kottler for a long term of years, at an aggregate rental of \$100,000. The lessee will modernize the building.

New Tenant For Old Corner

Duff & Brown Co. leased to Louis Erlich for 21 years the southwest corner of West 3d and Greene sts., a 5-sty building. Extensive alterations will be made, converting the premises into stores and lofts, on vacating of present tenant, who has occupied the same for 30 years as a saloon.

A Bush Terminal Lease

Bulkley & Horton Co. sublet for the Burroughs Adding Machine Co. 5,000 square feet of space in the Bush Terminal, South Brooklyn, to the Shotwell Manufacturing Co., for a term of years.

REAL ESTATE STATISTICS**CONVEYANCES**

	MANHATTAN		BRONX		BROOKLYN	
	1922	1921	1922	1921	1922	1921
	June 14 to June 20	June 15 to June 21	June 14 to June 20	June 15 to June 21	June 11 to June 19	June 14 to June 20
Total No.....	242	240	299	199	963	1,192
Assessed Value.....	\$14,331,400	\$15,615,100	.....	.....	.....	.....
No. with consideration	32	21	74	16	35	70
Consideration	\$1,408,600	\$984,100	\$269,550	\$146,275	\$302,019	\$641,331
Assessed Value.....	\$976,000	\$968,800	.....	.....	.....	.....
	Jan. 1 to June 20	Jan. 1 to June 21	Jan. 1 to June 20	Jan. 1 to June 21	Jan. 1 to June 19	Jan. 1 to June 20
Total No.....	5,782	5,238	5,858	4,101	19,221	17,369
Assessed Value.....	\$399,876,600	\$297,632,199	.....	.....	.....	.....
No. with consideration	564	559	598	278	788	971
Consideration	\$28,133,460	\$29,731,271	\$4,842,663	\$3,057,867	\$11,244,673	\$11,384,857
Assessed Value.....	\$27,206,150	\$25,784,300	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922	1921	1922	1921	1922	1921
	June 14 to June 20	June 15 to June 21	June 14 to June 20	June 15 to June 21	June 11 to June 19	June 14 to June 20
Total No.....	200	173	224	137	1,081	950
Amount	\$6,315,813	\$5,926,071	\$2,938,940	\$1,577,770	\$5,507,644	\$5,856,280
To Banks & Ins. Co.	30	29	17	11	238	158
Amount	\$1,461,190	\$3,724,000	\$298,500	\$550,730	\$1,424,400	\$1,261,250
No. at 6%	163	146	165	121	1,051	909
Amount	\$3,982,048	\$3,747,750	\$2,774,381	\$1,408,070	\$5,350,894	\$5,660,430
No. at 5½%	11	1	42	4	23	29
Amount	\$1,065,725	\$14,500	\$63,609	\$35,800	\$125,250	\$159,250
No. at 5% .....	.....	4	1	5	4	8
Amount .....	.....	\$30,500	\$1,200	\$12,800	\$22,000	\$26,100
No. at 4½% .....	.....	.....	1	.....	.....	.....
Amount .....	.....	.....	\$1,000	.....	.....	.....
No. at 4% .....	.....	1	1	.....	.....	.....
Amount .....	.....	\$1,773	\$1,000	.....	.....	.....
Unusual Rates .....	.....	4	.....	1	1	3
Amount .....	.....	\$1,928,000	.....	\$4,500	\$2,500	\$8,500
Interest not given...	26	17	13	6	2	1
Amount	\$1,268,040	\$203,548	\$97,750	\$116,600	\$7,000	\$2,000
	Jan. 1 to June 20	Jan. 1 to June 21	Jan. 1 to June 20	Jan. 1 to June 21	Jan. 1 to June 19	Jan. 1 to June 20
Total No.....	4,762	3,953	4,710	2,533	20,373	14,079
Amount	\$164,411,861	\$119,522,550	\$52,653,940	\$20,042,658	\$114,394,043	\$76,935,769
To Banks & Ins. Co.	709	664	416	163	4,151	2,092
Amount	\$48,987,648	\$48,422,162	\$8,117,680	\$3,352,275	\$33,084,353	\$20,038,471

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922	1921	1922	1921
	June 14 to June 20	June 15 to June 21	June 14 to June 20	June 15 to June 21
Total No.....	51	49	16	16
Amount	\$2,105,250	\$2,068,500	\$366,500	\$284,400
To Banks & Ins. Companies...	31	30	6	10
Amount	\$1,739,000	\$1,602,000	\$255,500	\$171,000
	Jan. 1 to June 20	Jan. 1 to June 21	Jan. 1 to June 20	Jan. 1 to June 21
Total No.....	1,410	1,126	455	367
Amount	\$92,237,073	\$90,402,609	\$13,405,200	\$8,425,321
To Banks & Ins. Companies...	930	699	269	191
Amount	\$70,390,756	\$76,517,207	\$8,523,800	\$5,038,625

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922	1921	1922	1921	1922	1921	1922	1921	1922	1921
	June 14 to June 20	June 15 to June 21	June 14 to June 20	June 15 to June 21	June 14 to June 20	June 15 to June 21	June 14 to June 20	June 15 to June 21	June 14 to June 20	June 15 to June 21
New Buildings...	10	13	49	91	115	199	393	303	15	113
Cost	\$2,311,500	\$1,211,313	\$1,130,175	\$1,897,100	\$5,096,500	\$1,470,210	\$1,599,570	\$1,553,986	\$42,530	\$334,600
Alterations	\$607,680	\$759,450	\$15,800	\$71,050	\$96,500	\$66,975	\$83,015	\$239,275	.....	\$31,625
	Jan. 1 to June 20	Jan. 1 to June 21	Jan. 1 to June 20	Jan. 1 to June 21	Jan. 1 to June 20	Jan. 1 to June 21	Jan. 1 to June 20	Jan. 1 to June 21	Jan. 1 to June 20	Jan. 1 to June 21
New Buildings...	468	378	2,220	1,033	6,085	3,901	10,416	5,078	1,102	1,044
Cost	\$68,910,136	\$46,045,668	\$59,379,138	\$24,984,720	\$64,873,425	\$43,048,100	\$63,923,169	\$27,857,509	\$3,493,805	\$3,144,508
Alterations	\$14,741,399	\$13,087,857	\$1,817,265	\$1,027,069	\$3,247,660	\$3,731,005	\$1,790,877	\$1,731,132	\$152,485	\$207,862

Bronx Brokers**A. G. BECHMANN**

Real Estate and Insurance
Tel. Intervale 556 1065 SO. BOULEVARD
One block from Simpson Street Subway Station

WILLIAM J. FREY

Real Estate and Insurance
370 EAST 149th ST.
George J. Frey Mott Haven 5405

WM. F. KURZ CO.

Bronx Real Estate
370 EAST 149TH STREET
Established 1897 Phone: Mott Haven 4910-4911

OTTO LACKMAN

Management of Properties my Specialty
2514 Grand Concourse, near Fordham Road
Phone: Fordham 5799

L. G. LOSERE

REAL ESTATE
Entire Charge Taken of Property
871 Brook Ave., at 161st St. Established 1898

JOHN F. PENDERGAST, Jr.

Real Estate—Estates Managed
340 WILLIS AVENUE
Phone Melrose 7223

ALBERT D. PHELPS

BRONX REAL ESTATE
554 Melrose Ave., near 149th St. and 3rd Ave.
PHONE MELROSE 4371

HENRY SCHWIEBERT

Real Estate—Insurance
261 EAST FORDHAM ROAD
Near Valentine Avenue Fordham 9845

Brooklyn Brokers**BROOKLYN PROPERTY MANAGED**

During the past 50 years we have built up one of the largest management clienteles in Brooklyn.

BULKLEY & HORTON CO.

"Established Over Half a Century"
585 Nostrand Avenue, near Dean Street
414 Myrtle Avenue, near Clinton Avenue
7520 Third Avenue, near 76th Street
1214 Flatbush Avenue, near Ditmas Avenue
BROOKLYN
Bank of Manhattan Bldg., Jamaica, L. I.

BURLING & McCURDY

Incorporated
Can Sell Your Brooklyn Real Estate
158 REMSEN STREET
Phone Main 5906
Members { Brooklyn Real Estate Board
Real Estate Board of New York

Davenport Real Estate Co.

FULTON & SO. OXFORD STREETS
AND
FLATBUSH & LINDEN AVENUES
Established 1853 Phone Connections

JAMES B. FISHER

Member of Brooklyn Real Estate Board
REAL ESTATE
174 MONTAGUE ST. Main 7267

QUELL & QUELL

REAL ESTATE INVESTMENTS
MANAGEMENT
318 Patchen Avenue Brooklyn, N. Y.
Telephone: Decatur 4981

BUILDING SECTION

American Construction Council Organized at Washington

By-Laws Adopted and Constructive Plan Outlined for Correcting Evils in Building Industry Under Leadership of Hon. Franklin D. Roosevelt

ABOUT two hundred representatives of the ten major groups which comprise the construction industry met at the Hotel Washington, Washington, D. C., Monday and Tuesday, June 19 and 20, to organize the American Construction Council. The preliminaries of this meeting were recently arranged at Cleveland at which time it was announced that the fundamental idea of the organization had the hearty endorsement of Secretary Hoover of the Department of Commerce and that Hon. Franklin D. Roosevelt had consented to become its presiding officer as soon as the council had completed its organization.

Secretary Hoover delivered the address which formally opened the conference last Monday morning, and in his remarks congratulated the construction industry upon its effort to co-ordinate its various elements and readjust those things which for some time past have been responsible for bringing discredit upon one of the most important of the nation's industries. He explained that the Government is in hearty accord with the American Council and will lend its full support to rejuvenate construction in the United States.

"The initiative in the administration of the building industry must come from within the industry itself and not from bureaucratic regulation," declared Secretary Hoover. "If we would stem the tide tending to refer every little need and complaint to the government, there must be independent action among members of the industry."

Among the subjects suggested by Secretary Hoover for consideration of the Council were standardization of grades, inspection of, and simplification of dimensions of construction materials, the collection of statistics, the encouragement of home building, zoning, proper building codes, seasonal and intermittent employment, jurisdictional disputes, apprenticeship, vocational training and in general the elimination of unnecessary speculation and the better functioning of industry in regard to our national needs.

A warning against "an intense stratification of the various economic interests in our national life" which lead to selfish aims and purposes was voiced by Willis H. Booth, Vice President of the Guaranty Trust Company of New York in following Secretary Hoover. If the public confidence is to be gained the aims and purposes of the Council must square and comport itself entirely with the best public judgment, he said. He denied proposing an impractical altruism which was not consistent with actual facts but declared such a basis was "an enlightened kind of selfishness which will take us further because it is more nearly right." Illustrating his point he went on to say "If we can surround the construction industry with a feeling of stability we immediately add to its ability to secure credit." This feeling of stability he stated was based on the confidence which the public gave to the industry.

Following the opening addresses a series of five-minute talks were given by representatives of the various elements which comprise the industry.

Henry H. Kendall, Past-President of the American Institute of Architects, stated that the architects were happy to be among those who are participating in the organization of the Council.

"We see in it potentialities far beyond its present capacity," he said, "and we hope soon to see them realized in actual achievements. We shall gladly give to it our best efforts and cooperation to achieve these so much desired results. We are to bring together a group of men, vitally interested in different phases of the building industry, an occupation, in which, directly or indirectly, almost every trade and industry is represented, and by our counsel and advice solve the many problems which have arisen and will continue to arise between groups and trades; to fix standards

and formulate rules of conduct which shall govern our business relations and promote good will, efficiency and fair play in building and construction."

William McClellan of New York, representing public utilities construction said: "The extreme difficulties encountered in construction as compared with other industrial problems, makes an organization, such as this, an inevitable factor. When a manufacturer gets an order he puts it through a factory with an organized force and system well established. Construction on the other hand necessitates in the very nature of things that those engaging in it have even to clear the ground, create their plant and organize their forces before they can begin to build. And on the next contract, they must do it all over again. The ability to overcome such problems as these is the kind of ability which must be put into handling the problems before such a council as this. The great need is to translate the general ideals here expressed into specific accomplishments. If construction men can't do it, nobody else can."

A very significant stand was taken by labor engaged in building trades when the organized building trades endorsed the American Construction Council and voted unanimously to affiliate with the Council at their recent convention in Cincinnati.

"We believe that the Council can be a most potential factor in the stabilization of the industry we serve," said John Donlin, president of the Building Trades Department, American Federation of Labor, "and we hope that all the elements of the industry will affiliate."

He stated that the Council should be a fact finding agency to determine rights and wrongs, and serve to eliminate wrongs inflicted by a few in each element of the industry. It was his opinion that the Council should establish and maintain local conference committees in all cities, these being necessary for local guidance to hold the confidence of the public, to avoid strikes, lockouts and to protect the industry against uneconomic abuses.

"Some one of the many elements contributing to the industry," said Mr. Donlin, "is at one time or another responsible for some injury. If one member is working with detriment to his group, he should be called to task. Responsibility for any bad condition can be determined and a remedy applied. If the banker, the manufacturer, dealer, or worker is responsible, all others are concerned. We must all be guided by a determination for absolute justice."

In speaking for the engineers, Calvert Townley of the Westinghouse Electric and Manufacturing Company said:

"The engineers believe in organization and in organization for public service. That was the motive which led them to organize their own organization. They do not feel that organization for public service means a sacrifice of private industry. It means the increased reward for private industry because not only does the organization have a feeling of satisfaction of good, well done, but they reap a large pecuniary reward in the important character of their reputation among their associates who come to believe in them, which of course results in time in a very great increase in business. A movement to coordinate with the object of performing better public service is distinctly a move in the right direction."

Owing to illness, Hon. Franklin D. Roosevelt, president-elect of the American Construction Council, was unable to be present at the meeting. A letter from him was read which said in part:

"I much regret that I am unable to be present at the organization meeting of the American Construction Council, but I know that under the inspiring leadership of Mr. Hoover the conference will be, not merely an opportunity to get at facts, but will result in a definite move for the good of the nation."

"There is absolutely no doubt that the construction industry must do something constructive! I refer not to abuses of power in the past, by this, that or the other individual or local organization; I speak of the fact that an immense sum of money, energy and happiness on the part of the American people can be saved if the existing waste is eliminated."

"In my judgment the American Construction Council must be broad enough to include every element, and it must be strong enough to strike at any individual or association of individuals which fails to live up to certain simple standards of ethics in business dealings. It may be felt by some that there would be danger through the limitation of freedom of action of the individual, but it must be remembered that the public as a whole are concerned in the efficiency, honesty and honor of all the groups constituting the construction industry. It goes without saying that if the members of the construction industry are unable to keep their own house in order, an exasperated public will some day regulate their house for them."

The Monday afternoon and evening sessions were devoted to the presentation of the report of the Operating Committee on Organization by General R. C. Marshall, Jr., General Manager of the Associated General Contractors of America, a discussion of the proposed by-laws by the ten major groups representing all elements in the industry, into which the Council has been divided, and the election of the Executive Board composed of the following members:

GROUP NO. 1.—ARCHITECTS: William Stanley Parker, Boston; D. Knickerbocker Boyd, Philadelphia; Abram Garfield, Cleveland; Robert D. Kohn, New York; L. P. Wheat, Washington (Alternate).

GROUP NO. 2.—ENGINEERS: Charles T. Main, Boston; Bion J. Arnold, Chicago; Peter Junkersfeld, New York; Charles F. Loweth, Chicago.

GROUP NO. 3.—GENERAL CONTRACTORS: W. O. Winston, Minneapolis; F. L. Cranford, Brooklyn; N. F. Hoggson, New York; H. H. Wilson, Muncy, Pennsylvania.

GROUP NO. 4.—SUB-CONTRACTORS: A. E. Coleman, Chicago; J. R. Alpine, New York; Benj. Dickinson, Bedford; Oscar Reum, Chicago.

GROUP NO. 5.—LABOR: John Donlin, Washington; John Coefield, Chicago; John J. Hynes, Chicago; William J. McSorley, Cleveland.

GROUP NO. 6.—MANUFACTURERS: Wright D. Goss, New York—Natl. Brick Mfrs. Assn.; F. W. Walker, Beaver Falls—Asst. Tile Mfrs.; W. M. Wood, Decatur, Ill.—Natl. Steel Fabricated Assn.; William Ritter, Columbus, Ohio—Ritter Lumber Co.

GROUP NO. 7.—DEALERS: W. T. Rossiter, Cleveland; E. L. Jahncke, New Orleans; John E. Lloyd, Philadelphia; M. T. Bannigan, Utica.

GROUP NO. 8.—FINANCIAL BOND, INSURANCE & REAL ESTATE ORGANIZATIONS: Willis Booth, New York; Harry A. Wheeler, Chicago; Irving B. Hiett, Toledo; James T. Haviland, Charles A. Hennery, New York.

GROUP NO. 9.—UTILITY: Gano Dunn, New York; Francis Blossom, New York; Jos. Alexander, Cleveland; C. M. Markham, Chicago.

GROUP NO. 10.—STATE, FEDERAL, COUNTY & MUNICIPAL: Rudolph P. Miller, New York; Charles Upham, Raleigh; J. M. Gries, Washington, D. C.; W. T. Sargent, New York.

GROUP NO. 11.—BUILDING EXCHANGES & BUILDING TRADE EMPLOYERS ASSOCIATION: Wm. F. Chew, Baltimore; Walter Klie, Cleveland; E. W. Reaugh, Cleveland; G. C. Mills, Webster City, Iowa; Max Baumann, New York (Alternate).

The discussion on the proposed by-laws for the council was most interesting and the various trade group committees offered suggested changes which were referred to the committee on by-laws for further consideration. The preamble to the proposed by-laws outlines briefly the purposes of the organization and is largely a statement of intent. The preamble follows:

"With the desire to place the construction industry on a high plane of integrity and efficiency and to correlate the efforts towards betterment made by the existing organizations, all the component parts of the industry are joining in formation of the American construction council, a conference association representative of the whole industry and dedicated to the improvement of the service which the construction industry renders to the community, the state, and the nation."

Tuesday's sessions were devoted to the consideration of subjects to be taken up by the council and the adoption of an immediate program of action.

The morning session was opened with an address by Walter Gordon Merritt, counsel for the Silk Association, upon the subject of "Determining the Proper Relations Between the Several Elements in the Construction Industry."

"Builders must reform by abolishing combinations and monopolies in restraint of trade, purging their ranks of lawbreakers, prosecuting grafters and arbitrating industrial disputes," said Mr. Merritt. "The construction industry is guilty of economic waste and is the most inefficiently conducted of any. Distrust between employers and employees must give way to mutual understanding."

"We must have a permanent arbitration council to settle disputes, instead of periodic armistices between capital and labor," he said.

"By co-operation and closer contact with labor and placing of public interest above individual selfishness alone can evils of the industry find remedy. Architects, builders, supply men and all branches of the industry need correction."

Mr. Merritt further said the construction industry had been frightened by public condemnation into attempting corrective action. They had in the past been bargaining with corruption, because they feared it would hurt their business to combat it, he said, but must now, by joint effort, overcome it.

These statements of Mr. Merritt had the endorsement of the council. One of the members said his unexpected attack was exactly what they needed.

He said the construction industry was the most intimately associated with the welfare of the people and unless based on a platform of service, the council could not overcome public distrust and animosity.

Dr. John Gries, chief of the housing bureau of the Department of Labor, and chairman of the committee on building materials of the district housing committee, told the council one of its important problems was to encourage production of more and better houses throughout the country.

He said one of the difficulties confronting the industry was the lack of authentic information. He advocated a survey showing wage scales and other information affecting the industry, to be placed in the hands of a neutral and scientifically minded organization for mutual benefit.

"It is impossible to get at the statistics needed to guide the council," said Mr. Gries, "because those who compile them are interested in their own interpretations."

John B. Larner, a Washington banker and member of the finance committee of the housing committee, spoke on the necessity for building a standard of responsibility on the part of members of the industry.

Other speakers were Robert D. Kohn, architect; M. C. Rorty, New York; Walter Elie, Cleveland; D. K. Boyd, Philadelphia, and D. A. Garber, of New York.

The Tuesday afternoon session was opened with an address by F. M. Feiker, of the McGraw-Hill Company, who spoke on the imperative need for a code of ethics for the construction industry. He outlined briefly the outstanding reasons for such a code and pointed to the work already accomplished along this line by the New York Building Congress.

The concluding work of the meeting was the adoption of the report of the program committee of which Noble Foster Hoggson was the chairman. The proposals of the committee were as follows:

The first efforts of the council should be devoted to a solution of the more pressing of the many problems which await settlement. Among the most important of these are:

The formation of a code of ethics acceptable to the industry and to the public;

The gathering of adequate statistics so that the industry may operate intelligently. While there are partial statistics collected by many sources, they have not been brought together and interpreted in the light of all the facts;

To establish and strengthen local organization throughout the country, designed to attain the cooperation of the various elements in the construction industry in conformity with the principles of the American Construction Council.

A reduction of the national shortage of building mechanics and the establishment of the necessary apprenticeship system;

To promote legislation and vocational guidance through the educational systems of the country increasingly raising the standard of efficiency and workmanship.

To cooperate in the establishment of uniform building codes throughout the country.

To cooperate with the railroads in expediting the revision of existing freight rates on construction materials which the railroads are now undertaking.

To mitigate the evils of seasonal employment in the trade migration of labor;

The encouragement of local building shows and the adoption of a publicity program capable of giving the public an adequate conception of the magnitude and the work of the construction industry.

Simplification, standardization and elimination of waste.

Educating the public to the distribution of its construction and maintenance requirements more evenly throughout the year.

To promote health and safety of employees on construction work.

To reduce loss of life and waste of construction materials from preventable fires.

To study old buildings in order to make better new buildings, and particularly buildings being demolished in order to obtain practical knowledge of comparative depreciation of material and thus to establish superior methods of construction.

To inform the public as to the necessity and economy of properly maintaining existing structures.

The program committee recommended that only the president be elected by the executive board at their meeting immediately after this session, and that the executive board then declare a recess until Friday, 3 P. M., when they will meet president-elect, Mr. Roosevelt, at his home in New York City, and proceed with the election of other officers of the board and decide what problems should be undertaken at once by the Council.

Building Activity Gains Are Noted in Local Territory

Weekly Statistics of F. W. Dodge Company Show General Improvement in Volume of New Construction Planned and Placed Under Contract

A STATISTICAL report covering local construction activity for the twenty-fourth week of this year shows continued progress in practically all branches of the industry, with an increasing volume of new work being planned and commitments under contract indicative of exceptionally busy months ahead. These figures, which were tabulated by the F. W. Dodge Company, covering the territory including all of New York State and New Jersey, north of Trenton, show that in the week of June 10 to 16, inclusive, 701 new building and engineering operations, at an estimated total cost of \$22,673,100, were reported as projected or being planned. During the same week the contract commitments numbered 430 and represented a total outlay of \$18,427,200.

The figures for the five boroughs of New York City also show a steady and consistent improvement in the volume of active construction. Reports for the week show that in this city plans for 295 new construction projects, estimated to cost \$9,493,100, were being prepared and the contracts actually awarded during that period

numbered 113 and will require a total outlay of about \$10,084,000.

New York City building projects planning were grouped as follows: 57 business structures, such as stores, offices, lofts, commercial garages, etc., \$1,549,500; 8 educational buildings, \$1,068,300; 2 hospitals and institutions, \$110,000; 6 factory and industrial projects, \$496,000; 7 public works and public utilities, \$375,000; 5 religious and memorial edifices, \$155,000; 208 residential operations, including apartments, flats and tenements and one- and two-family dwellings, \$5,727,300 and 2 social and recreational buildings, \$12,000.

Among the 113 projects for which contracts were awarded during the twenty-fourth week of this year were 25 business buildings of various types, \$3,465,000; 1 educational project, \$35,000; 1 hospital, \$19,100; 3 factory and industrial buildings, \$265,000; 4 public buildings, \$735,000; 6 public works and public utilities, \$116,600; 4 religious and memorial structures, \$250,000; 67 residential buildings such as multi-family and one- and two-family houses, \$5,181,300 and 2 social and recreational projects, \$17,000.

PERSONAL AND TRADE NOTES.

Wilder & White, architects, have moved their offices from 50 Church street to 16 East Forty-first street.

International Time Recording Company has moved its Brooklyn office from 32 Court street to 23 Flatbush avenue.

Lee & Hewitt, architects and engineers, have moved their offices from 25 Broadway to 53 Park Place.

Harold E. Paddon, architect, has moved his office from 280 Madison avenue to Thirty-sixth street and Broadway.

Frank G. Lippert, architect, formerly at 5 Beekman street, is now located at 47 West Thirty-fourth street.

Charles Downing Lay, landscape architect and town planner, announces the removal of his offices to the Architects' Building, 101 Park avenue.

M. Bernard Adler, architect, has moved his office from 217 Havemeyer street, Brooklyn, to 236 West Fifty-fifth street, Manhattan.

W. I. Sherwood, formerly with William Vogel & Bros., Inc., manufacturers of sheet metal products, has opened an office as a consulting engineer in metal fabrication at 30 Church street.

Wyckoff Engineering Corporation has moved its headquarters from 233 Broadway to 56 West 45th street in order to obtain room for the necessary expansion of the activities of the firm.

Dykes Lumber Company announces the opening of a branch yard at 702 to 703 Clinton street, Hoboken, N. J., which was formerly conducted as the Farr Lumber Company. This is the fourth yard of the Dykes Lumber Company.

Elbert H. Gary, chairman of the United States Steel Corporation, is to receive the honorary degree of Doctor of Laws from Northwestern University, Evanston, Ill., June 21. Judge Gary has been a trustee of the university for thirty years.

May Structural Sales at 82 Per Cent.

Sales of fabricated structural steel during May amounted to 82 per cent of fabricating capacity, according to reports made to the Department of Commerce by firms comprising 70 per cent of the fabricating capacity of the United States. The May business reported by 82 firms, having a capacity of 130,600 tons, totaled 106,620 tons as against April sales of these same firms amounting to 121,211 tons, or at the rate of 93 per cent of capacity. Total sales throughout the United States, based on the reported per-

centage and a total capacity of 180,000 tons, amounted to 146,900 tons in May, while revised figures for April give a total of 165,900 tons. The April figures are based on reports from 87 firms, having a total capacity of 132,600 tons, whose sales amounted to 122,198 tons, or at the rate of 92 per cent of capacity.

Preservation of Timber

The increased demand for permanent timber structures is shown in a recent report of the Service Bureau of the American Wood Preservers' Association.

Over 2,400,000,000 board feet of timber for various purposes were pressure treated in 1921 by the 122 wood preserving plants in operation throughout the United States, thereby surpassing the 1920 record by nearly 17 per cent. Approximately equal amounts were treated with coal-tar creosote and with zinc chloride, the standard wood preservatives.

To treat this wood 51,375,360 pounds of zinc chloride, with an absorption of one-half pound per cubic foot, and 79,384,326 gallons of creosote, with an absorption of 5 to over 20 pounds per cubic foot, were required.

Ease of handling and the permanence of well-treated wood at low cost are given as the reason for the increased demand. The proper use of a wood preservative adds a new quality to timber which enhances its value as a construction material.

The material treated consisted mainly of construction timbers for wharf, bridge, highway, mining and building purposes, piling, telephone and power poles, ties, fence posts, wood blocks for street paving and for factory floors, and timber for miscellaneous uses.

Simplification of Materials

Simplification of building materials as a means of eliminating waste in industry was discussed at a recent conference held between officials of the Department of Commerce and representatives of architectural, engineering and building organizations. The meeting expressed itself as being in full accord with Secretary Hoover's program for elimination of waste as a major means to the stimulation of American business. In selecting the items of building materials to be given attention first, the following were designated: Mill work, plumbing, heating, interior wall construction, hardware, lighting fixtures, clay products, the latter including brick, tile and all kinds of terra cotta, sewer pipe, and so forth. In giving these items attention the department will form sub-committees to bring together the manufacturers and others having to do with each particular commodity or service.

TRADE AND TECHNICAL SOCIETY EVENTS.

National Board of Jurisdictional Awards will hold its annual meeting at Atlantic City, July 6.

Portland Cement Association will hold its annual convention at the Hotel Traymore, Atlantic City, June 27 and 28 inclusive.

Refractories Manufacturers' Association will hold its annual convention at Atlantic City, June 28 and 29, inclusive. Headquarters will be at the Hotel Traymore.

Wall Paper Manufacturers' Association of the United States will hold its annual convention at the Hotel Commodore, New York City, during the week beginning July 31.

National Council of Lighting Fixture Manufacturers will hold its midsummer convention at Cleveland, June 28 and 29 inclusive. The program for this meeting is now being arranged.

American Society for Testing Materials will hold its twenty-fifth annual meeting at the Chalfonte-Haddon Hall Hotel, Atlantic City, June 26 to July 1, inclusive.

National Ornamental Glass Manufacturers' Association will hold its annual convention at Cincinnati, O., June 26 and 27, inclusive.

American Institute of Electrical Engineers will hold its annual convention at the Clifton Hotel, Niagara Falls, June 26 to 30, inclusive.

New York State Retail Hardware Association will hold its annual convention and exposition at Rochester, February 20 to 23, inclusive, next year. Headquarters will be established at the Powers Hotel. Sessions and exposition will be held at Exposition Park.

New York Building Superintendents' Association will hold its annual picnic and field day at Karatsonyi's, Glenwood Landing, L. I., Thursday, June 29. A large boat has been chartered for the transportation of members, their families and their guests to the park. An excellent dinner will be served, after which there will be a baseball game and an interesting program of field sports. Further details of the program will be announced later.

Illuminating Engineering Society will hold its annual convention in Boston, September 25 to 28 inclusive. This will be the sixteenth annual gathering of the society, and the convention arrangements are in the hands of a committee of which C. L. Edgar, president of the Edison Electric Illuminating Company of Boston, is chairman; H. F. Wallace, vice-chairman and J. Daniels, secretary.

CURRENT BUILDING OPERATIONS

R EPORTS from local construction interests during the past week indicate the industry is now at the height of the season's activity and practically all of the elements and trades composing the industry are busy to the limit of men and materials. Considerable new work has been started during the past week and contracts recently awarded predict a continuation of activity at the present rate for a long time to come. Architects and engineers are exceptionally busy with plans which include several projects of more than ordinary importance and interest and recently there has been a decided increase in the volume of new work released to the trades for estimates.

There is practically no change in the building labor situation. In the majority of trades the supply of skilled mechanics is satisfactory, but speculative builders continue to pay bonus wages for bricklayers, plasterers, painters, etc., and there is no indication that building labor costs are to be greatly reduced during the remainder of the year.

Local building material markets are all active and the volume of business reported is generally satisfactory. Prices are somewhat more stable than they were a few weeks ago and the feeling is quite general that prevailing levels will continue for some time to come. The supply situation, however, is favorable and deliveries are being made in practically all lines without delay.

Common Brick—Although arrivals of new brick were lighter this week than they were a week ago the local wholesale market has been very active. This commodity is now coming into the market in sufficient quantity to supply all immediate requirements and as a result the recent shortage has been relieved. There is now every indication that all need for anxiety over the brick supply is past and manufacturers assure the building public that this material will be forthcoming as rapidly as it can be absorbed by the industry. Prices are holding very firm and there is little prospect of a lower price level for some time to come. The heavy rains of the past week have retarded manufacturing operations in the open yards along the Hudson River and in a number of instances have spoiled a large amount of newly-moulded brick. The heavy storm of last Saturday caused particular damage. There is little change in the fuel situation. Brick producers are getting their coal on a hand-to-mouth basis and are hoping for the early settlement of the strike of the miners.

Summary—Transactions in the North

River brick market for the week ending Thursday, June 22, 1922. Condition of market: Demand active; prices, firm and unchanged. Quotations: Hudson Rivers, \$20 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 42; sales, 42. Distribution: Manhattan, 15; Bronx, 5; Brooklyn, 16; New Jersey points, 4; Tarrytown, 1; Yonkers, 1.

Lumber—Business continues extremely active in the local lumber market. Buying is keen in both wholesale and retail departments of trade and there is promise that the demand for lumber products will

maintain its prevailing intensity for some time to come. Lumber requirements of the construction industry are the dominating factor in the lumber market at present, but there is a growing volume of business coming from manufacturing consumers. Prices are very firm in the wholesale market and there is a decided upward trend to levels. This situation is reflected in the retail trade where quotations are uniformly higher than they were several months ago. Shipments from production centers have been regular, but the mills are getting far behind

BUILDING COMMODITY PRICES

CURRENT prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York.

Note—Price changes are indicated by bold-face type.

Brick (Wholesale, on Dock, N. Y.), per thousand:

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

Hudson River best grades..\$20.00 to —
 Raritan — to —
 Second-hand brick, per load
 of 3,000, delivered.....\$47.00 to —

Face Brick—Delivered on job in New York:

Rough Red.....\$45.00 to —
 Smooth Red..... 45.00 to —
 Rough Buff 50.00 to —
 Smooth Buff 50.00 to —
 Rough Gray 53.00 to —
 Smooth Gray 53.00 to —
 Colonials 45.00 to —

Cement—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Domestic Portland cement, per bbl.. \$3.25
 Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd.\$2.75
 Bronx deliveries 2.75
 ¾-in., Manhattan deliveries..... 2.75
 Bronx deliveries 2.75

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water front, in which case prices will be slightly higher.

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries \$2.75
 Bronx deliveries 2.75

Hollow Tile—

Exterior—Not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring.....\$0.12 per sq. ft.
 3x12x12 0.12 per sq. ft.
 4x12x12 0.17 per sq. ft.
 6x12x12 0.19 per sq. ft.

Note—For deliveries north of 125th st., Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens\$10.50 per 1,000

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Finishing Lime (Standard in 300-lb. barrel)\$4.50 per bbl.

Common Lime (Standard 300-lb. barrel) 3.75 per bbl.

Finishing Lime (Standard in Hydrate Finishing, in paper bags 24.00 per ton

Hydrate Common, in paper bags\$19.50 per ton

Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth bags\$21.00 per ton

Brown Mortar, in cloth bags. 18.00 per ton

Lath Mortar, in cloth bags... 18.00 per ton

Finishing Plaster, in cloth bags 24.50 per ton

Rebate for returned bags. 15c. per bag

Finishing Plaster (250-lb. barrel)\$4.00 per bbl.

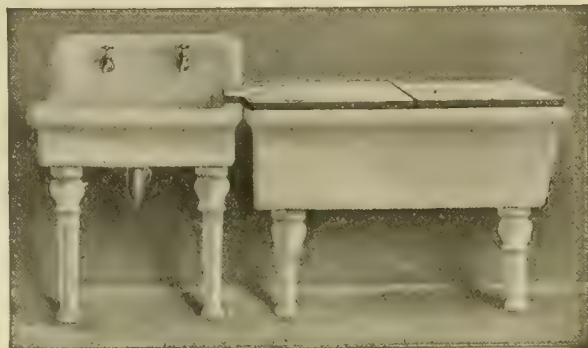
Finishing Plaster (320-lb. barrel) 5.35 per bbl.

Plaster Blocks—

2-in. (solid) per sq. ft.....\$0.10½ to \$0.12

3-in. (hollow) per sq. ft... 0.10½ to 0.12

COMBINATION DRAINBOARD and WASH TRAY COVER



Made to fit Porcelain, Soapstone and Cement wash trays. This porcelain enamel steel COMBINATION DRAINBOARD and WASH TRAY COVER will prevent the water from dripping on the floor between the sink and wash trays, when dishes, etc., are being washed. Sanitary, durable and attractive.

For Sale by Plumbing Supply Dealers

MARIETTA HOLLOW-WARE & ENAMELING CO.
 MARIETTA, PENNA.

Sash Weights—Sash Chain
Castings and Forgings
Grate Bars
 SPECIAL IRON WORK
Pencoyd Steel and Iron Co.
 Cort. 1372 206 Broadway, New York

SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



F. J. KLOES

Established 1872

269 Canal St., New York

Telephone: Canal 4072

MATERIALS AND SUPPLIES

on their orders which are piling up faster than they are able to fill.

Structural Steel—At present the local steel situation is duller than it has been for several months past, but there are prospects of increased business in the near future. Quite a large amount of new construction is being planned by architects and engineers and it is anticipated that a good percentage of this work will shortly be released for estimates and bookings for the required steel will naturally follow soon thereafter. Reports from production centers indicate a slowing down of activity in the mills

because of the serious coal situation. Prices are firm and likely to hold to the prevailing levels as the majority of the mills have considerable forward business on their books and are not anxious to commit themselves much further ahead owing to the doubt as to fuel supplies.

Builders' Hardware—The demand for these items is steadily increasing due to the growing volume of suburban construction and the intense activity of the building industry in this city. Reports from the manufacturers are indicative of steady progress in production, but a number of the leading plants are getting behind on

their orders. At present local stocks are fair and jobbers are in a position to fill orders promptly, but some doubt prevails as to the ability of the industry to keep up with the demand if it gains to any extent. Prices are steady and no important changes are anticipated.

Cast Iron Pipe—Demand for this material is very keen and manufacturers are generally operating their plants on full time. Although municipal buying is lighter than anticipated it would be during the spring months private purchasers are making heavy inroads on the available supply and pipe mills are booked several months ahead. Prices are very firm with New York quotations as follows: 6 in. and larger, \$50.80 per net ton; 4 in. and 5 in., \$55.50; 3 in., \$65.80, and Class A and gas pipe \$4 extra per ton.

Window Glass—Buying has increased to some extent during the past week or so with the greatest demand coming from speculative builders who have apartment house projects in nearing the final stages of construction. There is a developing difficulty in obtaining plate glass because of the demands of the automobile manufacturing industry, but ordinary window glass is plentiful and its supply adequate for all requirements. Prices are fairly steady and no changes have been reported.

Linseed Oil—The market has improved somewhat during the week with demand slightly heavier and the outlook more favorable for active business conditions during the summer and autumn months. Prices are slightly weaker.

Nails—The demand is fairly active at present and jobbers look for a continuation of the favorable market they have enjoyed for some months past. Supplies are adequate for all demands and dealers are experiencing no difficulty in keeping their assortments up to par. Prices are firm and without change although concessions are obtainable on large orders.

Electrical Supplies—No change of importance has occurred in the market for electrical supplies during the past week. Demand continues brisk and both manufacturers and jobbers anticipate steady business throughout the remainder of the summer. The local construction program is now well advanced and requirements from this source are steadily growing in volume. Considerable business is also coming from repair work. Prices on electrical materials are generally firm and there is no immediate prospect of a softening in values. Stocks are adequate for all demands and the tone of the industry is optimistic.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.

27x48x½ in.	.....	\$0.34 each
32x36x¼ in.	.....	0.20 each
32x36x½ in.	.....	0.22 each
32x36x¾ in.	.....	0.28 each

Sand—

Delivered at job in
Manhattan \$2.00 to — per cu. yd.
Delivered at job in
Bronx 2.00 to — per cu. yd.

White Sand—

Delivered in Manhattan... \$4.50 per cu. yd.

Broken Stone—

1½-in., Manhattan delivery. \$4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.
¾-in., Manhattan delivery.. 4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.

Building Stone—

Indiana limestone, per cu. ft.	.....	\$1.62
Kentucky limestone, per cu. ft.	.....	2.27
Briar Hill sandstone, per cu. ft.	.....	1.68
Gray Canyon sandstone, per cu. ft.	.....	1.65
Buff Wakeman, per cu. ft.	.....	1.90
Buff Mountain, per cu. ft.	.....	1.80
North River bluestone, per cu. ft.	.....	1.85
Seam face granite, per sq. ft.	.....	1.20
South Dover marble (promiscuous mill block), per cu. ft.	.....	2.25
White Vermont marble (sawed) New York, per cu. ft.	.....	3.00

Structural Steel—

Plain material at tidewater; cents per pound:
Beams and channels up to 14 in. 1.98c. to —
Beams and channels over 14 in. 1.98c. to —
Angles, 3x2 to 6x3 1.98c. to —
Zees and tees 1.98c. to —

Lumber—

Wholesale prices, New York.
Yellow pine, merchantable 1905, f. o. b., N. Y.

3x4 to 14x14, 10 to 20 ft. ... \$40.00 to \$52.00

Hemlock, Pa., f. o. b., N. Y.,

base price, per M. 37.50 to —

Hemlock, W. Va., base price,

per M. 37.00 to —

(To mixed cargo price add freight, \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered).. 28.50 to —

Wide cargoes 31.50 to —

Add \$1.00 per M for each inch in width

over 12 inches. Add \$1.00 per M for every

two feet over 20 ft. in length. Add \$1.00

per M for dressing.

Cypress Lumber (by car, f. o. b., N. Y.):

First and seconds, 1-in. ... \$105.00 to —

Cypress shingles, 6x13, No.

1 Hearts 15.00 to —

Cypress shingles, 6x13, No.

1 Prime 13.00 to —

Quartered Oak to \$166.00

Plain Oak to 126.00

White oak, quart'd sel. ... \$97.50 to —

Red oak, quart'd select.. 97.50 to —

Maple No. 1 71.00 to —

Yellow pine No. 1 common

flat 56.50 to —

N. C. pine flooring Nor-

folks 62.50 to —

Window Glass—

Official discounts from manufacturers' lists:

Single strength, A quality, first three

brackets 85%

B grade, single strength, first three

brackets 85%

Grades A and B, larger than the first

three brackets, single thick 85%

Double strength, A quality 85%

Double strength, B quality 87%

Linseed Oil—

City brands, oiled, 5 bbls. lot. \$0.88 to —

Less than 5 bbls. 0.91 to —

Tarrentine—

Tarrentines \$0.87 to \$0.90



Face
Enameled
Fire

BRICK

As manufacturers of BRICK for thirty years, we have a record of repeat orders that affords you a 100% guarantee of satisfactory service. To the service given by our Face, Enameled and Fire BRICK, is added the service we render in shipment and delivery. Prompt shipments on any size contracts in any range of shade or texture, at fair prices and of first-class quality.

FACE BRICK

in Buffs, Ironspots, Browns and Mingled Effects, in full range or any individual Shade or Texture.

ENAMELED BRICK

in White and Mottled Effects, first and second quality for interiors, exteriors and courts.

FIRE BRICK

and fire clay of highest grades.

Lowest market prices. May we estimate for you?

American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 8787-8788

Money to Loan

on all classes of high-grade income producing properties in New York City, in amounts of \$500,000 and upward.

Building Loans
American
Bond & Mortgage
Company, Inc.

562 Fifth Ave., New York City
Telephone 9600 Bryant

POMEROY

Solid Iron and Hollow
Metal Windows

Built in the belief that the best metal window is the only safe window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

232-96 East 134th Street NEW YORK
Phone: Mott Haven 5220

H. W. BELL CO.

Gypsum Blocks
Terra Cotta Blocks
Plaster Boards
Dumbwaiter Blocks
Flue Pipe
Firebrick

Park Ave. & 139th St.

Phone—Mott Haven 3134
BROOKLYN

KENT AVENUE & MORTON STREET

CONTEMPLATED CONSTRUCTION.

Manhattan CHURCHES.

155TH ST.—Eli Benedict, 355 East 149th st, has plans in progress for a 1 and 2-sty brick and stone church house, 50x100 ft, at 527 West 155th st, for North Presbyterian Church, J. R. Mackay, pastor, 525 West 155th st, owner. Cost, \$60,000.

DWELLINGS.

FORT CHARLES PL.—Necarsulmer & Lehlbach, 507 5th av, have plans in progress for a 2-sty brick dwelling, on plot 53x65 ft, irregular, at 42 Fort Charles pl, for Ft. Charles Development Co.—James H. Brundage, owner, care of architects. Architects will take bids.

66TH ST.—Raymond M. Hood & J. A. Fouilboux, 7 West 42d st, have completed plans for alterations to the 5-sty brick dwelling, 20x88 ft, at 48 East 66th st, for Dr. Eleanor A. Campbell, 26 East 58th st, owner. Cost, \$20,000. Architect will soon take bids on general contract.

FACTORIES AND WAREHOUSES.

34TH ST.—John H. Knubel, 305 West 43d st, has completed plans for a 2-sty brick factory, 25x95 ft, at 513-19 West 34th st, for Benj. Fox's Sons, 511 West 34th st, owners. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

BURNSIDE AV.—Gronenberg & Leuchtag, 450 4th av, have plans in progress for a 2-sty brick store & office building on plot 220x100 ft, on the north side of Burnside av, from Davidson to Grand avs, for J. L. S. Realty Co.—Jos. Silverson, president—103 Park av, owner and builder. Cost, \$250,000.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

190TH ST.—Andrew J. Thomas, 15 East 47th st, has plans in progress for a 5-sty face brick apartment, 70x100 ft, at 59-61 East 190th st, for M. S. C. Holding Co., 598 Madison av, owner.

SPUYTEN DUYVIL.—Robt. W. Gardner, 43 Cedar st, has preliminary plans in progress for a 3-sty stone apartment, 70x50 ft, irregular, at the corner of Spuyten Duyvil rd and Palisade a, for the Northern Realty Co., 43 Cedar st, owner. Cost, \$75,000. Architect will take bids on general contract.

203D ST.—Chas. Kreymborg, 2534 Marion av, has plans in progress for a 5-sty brick, limestone and terra cotta apartment house, 75x100 ft, with stores, at the southwest corner of 203d st and Bainbridge av, for Isaac Weinstein, 2385 Grand Concourse, owner. Cost, \$130,000.

BURNSIDE AV.—Chas. Kreymborg, 2534 Marion av, has plans nearing completion for a 5-sty brick, limestone and terra cotta apartment, 50x104 ft, with stores, at the northeast corner of Burnside av and Loring pl, for A. & L. Bldg. Co., care of Lansky & Aginsky, 4122 Hill av, owner. Cost, \$100,000.

177TH ST.—Plans are being prepared privately for three 5-sty brick apartment houses, 100 x175 ft, irregular, in East 177th st, 200 ft east of Castle Hill av, for Geo. E. Herck, 504 West 142d st, owner and builder.

HALLS AND CLUBS.

156TH ST.—Dave Bleier, 2366 Webster av, has plans in progress for alterations to the 2-sty brick store at 784 East 156th st, which is to be converted into a club house, for Bronx Regular Republican Club, 783 Westchester av, Isadore Silver, president, owner. Cost, \$15,000.

STABLES AND GARAGES.

172D ST.—S. J. Kessler, 529 Courtlandt av, has completed preliminary plans for a 3-sty brick garage, 365x159 ft, at the northwest corner of 172d st and Sheridan av, for Tremont Webster Bldg. Co., Aug. F. Schwarzer, president, 2434 Grand Concourse, owner and builder. Cost, \$175,000.

SPRINKLER SUPERVISORY SERVICE AUTOMATIC SPRINKLER VALVE ALARM SERVICE INTERIOR FIRE ALARM EQUIPMENT

INSTALLED AS A LOCAL SYSTEM
OR FOR CENTRAL OFFICE SERVICE

AUTOMATIC FIRE ALARM SERVICE SPECIAL BUILDING SIGNAL SERVICE

Automatic Fire Alarm Co.
416 Broadway New York City
CANAL 5185

STORES, OFFICES AND LOFTS.

TREMONT AV.—Jas. F. Meehan, 172d st and Grand Concourse, has completed plans for a group of 1-sty brick and stone stores, 250x50 ft, at the northeast corner of Tremont and Davidson avs, for Billingsley Holding Corp., Logan Billingsley, president, 172d st and Grand Concourse, owner and builder. Cost, \$175,000.

169TH ST.—Chas. Kreymborg, 2534 Marion av, has completed plans for five 1-sty brick & stone stores, 70x50 ft, at the southeast corner of 169th st & Nelson av, for Isaac Weinstein, 2385 Grand Concourse, owner and builder. Cost, \$15,000.

184TH ST.—John P. Boyland, 120 E. Fordham rd, has completed plans for a group of 1-sty brick and stone stores, 100x70 ft, at the northeast corner of 184th st and Walton av, for John J. Dolan, 128 West Fordham rd, owner. Cost, \$25,000. Owner will take bids on general contract about July 9th.

MISCELLANEOUS.

SIMPSON ST.—Buchman & Kahn, 56 West 45th st, have plans nearing completion of a 4½-sty brick & stone community house, with school, in the east side of Simpson st, about 100 ft south of 163d st, for Hunts Points Talmud Torah Educational Centre—Rabbi Smollovitz, 900 Hunts Point av, owner. Cost, \$300,000.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

42D ST.—M. A. Cantor, 371 Fulton st, has plans in progress for a 4-sty brick and limestone apartment, 100x88 ft, on the north side of 42d st, 150 ft west of 8th av, for Parkville Homes Association—Kasper Laitiner, 775 40th st, owner. Cost, \$75,000.

BANKS.

COURT ST.—McKenzie, Voorhees & Gmelin, 43 Madison av, Manhattan, have plans nearing completion for a bank at the southwest corner of Court st and Atlantic av, for South Brooklyn Savings Institute, Wm. J. Coombs, president, 160 Atlantic av, owner. Cost, \$500,000. Heating and ventilating engineer, Meyer, Strong & Jones, 101 Park av, Manhattan. Vault engineer, F. S. Holmes, 2 Rector st, Manhattan. Architect will soon take bids on general contract.

DWELLINGS.

28TH ST.—R. T. Schaefer, 1543 Flatbush av, has completed plans for two 2-sty frame dwellings, 13x60 ft, in the west side of East 28th st, 600 ft north of Farragut rd, for Salvatore Dragone, 822 East 35th st, owner. Cost, \$12,000.

SARATOGA AV.—Edward M. Adelsohn, 1778 Pitkin av, has plans in progress for four 2-sty brick and limestone dwellings, 20x80 ft, with stores, on the west side of Saratoga av, about 40 ft south of Livonia av, for Max Rothschild, owner. Cost, approximately \$60,000.

GRAVESEND AV.—Edward M. Adelsohn, 1778 Pitkin av, has plans in progress for five 2-sty brick and limestone dwellings, 20x55 ft, with stores, at the northeast corner of Gravesend av and Av J, for Sammic Realty Corp. Cost, approximately \$60,000.

HINSDALE ST.—Edward M. Adelsohn, 1778 Pitkin av, has plans in progress for four 6-family brick and limestone buildings, 25x70, in the west side of Hinsdale st, 100 ft south of Livonia av, for Geller Bros, owner. Cost, approximately \$80,000.

HANSEN PL.—John M. Levin, 371 Fulton st, has completed plans for alterations to the 3-sty brick dwelling, at the northeast corner of Hansen pl and South Portland av, for Fred Herbst Sons, 697 3d av, owner. Cost, \$20,000.

HEMLOCK ST.—Irving Kirschenblitt, 355 Miller av, has completed plans for three 2-sty frame dwellings, 1x24 ft, in the west side of

"WE CHALLENGE THE WORLD"

UNITED STATES GAS RANGE CORP.

Manufacturers

"PRIZE BEAUTY" Gas Ranges
CLEVELAND, OHIO

NEW YORK SHOWROOM AND WAREHOUSE

Phone—Madison Sq. 6627 107 E. 31st St., at Fourth Ave.

We manufacture gas ranges exclusively of 49 different styles and sizes of the highest grade construction at our competitors' low grade prices. "PRIZE BEAUTY" Gas Ranges are the best bakers, save gas, sanitary, rust-proof, and special porcelain enamel finish.



Hemlock st, 29 ft north of Sutter av, for Sam Shapiro and Isidore Mathew, 276 Miller av, owner. Cost, \$12,000.

MISCELLANEOUS.

3D AV.—McKenzie, Voorhees & Gmelin, 43d st and Madison av, Manhattan, have plans in progress for a 3-sty brick telephone building, 100 x149 ft, at 7701-7713 3d av, and 302-318 77th st, for N. Y. Telephone Co.—Howard E. Thurber, president—15 Dey st, Manhattan, owner. Cost, \$425,000.

STORES, OFFICES AND LOFTS.

5TH AV.—Plans have been prepared privately for alterations to the 2-sty brick store building in the northwest side of 5th av, 75 ft south of 53d st, for F. W. Woolworth Co.—John F. Mitting, vice-president—233 Broadway, Manhattan, owner and builder. Cost, \$20,000.

Queens

DWELLINGS.

HOWARD BEACH, L. I.—Edward M. Adelson, 1778 Pitkin av, Brooklyn, has plans in progress for two 2-sty brick and limestone dwellings, 20x40 ft, on the south side of Eagon av, 50 ft west of Lilly pl, Howard Beach, for F. & F. Realty Co., owner. Cost, approximately \$20,000.

PORT WASHINGTON, L. I.—Delano & Aldrich, 126 East 38th st, Manhattan, have plans in progress for a 2½-sty brick cottage of irregular dimensions on plot of 6 acres, at Port Washington, for Vincent Astor, 23 West 26th st, Manhattan, owner. Architects will take bids on general contract about July 1st.

FOREST HILLS, L. I.—Lewis & Thompson, Inc., 47 West 34th st, Manhattan, have completed plans for a 2-sty brick dwelling, 24x34 ft, on the south side of Ocean av, 60 ft east of Greenway South, Forest Hills, for Frederick Platav, 2352 University av, Manhattan, owner and builder. Cost, \$17,000.

SCHOOLS AND COLLEGES.

ELMHURST, L. I.—C. B. J. Snyder, southeast corner of Flatbush av extension and Concord st, Brooklyn, has completed plans for a 5-sty brick public school No. 6, 145x70 ft, on the south side of Polk av, from 20th to 21st sts, Elmhurst, for City of New York, Board of Education—Geo. J. Ryan, president—owner. Cost, \$450,000.

STORES, OFFICES AND LOFTS.

COLLEGE POINT, L. I.—R. Lukowsky, 49 Stevens st, Astoria, has completed plans for three 1-sty brick and limestone stores, 50x65 ft, in the west side of 13th st, 300 ft south of 5th av, College Point, for Louis Swezey, 527 78th st, Brooklyn, owner and builder. Total cost, \$10,000. Owner will take bids on separate contracts.

MINEOLA, L. I.—Arthur K. Wood, Garden City, has plans in progress for a 3-sty and basement brick and limestone office building, 50 x35 ft, irregular, on Franklin av, south of Old Country rd, Mineola, for Edw. W. Weeks and Wilmot Y. Hallock, Mineola, owners. Cost, \$40,000. Architect will take bids.

Westchester

DWELLINGS

BRONXVILLE, N. Y.—Plans are being prepared privately for a 2½-sty frame and stucco dwelling, 40x60 ft, with 2½-sty garage, at Elm Rock pl, Bronxville, for Oliver M. Oake, Paxton av, Bronxville, owner and builder. Cost, \$35,000.

PORTCHESTER, N. Y.—D. H. Ponty, 72 Westchester av, Portchester, has plans in progress for a 2-sty brick and ideal hollow brick dwelling, 28x31 ft, in Regents st, Portchester, for Edw. Poningo, Portchester, owner and builder. Cost, \$10,000.

PORTCHESTER, N. Y.—Stanley W. Wetmore, 1 No. Main st, Portchester, has plans in progress for a 2½-sty brick and frame dwelling, 30x40 ft, on Westchester av, Portchester, for A. Cesario, 51 S. Main st, Portchester, owner. Cost, \$20,000. Architect will take bids on general contract about June 30.

WHITE PLAINS, N. Y.—Chas. B. Platt, 174 Martine av, White Plains, has completed plans for a 2-sty frame dwelling, 34x31 ft, with garage, at Davis and Battle avs, White Plains, for M. J. Saunders, 199 S. Lexington av, White Plains, owner and builder. Cost, \$9,000.

PELHAM MANOR, N. Y.—T. Albert Hunt & Kline, 1 West 34th st, Manhattan, have plans in progress for a 2½-sty stucco dwelling, 29x44 ft, with garage, on Highbrook av, Pelham Manor, for J. S. Mason, owner, care of architect. Cost, \$18,000.

THEATRES.

HARRISON, N. Y.—Stanley Wetmore, Liberty sq, Portchester, has plans in progress for alterations and an addition to a theatre in Harrison for A. Balusco, Harrison, owner. Cost, \$50,000.

New Jersey

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Kelly & Cowan, Trust Company of N. J. Building, Jersey City, have plans in progress for a 12-sty brick and steel apartment, 110x130 ft, at the northwest corner of Gifford av & blvd, Jersey City, for Dr. O. H. Albanesins, 2465 blvd, Jersey City, owner. Cost, \$900,000. Owner will take bids on general contract about July 1st-15th.

CHURCHES.

PATERSON, N. J.—Chas. E. Sleight & Son, Romaine Bldg., Paterson, have been retained to prepare plans for a synagogue, on plot 62x108 ft, at 92-96 Fair st, corner Paterson st, Paterson, for Congregation Agudath Achem-Anshel Lodz—W. Werner, rabbi—50 Goodwin st, Paterson, owner. Cost, \$75,000.

DWELLINGS.

SOUTH ORANGE, N. J.—John J. Lamb, 318 Main st, Orange, has plans in progress for a frame and brick dwelling, 37x40 ft, at Turrell av and Hillside pl, South Orange, for Mrs. J. L. Crosby, 58 N. Essex av, Orange, owner. Cost, \$25,000.

WEST HOBOKEN, N. J.—Wm. Weir, 250 Summit av, West Hoboken, has plans nearing completion for a 2-sty brick dwelling, 21x51 ft, at 159 Washington st, West Hoboken, for Geo. Buess, 311 Angeliue st, West Hoboken, owner. Cost, \$10,000.

GLEN ROCK, N. J.—Harold E. Paddon, Herald Bldg., 35th st and Broadway, has completed plans for a 2½-sty stucco on terra cotta blocks and frame dwelling, of irregular dimensions, with garage, at Glen Rock for G. N. McKown, Glen Rock, owner and builder. Cost, \$15,000.

RIDGEWOOD, N. J.—Harold E. Paddon, Herald Bldg., 35th st and Broadway, Manhattan, has plans in progress for a 2½-sty frame dwelling, 20x30 ft, at Ridgewood for Miss E. May Bundy, owner, care of architect. Architect will soon take bids on general contract.

PATERSON, N. J.—M. Van Vlander, 140 Market st, Paterson, has completed plans for a 2½-sty brick and stucco dwelling, 40x29 ft, at the southwest corner of 19th av and East 38th

st, Paterson, for Mrs. Helen M. Warner, owner, care of architect. Cost, \$20,000.

PATERSON, N. J.—F. W. Wentworth, 140 Market st, Paterson, has plans in progress for a 1 & 2-sty face brick & limestone dwelling, with 1-sty brick garage, 80x80 ft, a 1-sty stable, 22x86 ft, a 2-sty barn, 24x43 ft, and a 1-sty wagon shed, 22x66 ft, on 5th av, Paterson, for E. M. Redrock Co., 240 6th av, Paterson, owner. Cost, \$40,000.

FACTORIES AND WAREHOUSES.

HOBOKEN, N. J.—Lockwood, Green Co., 101 Park av, Manhattan, has completed plans for a 1 and 2-sty concrete brick and steel foundry machine shop at 13th and Grand sts, Hoboken, for Fisher Sweeney Bronze Co., 1301 Grand st, Hoboken, owner. Cost, \$80,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

BANKS.

JAMAICA, L. I.—Wm. Young & Co., 414 West 41st st, Manhattan, has the general contract for alterations to the 2-sty brick and stone bank building at Herriman av and Fulton st, Jamaica, for Lawyers Mortgage Co., Richard M. Hurd, president, 56 Nassau st, Manhattan, owner, from plans by Renwick, Aspinwall & Tucker, 8 West 40th st, Manhattan, architects.

CHURCHES.

MANHATTAN.—F. G. Fearon Co., 280 Madison av, has the general contract for a 4-sty

The Dodge Building An Edison Customer

On West Broadway, extending from Murray Street to Park Place, twelve stories high, four electric passenger elevators, one freight elevator, pumps, ventilating system, 600 incandescent lamps

Occupied by the Dodge Sales and Engineering Corporation, upper floors rented

Electrical Service supplied by The New York Edison Company

Architects—Shape, Brady and Peterkin, and Cross and Cross; electrical installation, Ames Electric Company. Central Station Service decided upon after a study of all other sources of electrical supply. Let our engineers consult with you regarding your electrical problems

Big Buildings Use Edison Service

The New York Edison Company

At Your Service

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



church, 55x91 ft, at 308-16 West 45th st, between 9th & 10th avs, for St. Luke's Evangelical Lutheran Church—Rev. Wm. Koepehen, pastor—431 West 43d st, owner, from plans by Tilton & Githens, 147 East 45th st, architects. Cost, \$150,000.

KING PARK, L. I.—Rogers & Blydenberg, Babylon, have the general contract for a 1-sty brick & limestone chapel, 24x88 ft, at Kings Park, for The Society of St. Johnland, 49 West 20th st, Manhattan, owner, from plans by Parish & Schroeder, 280 Madison av, Manhattan, architects.

DWELLINGS.

MANHATTAN.—Louis Chevalier, 207 East 43d st, has the general contract for alterations to the 3-sty brick dwelling, 18x40 ft, at 411 East 57th st, for Hugh Dillman, 334 West 56th st, owner, from plans by James McClymont & H. M. Woolsey, 4 East 39th st, architects.

BRONX.—Thos. T. Hopper Co., 101 Park av, has the general contract for twelve 2½-sty frame & stucco dwellings, 18x37 ft., 20x40 ft., & 20x50 ft, at 238th st & Orloff st, for Albany Road Apartments, Inc., owner, care of general contractor, from plans by Hoppin & Koen, 4 East 43d st, architects. Total cost, \$100,000.

FOREST HILLS, L. I.—Cord Meyer Development Co., Queens Blvd, Forest Hills, has the general contract for a 2½-sty brick dwelling, 25x35 ft, in the north side of Nome st, 100 ft west of Seminole av, Forest Hills, for J. G. Zuniga, Richmond Hill, owner, from plans by W. S. Worroll, Jr., Lynbrook, architect. Cost, \$12,000.

LOCUST VALLEY, L. I.—R. H. Carman, 3 Branford st, Jamaica, has the general contract for a 2½-sty frame dwelling, with a 1 & 2-sty garage, 34x98 ft, with cottages, at Locust Valley, for Arthur Ryle, owner, care of architect, from plans by Henry Bacon, 101 Park av, Manhattan, architect.

WHITE PLAINS, N. Y.—A. A. Johnson, 11 Rathbun av, White Plains, has the general contract for a 2½-sty frame & stucco dwelling, 30x24 ft, on Davis av, White Plains, for Florence Reinhardt, 1 Borneman pl, White Plains, owner, from plans prepared privately. Cost, \$8,000.

MT. VERNON, N. Y.—Sullivan Construction Co., 140 William st, Manhattan, has the general contract for a 3-sty frame, stucco & limestone dwelling, 38x42 ft, in Chester Hill Section, Mt. Vernon, for Richard W. Rhoades, Villa st, Mt. Vernon, owner, from plans prepared privately. Cost, \$25,000.

PORTCHESTER, N. Y.—Wm. F. Siesel, 335 Westchester av, Portchester, has the general contract for a 2½-sty hollow tile & stucco dwelling, 39x26 ft, at Portchester, for F. W. Roberts, King st, Portchester, owner, from plans by W. Stanley Wetmore, Liberty sq, Portchester, architect. Cost, \$16,000.

MONTCLAIR, N. J.—John Young, 75 Florence av, Bloomfield, has the general contract for a 2½-sty frame, shingle & clapboard dwelling at Oxford st & Tremont pl, Montclair, for F. J. Deiterich, owner, care of architect, from plans by Fred L. Pierson, 160 Bloomfield av, Bloomfield, architect. Cost, \$9,000.

ARLINGTON, N. J.—Jos. J. Dunn, 289 Maple st, Kearny, has the general contract for a 2½-sty brick dwelling, 32x45 ft, with garage, at the southeast corner of Bennett av & Pleasant pl, Arlington, for Ed. C. Thomas, 118 Washington av, Arlington, owner, from plans by Jos. Kennedy, 315 Devon st, Arlington, architect. Cost, \$20,000.

HUNTINGTON, L. I.—The Whitney Co., 101 Park av, Manhattan, has the general contract for a 3-sty and basement brick and hollow tile residence of irregular dimensions, at Lloyds Neck, Huntington, for Marshall Field, 3d, 1101 Broadway, Manhattan, owner, from plans by John Russell Pope, 15 West 46th st, Manhattan, architect.

MT. VERNON, N. Y.—Sullivan Construction Co., 140 William st, Manhattan, has the general contract for a 3-sty frame and stucco dwelling, 38x42 ft, in Chester Hill section, Mount Vernon, for Richard W. Rhoades, Villa st, Mt. Vernon, owner, from plans prepared privately. Cost, \$25,000.

WHITE PLAINS, N. Y.—Emerson W. Adams, Realty Bldg., White Plains, has the general contract for a 2½-sty frame and stucco dwelling, 36x30 ft, with garage, on Longview av, near Bryant, White Plains, for Dr. Leon E. Diceron, 2 Grand st, White Plains, owner, from plans prepared privately. Cost, \$15,000.

EAST ORANGE, N. J.—Wilbur W. Johnson & Co., Inc., care of owner, has the general contract for a 2½-sty frame and brick veneer dwelling, on Springvale av, East Orange, for Dr. David B. Warren, 31 Chelsea pl, East Orange, owner, from plans by John H. and Wilson C. Ely, Firemen's Bldg., Newark, architects. Cost, \$27,500.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—Industrial Engineering Co., 30 Church st, Manhattan, has the general contract for a 4-sty reinforced concrete & brick factory building, 80x140 ft, at the northeast corner of Queens Blvd & Moore st, L. I. City, for Rideleys Candy Co.—John S. Sutphin, in charge—345 West 40th st, Manhattan, owner, from plans by W. Kenneth Watkins, 15 East 40th st, Manhattan, architect.

NEWARK, N. J.—American Concrete Steel Co., 31 Clinton st, Newark, has the general contract for a 2-sty and basement brick and concrete warehouse, 105x80 ft, at 142-150 No. Canal st, Newark, for A. Augenblick & Bro., 116 Commerce st, Newark, owners, from plans by Frank Grad, 243 Springfield av, Newark, architect. Cost, \$65,000.

HALLS AND CLUBS.

GREAT NECK, L. I.—M. M. Porter, Port Washington, has the general contract for a 1-sty frame and clapboard club house, 32x46 ft, at Great Neck, for Great Neck Country Club, Jos. Kavanaugh, Great Neck, owner, from plans by Geo. Barnes, Grace av, Great Neck, architect. Cost, \$16,000.

SCHOOLS AND COLLEGES.

MASPETH, L. I.—P. J. Brennan & Sons, 624 Madison av, Manhattan, have the general contract for a brick and limestone grade school, No. 72, 135x69 ft, at Maspeth, for Board of Education of the City of N. Y., Geo. Ryan, president, 500 Park av, Manhattan, owner, from plans by C. B. J. Snyder, southeast corner of Flatbush av ext and Concord st, Brooklyn, architect. Cost, \$470,000.

STABLES AND GARAGES.

WHITE PLAINS, N. Y.—Geo. Tuttle, 45 Church st, White Plains, has the general contract for a 2-sty brick garage, 45x92 ft, at Martine av and Orawaupum av, White Plains, for Edw. J. Burgan, 31 Martine av, White Plains, owner, from plans by W. Stanwood Phillips, 121 Fisher av, White Plains, architect. Cost, \$17,000.

MANHATTAN.—Ettinger Contracting Co., 44 Court st, Brooklyn, has the general contract for a 2sty fireproof terra cotta garage, 100x200 ft, at 520-528 Broome st and 55 Thompson st, for Tunnel Garage, Inc.—Dr. G. S. Strivers, president—3 Charlton st, owner, from plans by Hamilton & Fragasso, 342 Madison av, architects. Cost, \$50,000.

MISCELLANEOUS.

LOCUST VALLEY, L. I.—Paul M. Sterling, 33 West 43d st, Manhattan, has the general contract for a 1-sty brick & limestone gymnasium, 39x80 ft, at Locust Valley, for Locust Valley Friends Academy—Henry W. Underhill, chairman building committee—Jericho, owner, from plans by Wallace & Warner, 1012 Walnut st, Philadelphia, architects. Cost, \$20,000.

HUNTINGTON, L. I.—The Whitney Co., 101 Park av, Manhattan, has the general contract for a 2½-sty frame engineer's cottage, 30x20 ft, with 1-sty pump house, 18x17 ft, at Lloyd Neck, Huntington, for Marshall Field, 3d, Washington and State sts, Chicago, owner, from plans by John Russell Pope, 17 West 46th st, Manhattan, architect.

HUNTINGTON, L. I.—The Whitney Co., 101 Park av, Manhattan, has the general contract for a group of frame and brick veneer farm buildings at Huntington, for Marshall Field 3d, Washington and State sts, Chicago, owner, from plans by John Russell Pope, 17 West 46th st, Manhattan, architect. Associate architect, Alfred Hopkins, 101 Park av, Manhattan.

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street

BROOKLYN, N. Y.

NIEWENHOUS COMPANY, INC.

We specialize in Financing, Planning and Erecting Legitimate Building Operations on a 60% Loan Basis.

Commission Moderate. 316-318 East 161st Street
Telephone: Melrose 1694-1695 New York City

TELEPHONE: MANSFIELD 2300

RETAIL LUMBER CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

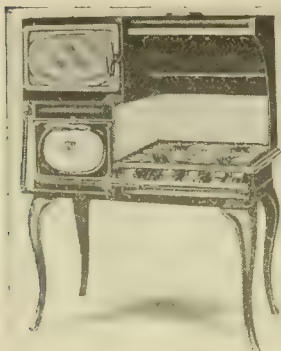
Coney Island Ave. and Ave. H, Brooklyn, N. Y.

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phones { 1370
Mott Haven { 1371

Office and Factory: River Ave. and East 151st St.



A-B Gas Ranges

Headquarters for

LANDLORDS AND BUILDERS

Own your own ranges and don't pay rent for them forever. A-B Ranges are the best bakers, save gas and are finished in sanitary porcelain Enamel. Rustproof.

40 Different Styles & Sizes at Lowest Prices
Guaranteed to Give Satisfaction

J. ROSE & CO., 114 W. 39th St., N. Y.

Downtown Store and Service Branch: 63 Orchard Street
Tel. Fitzroy 3466 Est. 36 Years

BUILDING LOANS

We are in the market for construction loans in the form of first mortgage bond issues in New York and other large cities. We prefer loans of \$500,000 upward.

Owners, builders, and architects should write for booklet describing the STRAUS PLAN. Ask for

Booklet G

S.W. STRAUS & CO.

Established 1882

Incorporated

STRAUS BUILDING

565 Fifth Ave., at 46th St., NEW YORK

Offices in 15 Principal Cities

Telephone—Vanderbilt 8500

**40 Years Without Loss
to Any Investor**

Copyright, 1922, by S. W. Straus & Co.

Building and Permanent MORTGAGE LOANS

QUICK ACTION

To Builders—We can subordinate entire purchase price of several well-located plots and obtain liberal building and permanent loans. Little cash required.

S. Osgood Pell & Co. 15 & 17 West 44th St.
Tel. Vanderbilt 5610

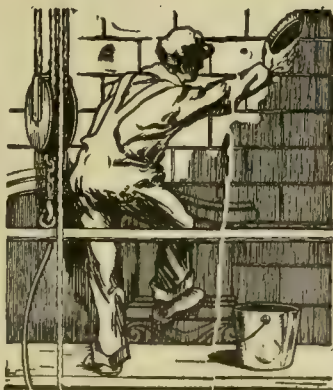
FOR PAINTING, DECORATING and PLASTERING

Consult

LESCH & JOHNSON

241 East Fordham Road New York
Telephone: Fordham 9345

A Clean Building



We clean masonry of every type.

A clean building will sell or rent as well as a new building. In appearance it is a new building, for cleaning restores the original freshness of color.

Estimates for cleaning—and pointing, if desired—submitted on request.

Atlantic Terra Cotta Co.

Cleaning Department
350 Madison Avenue
Telephone: Vanderbilt 9980

PLANS FILED FOR NEW CONSTRUCTION IN ALL BOROUGHES OF NEW YORK CITY

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

58TH ST, 118-122 W, 9-sty bk apart, 50x101, slag roof; \$200,000; (o) 120 W 58th St. Corpn., 110 W 42d st; (a) Schwartz & Gross, 347 5 av (352).

COLLEGES AND SCHOOLS.

BWAY, 4790-4806, two 1-sty fr school bldgs, 30x55x60, metal rf; \$10,000; (o) City of N. Y., Bd. of Ed., 500 Park av; (a) C. B. J. Snyder, Flatbush and Courtlandt sts, Bklyn (351).

FACTORIES AND WAREHOUSES.

LAFAYETTE ST, 157, 1-sty metal storage, 10 x10, metal rf; \$2,000; (o) Jacob Turkel, 20 Bond; (a) Willard Parker, 424 Ditmas av, Bklyn (357).

26TH ST, 146-150 W, 9-sty bk stores and factory, 69x98, plastic slate rf; \$350,000; (o) Conrad Glaser, 22 E. 105 st; (a) Springsteen & Goldhammer, 32 Union Sq (319).

59TH ST, 127 E, 1-sty metal storage, 18x38, metal roof; \$400; (o) Keppler Co., Inc., 81 Barclay st; (a) John A. Dittrick, 30 E 42d st (355).

STABLES AND GARAGES.

211TH ST, n e c 9 av, 1-sty metal garage, 10 x18, metal rf; \$100; (o) Est. Wm. B. Isham, Lords Court Bldg., William st & Exchange pl; (a) Ashley & Ashley, 1934 University pl (358).

STORES, OFFICES AND LOFTS.

BWAY, 1352-58, 1 and 2-sty bk bank, 6th av, 610-623, offices and storage, 98x159 and 197, tile rf; \$1,000,000; (o) Greenwich Savings Bank, 246-48 6th av; (a) York & Sawyer, 50 E 41st st (350).

MISCELLANEOUS.

DYCKMAN ST, 114, 1-sty bk storeroom, 16x27, slag roof \$800; (o) B & B Bldg Corp., 1501 32d st, Bklyn; (a) M. A. Canter, 373 Fulton st, Bklyn (354).

32D ST, 19 E, 3-sty bk transformer stations, 24x90, Barrett spec roof; \$100,000; (o) The N. Y. Edison Co, 130 E 15th (a) Wm. Whitehill, 709 6 av (353).

36TH ST, 206-240 W, 12-sty bk telephone exchange, 160x82, tile roof \$1,000,000; (o) N. Y. Telephone Co., 15 Dey st; (a) McKenzie, Voorhees & Gmelin, 342 Madison av (356).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

208TH ST, s w c Bainbridge av, 5-sty bk tnt, 75x90, slag roof; \$130,000; (o) Isaac Weinstein, 2385 Grand Concourse; (a) Chas. Kreymborg, 2534 Marion av (1825).

GRAND AV, n e c Evelyn pl, 5-sty bk tnt, 100x100, slag rf; \$185,000; (o) Daar Hartman Const. Co., Meyer Harman, 852 E 172, pres.; (a) I. L. Causman, 2035 Southern blvd (1733).

SHERMAN AP, n w c 165th, 5-sty bk tnt, 100.2x120.2, slag roof; \$250,000 (o) Rolla Holding Corp., David J. Rubenstein, 1819 Weeks av, pres.; (a) Margon & Glaser, 2804 3 av (1797).

CHURCHES.

156TH ST, s s, 150 w Courtlandt av, 1-sty bk church, 40.4x74.8, asphalt shingle rf; \$35,000; (o) New York Corp. of the 7th Day Adventists, Rev. M. H. Shuster, 1262 Grant av, Rector; (a) Louis Allmendinger, 20 Palmetto, Bklyn (1722).

COLLEGES AND SCHOOLS.

THERIOT AV, s e c Randall av, 3-sty bk school, 170.10x59, slag roof; \$255,000; (o) City of New York; (a) C. B. J. Snyder, Flatbush av & Concord st, Bklyn (1795).

DWELLINGS.

REISS PL, s s, 161.1 e Bronx Park E, 2½-sty fr dwg, 24x60, tile roof; \$14,000; (o) Mary H. Norden, 206 W 96th; (a) Aug. Sundberg, 236 Huguenot st, New Rochelle, N. Y. (1810).

WHITTIER ST, s e, 300 s Lafayette av, 2-sty h t dwg, 20x45, rubberoid roof \$8,500; (o) Antonio Avella, 1629 Melville st; (a) Paul Lagaua, 2526 Glebe av (1793).

227TH ST, s s, 350 w Bronxwood av, two 2-sty bk dwgs, 20.6x50, plastic slate roof; \$20,000; (o) Hattie Costigan, 707 St Nicholas av; (a) Geo. P. Crosier, 689 E 227th (1798).

DYRE AV, e s, 515 n 233d, 1-sty fr dwg, 26x40, shingle rf \$4,000; (o) Wm. & Carrie Ginty, 697 Jackson av; (a) Della Penna & Erickson, 289 E 149th (1803).

GUNTHER AV, w s, 225 n Barlow av, 2-sty fr dwg, 18x24, rubberoid roof; \$3,500; (o) Aug. Heikkinen, 1352 Park av; (a) F. R. Nicolson, 423 E 114th (1823).

HAMMERSLEY AV, e s, 100 e Fenton av, 2-sty fr dwg, 20x44, shingle rf; \$6,800; (o) Edw. F. Howe, 2042 Ryer av; (a) Carl B. Call, 51 E 125th st (1774).

HERMANY AV, n s, 115.6¼ w Olmstead av, 2-sty bk dwg, 16x36, compo shingle roof; \$4,000;

(o) W. Heinrich, 2066 Story av; (a) Geo. J. Dannenfelser, 2211 Chatterton av (1814).

HOBAR AV, ws, 150 n Roberts av, 2-sty fr dwg, 19x38, asphalt shingle roof \$7,500; (o) Leonard Jacoby, 676 Union av; (a) Anton Pirner, 2069 Westchester av (1800).

HONE AV, e s, 100 s Pierce av, 2-sty h t dwg, 18.6x48, slag roof; \$9,500; (o) Mrs. Frank Lennon, 665 Oakland pl; (a) Tremont Eng. Co., 240 E Tremont av (1805).

INDEPENDENCE AV, e s, 336 s 254th, 2-sty h t dwg, 19.8x23.8, tile roof; \$6,000; (o) Geo. I. Fox, 164 E 25th; (a) M. E. Freehof, 135 E 43d (1821).

MATILDA AV, e s, 100 s 242d st, 2-sty fr dwg, 22x46, shingle rf; \$7,000; (o) Laura V. Trede, 685 E 243d st; (a) Geo. H. Olphert, Jr., 657 E 222d st (1774).

MINNIEFORD AV, w s, 150 n Ditmar, 1-sty fr dwg, 24x32, rubberoid roof; \$4,600; (o) Howard Wade, Carroll st, C. I.; (a) F. J. Wise, 3319 E Tremont av (1820).

MONTICELLO AV, n e c Edenwald av, 1-sty fr dwg, 29.6x50, asbestos shingle roof; \$5,000; (o) John Matzinger, 212 S 9 av, Mt Vernon, N Y; (a) Sibley & Petherston, 101 Park av (1811).

MONTICELLO AV, w s, 250 s Strang av, 2-sty & attic fr dwg, 18x35, asphalt shingle roof; \$6,000; (o) Emma C Johnson, 181 Cedar st, Ridgefield Park, N J (a) Carl P. Johnson, 30 E 42d (1806).

MORGAN AV, e s, 200.8 n Waring av, 2-sty fr dwg, 18.6x32.6, shingle roof; \$7,000; (o) Jacobus C. Van de Zilver, 9 W 91st; (A) H. G. Larnson, 154 Nassau st (1794).

MULINER AV, e s, 209.44 s Neill av, 1½-sty fr dwg, 18x31, compo roof; \$6,700; (o) Thos. Sinclair, 147 E 125th; (a) Wm. Koppe, 2310 Waterbury av (1809).

POST ROAD, w s, 81.02 s 259th st, two 2-sty bk dwgs, 23.3x43.3, plastic slate rf; \$16,000; (o) A. H. Biell, 583 Bergen st, Bklyn; (a) C. G. Colvill, 2504 65th st, Bklyn. (1775).

RICHARDSON AV, e s, 120 s 237th, 2-sty concrete dwg, 27.3x42, plastic slate roof; \$10,500; (o) Bonifacio Verna, 452 E 117th; (a) Fredk Salvani, 108 E 125th (1822).

SEYMOUR AV, e s, 100 s Arnon av, 1½-sty fr dwg, 20x44, shingle rf; \$5,000; (o) Lawrence E. McDonough, 505 E 184th st; (a) W. G. Faries, 1339 Bristow st (1781).

YATES AV, n e c Pierce av, 2½-sty fr dwg, 20x30, shingle roof; \$6,500; (o) Theresa Pateron, 787 E 156th; (a) Wm. S. Irving, 261 E 135th (1796).

STABLES AND GARAGES.

179TH ST, n s, 105.73 e Webster av, 1-sty bk garage, 33.6x77, slag rf; \$10,000; (o) Josephine Mady, 413 E 179; (a) L. W. Feldmann, 28 Van Buren, Bklyn (1702).

INWOOD AV, n e c Clark pl, 1-sty bk garage, 99.3x126.10, plastic slate roof; \$20,000; (o) Henry Molwitz, 88 E 163th; (a) John De Hart, 1039 Fox st (1824).

SHERIDAN AV, n w c 172d, 3-sty bk garage, 36.4x14x159.54, rubberoid rf; \$175,000; (o) Tremont-Webster Bldg. Co., Aug. F. Schwarzler, 2430 Grand Concourse, pres.; (a) S. J. Kessler, 529 Courtlandt av (1767).

STORES AND DWELLINGS.

136TH ST, n s, 186 w St. Anns av, 1-sty bk strs and dwg, 80x50, slag rf; \$18,000; (o) Nonvel Realty Co., Abram Levenson, 2720 Decatur av, pres.; (a) M. W. Del Gandio, 158 W 45th st (1778).

TREMONT AV, w s, 112.07 s Eastern blvd, 1-sty bk strs & dwg, 50x70.1½, slag roof \$9,000; (o) Samuel H. Fritz, 2591 Westchester av; (a) W. M. Husson, 135 Westchester sq (1804).

STORES, OFFICES AND LOFTS.

FORDHAM RD, n e c Hughes av, 1-sty bk strs & garage, 101.10x101.10, plastic slate roof; \$30,000; (o) Builtwell Realty Co., Max Marcus, 277 Bway, pres; (a) John J. Dunnigan, 394 E 150th (1801).

SOUTHERN BLVD, w s, 67.1 n Leggett av, 1-sty bk strs, 50x60, slag roof; \$12,000; (o) M. Maude Williamson, Plandome, N. Y.; (a) Chas. Kreymborg, 2434 Marion av (1799).

149TH ST, n w c St. Ames av, 1-sty bk strs, 75x100, plastic slate rf; \$50,000; (o) Marwin Bldg. Co., Morris M. Sinske, 135 Bway, pres.; (a) Spingstein & Goldhammer, 32 Union Square (1780).

180TH ST, n w c Anthony av, 1-sty bk strs, 50x100, slag rf; \$25,000; (o) Nouvel Realty Co., Abram Levenson, 2720 Decatur av, pres.; (a) M. W. Del Gandio, 158 W 45th st (1777).

183D ST, s s, 84 e Webster av, 1-sty bk strs, 42x50.1, slag roof; \$20,000; (o) Nouvel Realty Co., Abram Levenson, 2720 Decatur av, pres; (a) M. W. Del Gandio, 158 W 45th (1816).

BURNSIDE AV, s, 592.3 e Anthony av, 1-sty bk str. 62.6x50, plastic slate rf; \$20,000; (o) Efficient Bldg. Corp., Frank Shaw, Tremont and Jerome ays, pres.; (a) Nathan Rotholz, 3295 Bway (1782).

SHERMAN AV, n e c 165th, 1-sty bk str. 75x100, plastic slate roof; \$40,000; (o) G & F Constn Co., Isidore Fein, 22 Thornton st, Bklyn, pres.; (a) Springsteen & Goldhammer, 32 Union sq (1819).

TINTON AV, n w c 149th, 1-sty bk str. 94.6 x50, slag roof; \$30,000; (o) Rothbart Garage Co., Max Rothbart, 141 Marcy pl, pres; (a) J. M. Felson, 1133 Bway (1818).

WALES AV, s e c 149th, 1-sty bk str, 50x75, slag roof; \$25,000; (o) Nowel Realty Co., Abram Levenson, 2720 Decatur av, pres; (a) M. W. Del Gaudio, 158 W 45th (1815).

Brooklyn DWELLINGS.

CROWN ST, 502, s, s, 70 e Kingston av, 2-sty bk 2 fam dwg, 20x60; \$12,000; (o) Saml. Lapidus, 80 Georgia av; (a) E. M. Adelsohn, 1778 Pitkin av (3803).

DELAMERE PL, 1347, e s, 370 n Av N, 2½-sty fr 1 fam dwg, 18x53; \$8,000; (o) E. G. Dickinson, 1359 E 17th; (a) Slee & Bryson, 154 Montague (3785).

ESSEX ST, 423-31, e s, 135 s Pitkin av, 4-2-sty bk 2 fam dwgs, 20.6x70; \$48,000; (o) White Star Bldg. Corp., 358 Atkins av; (a) E. M. Adelsohn, 1778 Pitkin av (3461).

GARDEN PL, 17-19, e s, 169.2 s Joralemon, 3-2½-sty bk 1 fam dwg, 16.9x72.2; \$30,000; (o) Ansonge Realty Corp., 787 E 5th; (a) Slee & Bryson, 154 Montague (4069).

HIGHLAND PL, 151, e s, 100 n Arlington av, 2-sty bk 2 fam dwg, 20.4x64; \$10,000; (o) Fred. Britner, 147 Highland pl; (a) Chas. Infanger & Son, 2634 Atlantic av (4020).

KENSINGTON ST, 31-5, e s, 223.11 s Shore blvd, 2-sty fr 1 fam dwg, 26x38; \$15,000; (o) J. L. Mandrachia, M. D., 2115 Mermaid av; (a) Holger P. Larsen, 4-5 Court (4310).

LINCOLN PL, 158-62, s s, 55 w 7 av, 2-2-sty bk 1 fam dwg, 20x38.8; \$16,000; (o) Robt. Ward, 189 Montague; (a) Wm. C. Winters, 106 Van Siclen av (4011).

MONTGOMERY ST, 803-11, n s, 20 e E 8th, 4-2-sty bk 2 fam dwgs, 20x52; \$40,000; (o) Isaac Goldberg, 44 Court; (a) Seelig & Finkelstein, 44 Court (4098).

STODDARD PL, 20-38, w s, 98.10 n Sullivan, 7-2-sty bk 2 fam dwgs, 20x65; \$84,000; (o) Realty Associates, 162 Remsen; (a) Benj. Dreissler, Jr., 153 Remsen (3413).

E 7TH ST, 2181-99, e s, 225 s Av U, 7-2-sty fr 2 fam dwgs, 18x59; \$70,000; (o) Malkin Lumber Corp., 912 Av S; (a) Jas. J. Millman, 26 Court (3566).

E 14TH ST, 2005-11, e s, 24 s Av T, 4-2-sty fr 1 fam dwg, 16x36; \$40,000; (o) St. Albans Bldg. Co., Inc., 1201 Kings Highway; (a) Allen A. Blaustein, 432 15th (4327).

E 23D ST, 1714-16, w s, 100 s Av Q, 2-sty fr 2 fam dwg, 20.6x55; \$8,000; (o) Oakrest Bldg. Corp., 1414 Av J; (a) Wm. A. Lacenza, 16 Court (3546).

E 29TH ST, 1057-9, e s, 300 n Av K, 2-2-sty fr 1 fam dwg, 15.8x38; \$12,000; (o) Jas. A. Gamble, 1737 Brooklyn av; (a) R. T. Schaefer, 1543 Fulton av (3850).

59TH ST, 913-17, n s, 100 e 9 av, 3-2-sty bk 2 fam dwgs, 20x60; \$27,000; (o) Ender Const. Corp., 247 E 83d, Manhattan; (a) John C. Wandell Co., 425 86th (3963).

60TH ST, 552-4, s s, 240 w 6 av, 2-2-sty bk 1 fam dwg, 16x53; \$12,000; (o) Wm. J. Hefferman, 596 4 av; (a) McCarthy & Kelly, 16 Court (3648).

71ST ST, 61-9, n s, 128.10 e Narrows av, 4-2-sty bk 2 fam dwgs, 21x50; \$40,000; (o) John P. Steich, 148 Montague; (a) Otto C. Maydag, 148 Montague (3924).

71ST ST, 810-28, s s, 60 e 8 av, 7-2-sty fr 2 fam dwgs, 20.4x58.6; \$70,000; (o) Hurrieh Bldg. Corp., 989 Hopkinson av; (a) Hyman I. Feldman, 17 W 48th, Manhattan (3772).

AV D, 3315-17, n s, 46 w E 34th, 2-2-sty fr 2 fam dwg, 18x52; \$16,000; (a) Wm. Ager & Iver Iverson, 780 Schenectady av; (a) R. T. Schaefer, 1543 Flatbush (3998).

AV P, 1417, n s, 48 e E 15th, 2-sty bk 2 fam dwg, 20x67; \$10,000; (o & a) same as above (3533).

AV Q, 2105-15, n s, 40 e E 21st, 2-2-sty fr 2 fam dwgs, 22x42; \$20,000; (o) Kingsboro Bldg. Co., 2316 Av Q; (a) Gilbert I. Frowler, 367 Fulton (3583).

BROOKLYN AV, 1550, w s, 395 s Farragut rd, 2-sty fr 2 fam dwg, 22x53; \$12,000; (o) M. S. Realty Co., 1325 53d; (a) R. T. Schaefer, 1543 Flatbush av (3451).

BROOKLYN AV, 425-35, e s, 20 n Empire blvd, 4-2-sty bk 2 fam dwgs, 20x67; \$48,000; (o) Wm. Levine, 1627 Union; (a) Jas. J. Millman, 26 Court (4111).

EASTERN PKWAY, 750, s s, 350 e Brooklyn av, 2-sty bk 1 fam dwg, 22x68; \$15,000; (o) Mrs. Ella Seiderman, 1475 Lincoln pl; (a) Chas. Infanger & Son, 2634 Atlantic av (3403).

ELM AV, 1303-19, n s, 20.8 e E 13th, 8-2-sty bk 1 fam dwg, 16x47; \$40,000; (o) Rannon Velez, 122 W 93d, Manhattan; (a) V. Hugo Koehler, 122 E 25th, Manhattan (3658).

Queens

DWELLINGS.

FLUSHING.—21st st, w s, 380 n State st, 2-sty fr dwg, 38x28, shingle roof, 1 family, gas, steam heat; \$9,000; (o) Martens H. Isenberg, 152 W 42d st, N. Y. C.; (a) P. C. Resnyk, 152 W 42d st, N. Y. C. (3990).

FOREST HILLS.—Nome st, n s, 275 e Colonial av, 2-sty fr dwg, 14x38, shingle roof, 1 family, gas, steam heat, elec; \$12,000; (o) Cord Meyer Development Co., Forest Hill; (a) Bloch & Hesse, 18 E 41st st, N. Y. C. (4436).

HOLLIS.—181st st, e s, 169 n 91st av, nine 2½-sty fr dwgs, 22x26, shingle roof, 1 family, gas, steam heat, elec; \$54,000; (o) Gross Bros., Amhurst av, Jamaica; (a) H. T. Jeffrey, Jr., 309 Fulton st, Jamaica (4253 to 4261 incl).

HOWARD BEACH.—Morrell av, s e c Thadford av, 1½-sty fr dwg, 30x45, shingle roof, 1 family, gas, steam heat; \$7,500; (o) Daisy B. Reynolds, Howard Beach; (a) A. F. McNamee, Howard Beach (4549).

JAMAICA.—Ocean View av, s s, 235 e Alsop st, 2½-sty fr dwg, 30x25, shingle roof, 1 family, gas, hot water heat; \$8,000; (o) J. Henry Muller, 448 Hillside av, Jamaica; (a) W. H. Spaulding, 375 Fulton st, Jamaica (4374).

JAMAICA.—Jamaica South rd, s s, 60 w Birch st, two 2-sty fr dwgs and store, 15x50, tar and gravel roof, 1 family, gas; \$12,000; (o) Joe Storms, Herriman av, Jamaica; (a) H. T. Jeffrey, Jamaica (4263).

JAMAICA.—166th st, e s, 167 s 71st av, four 2-sty fr dwgs, 24x22, shingle roof, 1 family, gas, hot air heat; \$12,000; (o) Ernest A. Sweet, 365 Fulton st, Jamaica; (a) W. Halliday, 28 Union Hall st, Jamaica (4321 to 4324).

KEW GARDENS.—Park la, s w c Abingdon rd, 2½-sty fr dwg, 76x27, shingle rf, 1 family, elec, steam heat; \$30,000; (o) Walter Mordecai, 52 Duane, Manhattan; (a) Slee & Bryson, 154 Montague, Bklyn (4419).

L. I. CITY.—Irwin st, w s, 40 n Williams pl, 2-sty fr dwg, 28x54, tile rf, 2 families, gas, hot water heat; \$9,500; (o & a) Robt. Busch, 454 Harmon, Bklyn; (4236).

L. I. CITY.—5th av, w s, 500 n Vandeventer av, 2-sty bk dwg, 20x52, slag rf, 2 families, gas; \$12,000; (o) Jos. De Rosa, 953 4 av, L. I. City; (a) Chas. W. Marsac, Astoria Theatre Bldg, L. I. City (4095).

L. I. CITY.—11th av, e s, 100 n Wilson av, 2-sty bk dwgs, 25x26, slag rf, 2 families, gas; \$30,000; (o & a) Tricomi Const. Co., 987 Boulevard (4565-66-67-68).

L. I. CITY.—5th av, w s, 187 n Vandeventer av, 2-2-sty bk dwgs, 22x55, slag rf, 2 families, gas, steam heat; \$19,000; (o & a) Joseph Henovese, 629 5 av, L. I. City (4215).

RICHMOND HILL.—Nebraska av, e s, 140 n Linden av, 1-sty fr dwg, 20x40, shingle roof, 1 family, gas, steam heat; \$3,000; (o) N. Caraelo, 96 Linden av, Jamaica; (a) Edw. Jackson, Herriman av, Jamaica (7308).

RICHMOND HILL.—109th st, w s, 150 s 97th av, six 2½-sty fr dwgs, 16x35, shingle roof, 1 family, gas, steam heat; \$27,000; (o) John Sifferlin, 9139 97th st, Woodhaven (o & a) (7158-9-7160-1-2-3).

RICHMOND HILL.—Chichester av, s s, 50 w 107th st, two 2½-sty fr dwgs, 16x35, shingle roof, 1 family, gas, steam heat; \$9,000; (o & a) John Sifferlin, 9139 97th st, Woodhaven (7156-7).

ROCKAWAY BEACH.—Beach 77th st, n e c Boulevard, two 2-sty fr dwgs, 52x60, slag roof, 2 family dw & str, elec, steam heat; \$15,000; (o) Frank Eittinger, Beach 77th st, Rockaway Beach; (a) H. C. Strickland, Far Rockaway (7676).

Richmond

DWELLINGS.

FOUR CORNERS.—Butter av, e s, 80 s Harold st, 1-sty fr dwg, 20x25; \$3,000; (o) Ludovica Corras, 149 Central av, Bklyn, N. Y.; (a) I. H. Lanzarone, 60 Jefferson st (1336).

GRANITEVILLE.—Renfrew pl, w s, 44 n Murdock st, 2-sty fr dwg, 24x50; \$8,500; (o) Vincent Mengoyna, 223 E 100th st, N. Y. City; (a) International Mill & Timber Co., Bay City, Mich. (1338).

GRANT CITY.—Lisbon pl, w s, 22 n Lincoln av, 2-sty, 24x40, fr dwg; \$7,500; (o) Luis Duvanena, 441 W 34th st; (a) International Mill & Timber Co., Bay City, Mich. (1337).

GREAT KILLS-BY-THE-SEA.—Russell st, w s, 102 n William av, 2-sty fr dwg, 26x52; \$10,000; (o) Mary Eliz. Bushman, 509 Union av, Bronx, N. Y. City; (a) Charles A. Richter, 96 5th av (1330).

GREAT KILLS.—Robinson st, n w cor Hilcrest st., 2-sty fr dwg, 36x22; \$2,500; (o) Otto Arlund, 816 43d st, Bklyn, N. Y.; (a) Harry Pelcher, Pt. Richmond (1281).

HART PARK.—Sharon av, w s, 474 n Reviere st, 2-sty fr dwg, 24x20; \$5,000; (o) Eliz Freund, Bayonne, N. J.; (a) Alphonse Russell, Forest and Davis av, W N Brighton (1300).

LINOLEUMVILLE.—Watson st, e s, 200 s Decker av, 2-sty fr dwg, 20x28; \$4,000; (o) Andrew Sang, 22 Grand av, Carteret, N. J. (1255).

MIDLAND BEACH.—Third st, n w, 100 w Barnes av, 1½-sty fr dwg, 22x42; \$5,000; (o)

Lillian F. Essex, Bklyn, N. Y.; (a) Charles B. Hewker, Tompkinsville (1363).

NEW DORP.—Beacon pl, e s, 37 n Finlay av, 1-sty fr dwg, 52x35; \$9,000; (o) D. Baccl, Finlay av; (a) G. Butiro, 119 Mills av, Arrochar (1280).

PLEASANT PLAINS.—High st, w s, 450 w Bloomingdale rd, 1-sty fr dwg, 25x36; \$3,000; (o) Joe Wood, 200 Woodvale av, Pleasant Plains; (a) Harris Bros. (1239).

PORT RICHMOND.—Morningstar rd, w s, 120 s Richmond Terrace, 1-sty fr dwg, 22x40; \$2,500; Jos. J. Perosi, 275 Morningstar rd; (a) M. J. Lawler, 211 Prospect st (1324).

PORT RICHMOND.—Simonson pl, e s, 30 n Catherine st, 1-sty fr dwg, 22x32; \$3,000; (o) Harry Bohm, 121 W 14th st, Bayonne, N. J.; (a) H. A. Midart, 97 Mt. View av, W. N. Brighton (1314).

SOUTH BEACH.—Andrew st, n s, 494 e Old Town rd, 1-sty fr dwg, 29x25; \$2,500; (o) Stefano Ancona, 70 Sans st; (a) Dan Santora, 70 Sands st (1328).

WEST BRIGHTON.—S e c Richmond tpke, 3-1-sty str. 40x40 each; \$2,500; (o) Isadore Dickstein, 152 Port av, Elizabeth, N. J. (1273).

PLANS FILED FOR ALTERATIONS

Manhattan

CHRISTOPHER ST, 59, new ext on 3-sty bk restaurant & apts; \$8,000; (o) Fyra H. Harper, 46 Cedar; (a) Frank E. Vitolo, 56 W 45th (1290).

ELDRIDGE ST, 50-52-54-56, new str front, doors in 7 & 8-sty bk factory & tnt; \$2,000; (o) Saml. Witty, 50-52 Eldridge; (a) Saml. Carner, 118 E 25th (1286).

HENRY ST, 135, remove beams, walls, partitions, raise tier beams, new beams, extension, balcony on 3-sty bk synagogue and apartment; \$20,000; (o) French Yenjoar Synagogue, 135 Henry st; (a) Philip Bards, 230 Grand st (1360).

JACOB ST, 20-22, new stairs, bulkhead in 6-sty bk factory; \$1,000; (o) Cliff St. Inc., 89 Cliff; (a) Robt. J. Reiley, 477 5 av (1283).

LA SALLE ST, 22-24, remove floors, new stairs & enclosure, corridors, exits, partitions, bulkhead in 5-sty bk abandoned police station; \$55,000; (o) City of N. Y., Bd. of Ed., 500 Park av; (a) C. B. J. Snyder, Flatbush av & Concord, Bklyn (1213).

NASSAU ST, 35, remove 4 elevators & machinery, 4 new elevators & machinery, pent house remodel, beam reinforcing on 15-sty bk offices; \$130,000; (o) Natl. Bank of Commerce, 31 Nassau st; (a) Herbert Lucas, 117 E 60th (1383).

PELHAM ST, 3-5, remove partitions, fire retard stairs, new exts, partitions in 6-sty bk factory; \$4,000; (o) Mrs. Sophie Holzberg, 566 Main, Poughkeepsie, N. Y.; (a) Samuel Rosenblum, 51 Chambers (1376).

SNIFFEN COURT, 5, new pent house, partitions, bathrooms, raise rf on 2-sty bk dwg; \$6,000; (o) Sarah V. Moran, 5 Sniffen court; (a) De Suarez & Hatton, 527 5 av (1378).

STATE ST, 6, new add, slag rf, kal doors, beams, conc floor arches on 6-sty bk offices; \$110,000; (o) South Ferry Rty. Co., 115 Bway; (a) Schneider & Werther, 507 5 av (1381).

20TH ST, 101-111 W, new str fronts on 5-sty bk loft, offices & str; \$5,000; (o) Partos Rty. Corp., 194th & Ft. Washington av; (a) M. Whitelaw, 2 W 86th (1379).

22D ST, 134 E, new floors, beams, change partitions, windows, doors, front stuccoed on 4-sty bk garage and apartments; \$10,000; (o) Myra H. Harper, 46 Gramercy pk; (a) Herbert Lucas, 117 E 60 st (1367).

23D ST, 166 E, raise 1st & 2d tier beams, new str. floors, piers, girders, columns; \$15,000; (o) Polish American Investing & Const. Co., Inc.; (a) Sidney F. Oppenheim, 110 E 31st (1375).

37TH ST, 433, remove wall, partitions, new extension, stairs, plumbing fixt, stairs & fire escapes on 2-4-sty bk factory and apart; \$5,000; (o) Donaldson & Hewes, 309-11 5 av; (a) Herbert J. Krapp, 116 E 16th st (1362).

46TH ST, 34.6 w, new add sty on 5-sty bk stores and offices; \$9,000; (o) Alte Realty Co., 25 W 26th st; (a) Chas. B. Meyers, 31 Union Sq (1373).

53D ST, 2 W, rearrange partitions, repair elevator, reset windows, new dumbwaiter, partitions, stairs, in 5-sty bk dwg; \$20,000; (o) Francis L. Robbins, 2 W 53d st; (a) Gurdon S. Parker, 17 E 42d st (1369).

59TH ST, 125 E, remove walls, raise 1st & 2d tier beams, new ext, front on 3-sty bk str & apts; \$10,000; (o) Philip Margulies, 125 E 59th; (a) Henry Wilkens, 204 E 58th (1380).

6TH ST, 62 E, new elevator & shaft in 4 & 5-sty bk dwg; \$8,000; (o) Mrs. Dexter A. Hawkins, 62 E 67th; (a) Everett V. Meeks, 52 Vanderbilt av (1288).

68TH ST, 29 W, rearrange partitions, remove stoop, new steps, extensions, wall, dumbwaiter,

entrance, add sty on ext on 4-sty bk dwg; \$6,000; (o) Minnie Eisenberg, 30 E 3d st; (a) Oscar Goldschlag, 16 Court st, Bklyn (1370).

77TH ST W, bet Columbus av & Central Park W, new floors in 6-sty bk Museum of Natural History; \$6,000; (o) City of N. Y., Dept. Parks; (a) P. P. (1292).

79TH ST, 133 e, new add sty, partitions, roof, bathrooms, in 3-sty bk dwg; \$10,000; (o) Rachel G. Holmes, Osterville, Mass; (a) Geo. B. de Gersdorff, 103 Park av (1372).

99TH ST, 146 W, remove walls, new girders, walls, extension, stairs, partitions, toilets in 4-sty bk tnt; \$8,000; (o) John A. Marcatto, 146 W 99th st; (a) Alfred C. Wein, 21 E 40th st (1355).

125TH ST, 201.5 w, remove stairs, new stairs, partitions, show cases, linoleum floors, in 3-sty bk store, billiard rooms, shops; \$5,000; (o) W. J. Nauss Est, 2289 3d av; (a) F. T. Joannes & M. Hyde, 16 E 40th st (1371).

136TH ST, 600 W, new toilets, partitions, lunch room, str front in 6-sty bk str & tnt; \$3,000; (o) Wm. H. Brown, 600 W 136th; (a) Saml. Carner, 118 E 28th (1287).

138TH ST, 71 W, lower 1st tier beams, remove walls, columns, new show windows, beams, columns, toilets in 6-sty bk tnt; \$5,000; (o) Grohman Rty. Co., 560 Lenox av; (a) Saml. Cohen, 32 Union sq (1282).

144TH ST, 425-27, new ext on 5-sty bk hospital; \$1,500; (o) Lutheran Hospital, Inc., 341 Convent av; (a) Rouse & Goldstone, 512 5 av (1384).

BROADWAY, 1162, remove partitions, stair halls, new partitions, walls, toilets, reset stairs in 4-sty bk restaurant, offices, factory; \$15,000; (o) Wm. F. Appelby, 118 William; (a) Harold L. Young, 131 W 39th (1284).

FORT WASHINGTON AVE, N W C. 178TH ST, remove partitions, new columns, beams in 1-sty bk church; \$1,000; (o) Chelsea M. E. Church (V. Chrmn. H. R. Hahn), 561 W 179th st; (a) W. L. Uhl, 875 W 181st st (1368).

LEXINGTON AVE, 2050, new garage in rear of 2-sty bk offices and storage vaults; \$5,000; (o) The Provident Loan Soc. of N. Y., 346 4th av; (a) Renwick, Aspinwall & Tucker, 8 W 40th st (1361).

MADISON AV, 681-683, remove facade, partitions, wall, stairs, new add sty, ext, exits, stairs, elevator, floors in 2-5-sty bk lodging houses; \$40,000; (o) Camas Bros., 234 W 44th; (a) Dinney-Newgarden Co., Inc., 17 W 42d (1289).

PARK AV, 33, remove stoop, new vestibule, entrance, stairs, windows in 4-sty bk dwg; \$2,000; (o) Mrs. Julia Wheelock, 33 Park av; (a) Theo. A. Meyer, 150 E 41st (1291).

1ST AV, 882, new beams, fire retard floors & ceilings of 4-sty bk garage & storage; \$6,500; (o) Geo. M. Zimmler, 882 Lockwood av, Bronx; (a) John J. Dunninger, 394 E 150th (1281).

5TH AV, 725, new stairs, dumbwaiter in 5-sty bk str, loft & apt; \$3,000; (o) Frank Improvement Corp., 244 W 42d; (a) Nathan Rotholz, 3295 Bway (1377).

5TH AV, 235-37, remove wall, stairs, new partitions, stairs, beams, columns, kal bronze sash and frames in 7-sty bk stores and offices; \$10,000; (o) Griffon Hold'g Corp., 149 Bway; (a) Adolph P. Wohlpart, 12 E 42d st (1364).

5TH AV, 955, remove stairs, new elevator, stairs, doors, rooms, ext on 6-sty bk dwg; \$15,000; (o) Thornton Rty. Co., 15 Broad; (a) Chas. P. H. Gilbert, 1 Madison av (1294).

Bronx

FREEMAN ST, 978, 1-sty bk extension, 36x25, to 4-sty bk str & tnt; \$5,000; (o) Max Mass, on prem; (a) Philip Bardes, 230 Grand st (328).

135TH ST, 311, new beams, girders, str fronts and new partitions to 4-sty bk str & tnt; \$2,500; (o) Giuseppe Cairacore, 524 W 131st st; (a) Vincent Bonagur, 789 Home st (319).

154TH ST, n s, 300, e Courtlandt av, new partitions to 2-sty fr dwg and clubrooms; \$1,000; (o & a) Bricklayers' Realty Assoc., Inc., on prem. (327).

163D ST, 870, new cols, beams, and new plumbing to 3-sty bk str & dwg; \$1,500; (o) Samuel D. Cohen, on prem; (a) Albert E. Davis, 258 E 138th st (322).

172D ST, 496, 1-sty bk extension, 17.5x24.7, to 2-sty fr str & dwg; \$2,000; (o) Abraham Fox, 1648 Bathgate av; (a) Meisner & Uffner, 501 Tremont av (324).

183D ST, 113, e, 3-sty bk extensions, 25x20.2, 3x69.10, and increase to 3 stys present 2-sty and attic fr str, offices and dwg; \$12,000; (o) Isaac L. Kleban, 1832 Plimpton av; (a) Zipkis Wolff & Kudroff, 432 4 av (320).

206TH ST, 176, w, 3-sty fr extension, 17x22, and move 3-sty fr tnt; \$7,000; (o) Catherine Selsenti, on prem; (a) Crumby & Skrivan, 355 E 149th st (318).

221ST ST, 681, e, 1-sty fr extension, 35x9, to 2 1/2-sty fr dwg; \$1,200; (o) F. W. Trumpler, on prem; (a) Emil Liske, Jr., 748 E 225th st (323).

CLARENCE AV, n s, 20 w Lafayette av, new plumbing, new partitions, to 1-sty fr dwg; \$1,100; (o) A. Kunststadt, Dean and Lafayette avs; (a) L. A. E. Patterson, 5278 Barkley av (330).

FORDHAM RD, 381-385, new stairs, new front walls, new partitions, to 2-sty str & offices; \$40,000; (o) The Corn Exchange Bank, 13 William st; (a) S. E. Gage, 126 E 29 st (317).

TINTON AV, 840, two 1-sty bk extensions, 26.0x19.10, 20.6x28.4, to 2-sty fr str & dwg; \$8,000; (o) Weissman & Weil, 790 E 161st st; (a) Carl J. Itzel, 1281 Union av (329).

UNIVERSITY AV, 2614, new rear stone foundation and wall to 1-sty bk garage; \$3,000; (o) Adolph Kohler, on prem; (a) John P. Bayland, 120 E Fordham rd (326).

VALENTINE AV, 2350, new door, new partitions, to 2-sty fr dwg and garage; \$1,500; (o) O. Borst, on prem; (a) Wm. A. Geisen, 2403 Creston av (321).

Brooklyn

FULTON ST, n e c Reid av, extension and int alt; \$10,000; (o) S. Schwartz, 1755 Fulton st; (a) Koch & Wagner.

GOLD ST, w s, at East River, new roof; \$40,000; (o) Bklyn. Edison Co., Inc., 360 Pearl st; (a) F. C. Podyen.

HANSON PL, n e cor S Portland av, new extension, etc.; \$20,000; (o) Fred Herbst & Sons, 697 3 av; (a) J. N. Lewis.

LIVINGSTON ST, n s, 147.7 w South, ext & int alt; \$6,000; (o) City of N. Y.; (a) A. A. Ross.

PIERREPONT ST, s s, 105.1 w Fulton st, int alt and pl; \$5,000; (o) City of N. Y., City Hall, N. Y.; (a) J. R. Sliney.

PROVOST ST, e s, 97.1 n Green, new ext; \$2,000; (o) M. T. Kelly, 241 Greene av; (a) Roman Bronze Co.

BOERUM ST, s s, 75 e Manhattan av, new extension, etc.; \$7,000; (o) Best Realty Co., 471 5 av; (a) H. A. Yarish.

SCHERMERHORN ST, s s, 179 ft s Court st, new extension, etc.; \$70,000; (o) Brooklyn Children's Aid Society, 68 Schermerhorn st; (a) W. B. Tubbey.

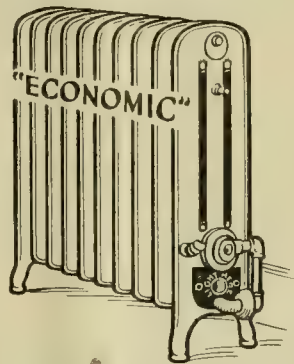
STAGG ST, s s, 175 w Bushwick av, new ext, etc.; \$7,000; (o) Palmeri & Bilello, 210 Stagg; (a) P. Sanfilippo.

LINCOLN PL, 266, s w c Plaza pl, elevator, int alt & plumbing in 3-sty bk 1 fam dwg; \$10,000; (o) Mrs. C. C. Peck, prem; (a) C. P. H. Gilbert, 1 Madison av, Manhattan (8619).

MONTAGUE ST, 143, n s, 150 e Henry, int alt & plumbing in 4-sty bk office & non-house-keeping & 2 fam dwg; \$7,000; (o) The Heights Co., Inc., prem; (a) Mangre & Larkin, 81 Fulton, Manhattan (8770).

REMSEN ST, s s, 214 w Clinton, new ext; \$7,000; (o & a) R. J. Sherlock, 208 8 av.

E 15TH ST, w s 240 ft s Av P, new extension; \$4,000; (o) 1634 E 15th St. Co., Inc., 1634 E 15th st; (a) R. T. Schaefer.



"ECONOMIC"

GAS FIRED STEAM RADIATOR

For Heating

Stores—Offices—Residences—Apartments
or any place where quick heat is required.

Turn on the Gas Heat at Once

Manufactured by

The Slattery Gas Radiator Co., Inc.
118-120 Sanford Street Brooklyn, N. Y.

HEATING STEAM OR HOT WATER RADIATION WITH GAS

IS MADE SIMPLE AND SATISFACTORY BY USING

KAY-SOLA GAS FIRED HEATING BOILERS

FOR HOMES—OFFICES—FACORIES—STORES WITH OR WITHOUT A CELLAR

Write Dept. G for illustrated literature

THE SOLAR ENGINEERING CORPORATION

505 FIFTH AVE.
NEW YORK, N. Y.

LOUIS BROOK, INC.

LUMBER and TIMBER at RETAIL

SASHES BLINDS MOULDING TRIM SHELVING FLOORING
SHINGLES ROOFING PARTITION BOARDS VENEER PANELS, ETC.

OFFICE:
148-152 INDIA STREET

TEL. 2600 GREENPOINT
GREENPOINT, BROOKLYN

YARDS:
OAKLAND & INDIA STS.

Iron
Castings
Repair
Work

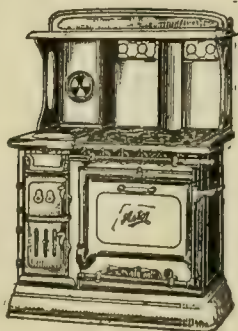
Acme Foundry

Truck
Delivery
in
New York

20 Years at 290 North Henry Street, Brooklyn. Tel.: Greenpoint 3081

Established 88 Years

Foundry: Peekskill, N. Y.



The UNION STOVE WORKS

Headquarters for Builders for

Kitchen Ranges for Coal or Gas, Standard or
Pipeless Furnaces, Heating Boilers, Laundry
Apparati

THE GREAT "ASTOR" LINE

70 BEEKMAN STREET

Office and Showrooms

Telephone: Beekman 2490

41ST ST, s s, 220 ft w 2d av, new extension, etc.; \$5,000; (o & a) V. Esposito, 162 41st st.

63D ST, s s, 80 ft w 16th av, new extension, etc.; \$7,000; (o) D. Caracera, 1558 63d st; (a) F. Savignano.

82D ST, s s, 186.8 e 18 av, ext, int alts; \$6,000; (o) F. Malveshito, 51 Spring, Manhattan; (a) F. A. Savignano.

E 92D ST, 1070-41, w s, 191 n Glenwood rd, ext on 2 1/2-sty fr 1 fam dwg; \$4,000; (o) Adolph Haack, prem; (a) Geo. W. Bush, 193 Court (8674).

ATLANTIC AV, s e c Hicks, ext & int alt; \$5,000; (o) G. Fogden, Stamford, Conn.; (a) McCarthy & Kelly.

ATLANTIC AV, 121, n e c Henry; int alts to 4-sty bk str & 3 fam dwg; \$2,000; (o) Elias Kirdaby, 187 Atlantic av; (a) Gilbert & Prowler, 367 Fulton (8779).

COTTAGE AV, 3027-41, e s, 214.7 s Surf av, str front, int alts & plumbing in 3-sty fr str & hotel; \$10,000; (o) Harry Weissberg, 52 2 av; (a) Jas. J. Millman, 26 Court (8636).

FLATBUSH AV, s e c Empire blvd, new extension, etc.; \$10,000; (o) R. Niederstein, Richmond Hill; (a) Bly & Hamman.

FLATBUSH AV, e s, 107.4 s Lenox rd, ext and int alt; \$4,000; (o) A. Steinberg, 1023 E 9th st; (a) M. N. Weinstein.

HOWARD AV, e s, 98 s Herkimer, new ext, etc.; \$15,000; (o) F. McDaniel, 126 Schenectady; (a) W. A. Lacerenger.

KENT AV, s e c Penn st, exterior and interior alterations; \$4,000; (o) R. F. N. Realty Corp., 29-41 Atlantic av; (a) M. Hirsch.

MARCY AV, e s, 75 ft s Hewes st, new ext, etc.; \$4,000; (o) J. Benkov, 281 Marcy av; (a) J. S. Amsel.

MERMAID AV, 2512, s s, 80 w 25th, exterior & int alts & str front to 1-sty fr str; \$4,000; (o) Weisinger & Herstadt, 2940 W 30th; (a) Jacob Lubroth; 44 Court (8730).

PITKIN AV, 1668, s w c Chester, str fronts & int alts to 3-sty bk str & 2 fam dwg; \$2,500; (o) David Isackowitz, 1367 President; (a) Jacob Fisher, 25 Av A (8672).

PROSPECT AV, 1252-60, w s, 258.5 s Vanderbilt, int alts & plumbing in 1-sty fr school annex; \$2,500; (o) City of N. Y.; (a) same (8753).

ROCHESTER AV, 103-5, e s, 52.6 s Dean, str front & int alts & plumbing in 2-sty fr shop; \$2,500; (o) Advanced Cleaning Corp., prem; (a) Jack Fein, 1709 Pitkin av (8699).

TOMPKINS AV, 233, e s, 150 s Kosciusko, porch, int alts & raise bldg, 3-sty fr str & 2 fam dwg; \$3,000; (o) Sholmick Bros., Inc., 37 Van Buren; (a) Shampian & Shampian, 188 Montague (8613).

5TH AV, n w s, 75.2 s 53d, int alt & plbg; \$20,000; (o & a) F. W. Woolworth Co., 233 Broadway, N. Y.

Queens

ARVERNE.—68-22 Boulevard, n s, 20 e 69th, metal elec sign on str; \$135; (o) Harry Westrich, prem (1526).

ARVERNE.—74-17 Boulevard, s e c Beach 75th, metal sign; (o) Wm. C. Rubbrick, prem (1524).

BELLE HARBOR.—Crensten av, w s, n of Beach 138th, 1-sty fr ext, 20x20, on garage; \$300; (o) Jos. Kieslich, 315 W 35th, Manhattan (1532).

BLISSVILLE.—Pearsall st, s s, 100 e Gale, plumbing in dwg; \$50; (o) Rose Stormbrust, prem (1505).

FAR ROCKAWAY.—Mott av, 1920, n s, 100 e Central av, metal elec sign on str; \$90; (o) Library Mott Bldg. Corp., prem (1453).

FAR ROCKAWAY.—Central av, e s, 125 s Lockwood av, 1-sty fr ext, 20x18, tin rf, enclose back porch, int & exterior alts & repairs to hotel; \$1,800; (o) Y. Z. Realty Co., Far Rockaway (1456).

FLUSHING.—N. 14th st, 118, construct side porch, enclose & glass all porches, repairs to dwg; \$1,244; (o) Dr. Jones, 158 W 62d, Manhattan (1553).

FLUSHING.—Colden av, w s, 50 n Holly, raise rf 1 sty, build porch to dwg; \$250; (o) Anthony Santorello, prem (1513).

FLUSHING.—Murray st, n e c Madison av, int & exterior alts to dwg; \$1,000; (o) Dr. George, Lawrence, 14 Murray, Flushing; (a) D. F. Kennedy, 110 Murray, Flushing (1512).

FLUSHING.—S 20th st, 230, int repairs & alts to dwg; \$150; (o) Edw. Muller, prem (1511).

FLUSHING.—Main st, e s, 25 n Washington, new str front & int alts to str; \$1,200; (o) Morris Abrams, 43 Main, Flushing (1459).

FLUSHING.—Madison av, s s, 200 w Union, bk ext, 8x8, side, exterior & int alts to tnts; \$2,200; (o) Mrs. W. Builder, 238 Central av, Flushing (1467).

FLUSHING.—20th st, e s, 225 e Sanford av, plumbing in dwg; \$50; (o) E. Burns, prem (1496).

JAMAICA.—Norris av, w s, 225 s Pacific, raise bldg 4 ft., concrete foundation, int & exterior repairs; \$500; (o) G. Campanelli, 130 Norris av, Jamaica (1497).

JAMAICA.—Fulton st, w s, 225 n Market,

2-sty fr ext, 12x24, on dwg; \$400; (o) Jos. Salvatore, prem (1500).

JAMAICA.—South st, n s, 34 w Evergreen, 2-sty fr ext, 4x8, slag rf, int alts; \$675; (o) Michael Wallace, 291 South, Jamaica (1501).

RICHMOND HILL.—Atlantic av, n s, 200 w 107th, plumbing in dwg; \$75; (o) C. W. Morton, prem (1479).

RIDGEWOOD.—Myrtle av, s s, 200 e Putnam av, new str front on str & dwg; \$500; (o) S. Dembitzer, prem (1549).

RIDGEWOOD.—Myrtle av, 2301, n e c Forest av, metal elec sign on str; \$250; (o) Max Semel, 9712 Ridge blvd, Ridgewood (1545).

RIDGEWOOD.—Myrtle av, 1829, 1-sty bk ext on str, plumbing, int alts & repairs to str & dwg; \$2,800; (o) Harry Wasserman, 1813 Myrtle av, Ridgewood (1488).

WOODHAVEN.—76th st, e s, 75 n 91 av, plumbing in dwg; \$50; (o) Chas. Kennel, prem (1527).

MECHANICS' AND SATISFIED LIENS RECORDED IN MANHATTAN AND BRONX

MECHANICS' LIENS

JUNE 15.

55TH ST, 14 W; Melvon Rosenberger—E M Kane Co (38)..... 684.50

421D ST, 128 W; Schwartz Electric Co—Pease Piano Co, Jennie Thorley & Edw S Kiger (39)..... 631.90

JUNE 16.

45TH ST, 108 W; Ralph Astrove—Italian Sporting Union & Jos Paganessi (40)..... 175.00

SAME PROP; same—same (41)..... 500.00

JUNE 17.

89TH ST, 300 W; David H Morris—Cath F Wright; F Arthur Clawson (44)..... 391.45

4TH AV, 443; Hanley & Bisantz—Standard Varnish Works and 4th Ave & 30th St Realty Co; Everett S Kiger (45)..... 250.00

42D ST, 128 W; Hanley & Bisantz—Pease Piano Co & Jennie E Thorley; Everett S Kiger (46)..... 289.45

42D ST, 130-32 W; Hanley & Bisantz—E Burnbaum, Inc & Exhibition Building, Inc; Everett S Kiger (47)..... 149.59

WADSWORTH TER, es, 100 n 190th, 102x84; M & L Langer—Docklin Realty Corp; J Langer (48)..... 4,000.00

JUNE 19.

101ST ST, 416 E; A J Panoff, Inc—Isaac Friedman; Morris Nelson & Daniel Williams (47)..... 320.00

101ST ST, 416 E; Harlem Building Material Supply Co—Isaac Friedman; Nelson & Williams (48)..... 146.49

173D ST W, ss, 150 w Ft Washington av, 100x100; Spallone Contracting Co—Thelma Realty Corp; Isaiazzio F Cavalluzzi (49)..... 625.00

37TH ST, 304 W; Crane & Clark, Inc—Ioilem Constantindes; H & Y Ali Co (50)..... 35.03

DUANE ST, 42; Hyman Tenenbaum—Elm Duane St Corp; H & L Busy Bee, Inc (51)..... 424.00

JUNE 20.

PARK AV, 485; Starobin Electrical Supply Co—485 Park Ave, Inc, Dwight P Robinson Co & Rector Electric Co (52)..... 2,842.80

128TH ST, 219 W; Nathan Finkel—Laura Jones (53)..... 65.00

JUNE 21.

23D ST, 111 & 113 W; Chelsea Bldg Co—Elmer A Darling; Chas G Keller & International Fixture Co (54) .. 483.75

2D AV, nwc 122d, 71.8x17.6; Benjamin Warshow—H & E Holding Co; Alexander C Roussel (55)..... 127.65

Bronx.

JUNE 14.

OAK TREE PL, 613; Wm H Blank—Sarah Harris 25.00

243D ST E, ns, 148.3 e White Plains av, 50x115.5; Aaron Weschkow—Morris Wetzler, Sol M & Harry Brodsky.. 1,250.00

JUNE 15.

CLARENCE AV, es, 100 n Layton av, 50x100; Bronx Engineering Co—Geo O Glendening, Inc..... 2,600.00

WEBB AV, es, 178.6 s 195th, 54.2x82.1; Anthony Castaldi & Co—Chas Schefer & Westchester Bldg & Const Corp. 732.00

WEBB AV, ws, 200 n 195th, 50x120; Anthony Castaldi & Co—Arthur Dern & Westchester Bldg & Const Corp. 2,500.00

JUNE 16.

SOUTHERN BLDG, swc Intervale av, 117.4x108.9; Royal Marble Works—M V S Realty Corp & Frank S Loraci Co 2,039.00

LONGWOOD AV, sec Fox st, 100x100; Royal Marble Works—Foxwood Constn Co, Inc & M V S Realty Corp. 663.40

CLAY AV, 1812; Glass & Weiss, Inc—H S V Realty Co..... 980.00

EASTCHESTER RD, 1620; Tremont Roofing Corp—Valencia Piacentilli & Michael Capiello 100.00

ROEBLING AV, 2866; Tremont Roofing Corp—Gaetano Palumbo & Michael Capiello 75.00

ST ANNS AV, 455, & 146TH ST, 550 E; John P Kane Co—Pasquale Greco... 57.00

JUNE 19.

SOUTHERN BLVD, 1216; Active Metal Ceiling Co—George Kahn 476.90

WILDER AV, es, 250 n Edenwald av, 25x100; Bronx Engineering Co—Wm I Klein 4,000.00

JUNE 20.

HOLLYWOOD AV, ws, 253.4 n Coddingdon av, 25x100; Henry G Silleck, Jr—Matthew Cahill, John Doe & John E Brady 96.78

HOLLYWOOD AV, ws, 228.4 n Coddingdon av, 25x100; Henry G Silleck, Jr—John Anholm, Joe Doe & John E Brady 70.17

175TH ST, 871 E; Francis X Scanlan—Rachel Kantrowitz & Louis Kantrowitz 1,280.89

BOSTON RD, —s, as junction of ws of Minford pl, 81.7x126.1; Morris Marks—Weingold Realty Corp. 1,000.00

SATISFIED MECHANICS' LIENS

JUNE 15.

113TH ST, 55 W; Saml Kramer—Saml I Schiller et al; May11'22..... 1,984.00

AUDUBON AV, 311; Wm Hahn—Millington Holding Co et al; Mar16'22... 987.85

SAME PROP; Lloyd & McCahan—Millington Holding Co et al; Mar10'22... 2,490.00

FT WASHINGTON AV, sec 183d; Bronx Derrick & Tool Co—W H B Realty Corp et al; May12'22..... 390.83

RIVERSIDE DR, 845; Bronx Derrick & Tool Co—Friedman White Realty Co et al; May31'22..... 101.25

JUNE 16.

MADISON AV, 344; Andrew Robertson Co—Madison Avenue Offices, Inc, et al; Dec31'21 2,582.89

58TH ST, 236-46 W; Thompson-Starrett Co—Columbus Circle Arcade Co et al; Oct5'21 462,614.48

RIVERSIDE DR, 900; Bronx Derrick & Tool Co—900 Riverside Drive Corp et al; May17'22 101.25

MADISON AV, 1493; Harry Resnicow—Lillian B Vogel et al; June1'22... 325.00

72D ST, 164-8 W; Herman Lissauer—Western Holding Co et al; June9'22. 2,614.10

JUNE 19.

FULTON ST, 120; Louis Horowitz et al—Phillip Zeitlen et al; Dec29'21... 3,442.00

SAME PROP; Louis Horowitz et al—same; Dec27'21 5,442.00

46TH ST, 47 W; Reid & Jaeger, Inc—Emily I Smith et al; June8'20..... 325.00

14TH ST, 56-58 E; E C Butler Electric Corp—Harold Amusement Co et al; May6'22 940.47

JUNE 21.

9TH ST, 48 E; Wm Bronner & Son, Inc—Benjamin Rosenstein et al; Apr 12'22 99.99

46TH ST, 47 W; Roswell Starkey—Emily I Smith et al; Mar14'21 783.00

91ST ST, 272 W; Hoffman & Elias—Lee H Burton et al; Feb6'22..... 228.60

Bronx.

JUNE 14.

209TH ST E, swc Hull av, 100x100; Jacob M Felson—Morris Glaser et al; Dec21'21 1,000.00

JUNE 15.

WEEKS AV, ws, 201 n 174th, 95x100; Saml Aginsky—Garman Bros & Co, Inc, et al; Apr3'22..... 2,000.00

JUNE 19.

178TH ST E, sec 3 av. —x—; Morris Glasser & Son—Joseph Block et al; June2'22 1,725.61

JUNE 20.

ROEBLING AV, ss, 145 e Mayflower av. —x—; M Capiello & Son—Gaetano Palumbi et al; May13'22..... 5,500.00



COLUMBIA UNIVERSITY LIBRARIES



0057164185

